

**DES MOINES CITY COUNCIL MEETING**  
**City Hall, City Council Chambers**  
**1200 Locust Street**  
**Des Moines, Iowa 50309**

**March 9, 2026**  
**5:00 PM**

**PROCLAMATIONS – 4:50 PM**

Women’s History Month

Nutrition Month

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA \* – items 3 through 37:

**\*Note: These are routine items and will be enacted by one roll call vote without separate discussion unless pursuant to Council rules, Council requests an item be removed to be considered separately.**

**LICENSES AND PERMITS**

4. [Approving](#) Alcoholic Beverage License Applications for the following:

**NEW APPLICATIONS**

(A)	BERNARDOS BURRITOS	216 4TH ST	Class C Liquor
(B)	DAVIS BALL PARK CONCESSION	4980 E 46TH ST	Special Class C
(C)	EL RINCON CUBANO	1452 2ND AVE	Class C Liquor
(D)	FRANCIES BAR & GRILL	2100 WAKONDA VIEW	Class C Liquor
(E)	LA CLINICA	1828 HUBBELL AVE	Class C Liquor
(F)	LACHELES FINE FOODS	2716 INGERSOLL AVE	Class C Liquor
(G)	PAVILION	3000 E GRAND AVE	Special Class C
(H)	PRIMOS TEX MEX BAR & GRILL	1140 E ARMY POST RD	Class C Liquor
(I)	V-CLUB	4029 URBAN DALE AVE	Class C Liquor

**RENEWAL APPLICATIONS**

(J)	BEAVER TAP	4050 URBAN DALE AVE	Class C Liquor
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**OUTDOOR SERVICE**

(MM) BOTTOMS UP  
PERMANENT.

1500 SE 1ST ST

Class C Liquor

5. [City](#) Clerk to issue Coin Operated Machine Licenses.

**PUBLIC IMPROVEMENTS**

6. Ordering construction of the following:
- (A) [2026](#) HMA Residential Paving Program: Receiving of bids, (3-24-26) and Setting date of hearing, (4-20-26), Engineer's estimate, \$1,200,000.  
[\(Council Communication No. 26-079\)](#)
- (B) [2026](#) Parking Garage Repair Program: Receiving of bids, (3-24-26) and Setting date of hearing, (4-20-26), Engineer's estimate, \$900,000.  
[\(Council Communication No. 26-080\)](#)
- (C) [Guthrie](#) Avenue Bridge Rehabilitation over the Union Pacific Railroad: Receiving of bids, (3-17-26) and Setting date of hearing, (4-6-26), Engineer's estimate, \$6,316,803.75.  
[\(Council Communication No. 26-081\)](#)
- (D) [Skywalk](#) Exterior Improvement Phase 1: Receiving of bids, (3-24-26) and Setting date of hearing, (4-20-26), Engineer's estimate, \$700,000.  
[\(Council Communication No. 26-082\)](#)
7. [Approving](#) Supplemental Agreement No. 1 to the Professional Services Agreement with Shuck-Britson, Inc. for additional professional services for Fleur Drive Bridge over Raccoon River Rehabilitation, not to exceed \$149,648.  
[\(Council Communication No. 26-074\)](#)

8. Approving completion and acceptance of Private Construction Contracts for the following:
  - (A) [Traffic](#) Signal Improvements for Union at River's Edge, between Annex Construction of Iowa, LLC and Union at River's Edge, LP.
  - (B) [Sanitary](#) Sewer Improvements for Three Lakes Estates Plat 10, between Legacy Excavation LLC and J. Larson Homes, LLC.
  - (C) [Storm](#) Sewer Improvements for Three Lakes Estates Plat 10, between Legacy Excavation LLC and J. Larson Homes, LLC.
  - (D) [Sanitary](#) and Storm Sewer Improvements for Three Lakes Estates Plat 13, between Legacy Excavation LLC and Timbercrest Homes, LLC.

#### **SPECIAL ASSESSMENTS**

9. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2026-03.
10. [Levying](#) assessments for costs of Public Works sewer repair at 3805 Hunter Avenue, Schedule No. 2026-01.

#### **LAND/PROPERTY TRANSACTIONS**

11. [Approving](#) ten (10) tax abatement applications for work completed in 2025.
12. [Approving](#) one (1) commercial tax abatement application.  

[\(Council Communication No. 26-094\)](#)
13. [Authorize](#) voluntary acquisition and to approve and accept real estate documents for property located at 951 28th Street from French N. Golden and Tiffani L. Golden for \$172,500 for the 28th Street and School Street Stormwater Improvements project.

[\(Council Communication No. 26-083\)](#)

#### **BOARDS/COMMISSIONS/NEIGHBORHOODS**

14. [Receive](#) and file amendments to bylaws of City Zoning Board of Adjustment.

## SETTING DATE OF HEARINGS

15. [On](#) vacation of air rights within portions of Ingersoll Avenue right-of-way adjoining 3404 Ingersoll Avenue and conveyance of a permanent easement for Air Space above City-owned property to Goldfinch Commercial, LLC and Goldfinch Apartments, LP for \$1,100, (3-23-26).
16. [On](#) the proposed Sixth Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area, (4-20-26).

[\(Council Communication No. 26-095\)](#)

## LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

17. [Approving](#) payment to Timothy Howser for a workers' compensation claim.
18. [Approving](#) payment to Matthew Stephenson for a workers' compensation claim.
19. [Approving](#) payment to Eric Boeckman for a property claim.
20. [Approving](#) payment to Steven Zohrer for a claim.
21. [Approving](#) payment to Clay Blanchard for a claim.

## APPROVING

22. [Award](#) of \$750,000 in Community Development Block Grant (CDBG) Funds for the historic rehabilitation of the University of Commerce building at 615 Euclid Avenue, resulting in fourteen (14) residential rental units.

[\(Council Communication No. 26-084\)](#)

23. [\\$400,000](#) in Home Investment Partnership (HOME) Program Funds to Market District Apartments, LP for the development of the Foundry Lofts multi-family building resulting in forty-six (46) affordable residential rental units at 509 SE 6<sup>th</sup> Street.

[\(Council Communication No. 26-085\)](#)

- ~~24. Preliminary terms of an Urban Renewal Development Agreement with Ingersoll Properties Group, LLC for the rehabilitation of a 32,437 square foot commercial property and the adjacent parking facilities at 2700 Ingersoll Avenue.~~

~~[\(Council Communication No. 26-096\)](#)~~

25. [Final](#) terms of an Urban Renewal Development Agreement with Market District Apartments, LP for the construction of Foundry Lofts, a 46-unit apartment building located at 509 SE 6<sup>th</sup> Street.

[\(Council Communication No. 26-092\)](#)

26. [First](#) amendment to the Urban Renewal Development Agreement with Ruan Redevelopment Partners, LLC for the conversion of an existing office building at 601 Locust Street to a 221-unit multi-family residential building, including existing commercial uses on the skywalk level.

[\(Council Communication No. 26-097\)](#)

27. [Support](#) for a State Historic Preservation Tax Credit application to be submitted to the Iowa Economic Development & Finance Authority by Ruan Redevelopment Partners LLC for the project at 601 Locust Street.

28. [Expressing](#) support for SpinCo (Corteva’s seed business) and its Global Headquarters in Johnston, Iowa.

[\(Council Communication No. 26-090\)](#)

29. [One](#) (1) minimum assessment agreement as required for commercial tax abatement at 3711 Ingersoll Avenue.

[\(Council Communication No. 26-093\)](#)

30. [Ratifying](#) Land and Water Conservation Fund (LWCF) grant application to the Iowa Department of Natural Resources (IDNR) seeking \$250,000 for Allen Park Phase 1 Site Improvements project.

[\(Council Communication No. 26-087\)](#)

31. [Ratifying](#) execution of GC26 Public Art Grant Agreement with Bravo Greater Des Moines for \$50,000 of grant funding for the Cheatom Park Court Mural Project.

[\(Council Communication No. 26-088\)](#)

32. [Ratifying](#) acceptance of National Recreation and Park Association, Inc. (NRPA) grant agreement for training of City of Des Moines Parks and Recreation Department staff and volunteers.

[\(Council Communication No. 26-089\)](#)

- 33. [De minimis](#) Impact Finding for construction requiring temporary closure of the Carl Voss and John Pat Dorrian Trails and permanent easement in Pete Crivaro Park and authorizing execution of forms with Iowa Department of Transportation.
- 34. [Iowa](#) Department of Natural Resources (DNR) Urban Forestry Development grant application for urban forestry initiatives, \$50,000.

[\(Council Communication No. 26-086\)](#)

- 35. [Amended](#) parking meter rate and time zones I and II.
- 36. [Communication](#) from the Greater Des Moines Partnership on behalf of the Downtown Farmer’s Market, requesting approval of placement for up to 35 banners to be displayed on banner poles in downtown Des Moines beginning the first week of April 2026.
- 37. [Authorizing](#) Finance Director to draw checks on registers for the weeks of March 9 and 16, 2026; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of March 9 and 16, 2026; to draw checks for biweekly payroll due March 20, 2026.

\* \* \* \* \* END CONSENT AGENDA \* \* \* \* \*

**HEARINGS (OPEN AT 5:00 PM.) (ITEMS 38 THRU 43)**

- 38. [On](#) request from Sherman Lodge #576 Independent Order of Odd Fellows (Sara Sue Zylstra, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to Neighborhood Mixed Use, and to rezone the property located at 2340 E. 9<sup>th</sup> Street from “N5” Neighborhood District to Limited “RX2” Mixed Use District, to allow reuse of an existing building as a small event venue.
  - (A) [First](#) consideration of ordinance above.
  - (B) [Final](#) consideration of ordinance above (waiver requested by the applicant), requires six votes.
- 39. [On](#) vacation of the east/west alley right-of-way adjoining 1541 8<sup>th</sup> Street and conveyance to the Des Moines Independent Community School District.
  - (A) [First](#) consideration of ordinance above.

40. On 2026 Citywide Portland Cement Concrete (PCC) Pavement Patching Program: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsive, responsible bidder as Brothers Cleaning Corporation d/b/a Brothers Concrete (Josecito Valero, President), \$1,504,772.63.

([Council Communication No. 26-075](#))

(A) Approving contract and bond.

41. On Beaver Avenue Resurfacing from Franklin Avenue to Douglas Avenue: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsive, responsible bidder as Grimes Asphalt and Paving Corporation (Jeffry Rasmussen, President), \$747,372.50.

([Council Communication No. 26-076](#))

(A) Approval of contract and bond.

42. On Birdland Park Phase 1A Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsive, responsible bidder as Iowa Earth Works, LLC (Joseph Jensen, Owner), \$3,656,716.25.

([Council Communication No. 26-077](#))

(A) Approval of contract and bond.

43. On Hickman Road Resurfacing from Merle Hay Road to Beaver Avenue: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsive, responsible bidder as Grimes Asphalt and Paving Corporation (Jeffry Rasmussen, President), \$1,120,469.50.

([Council Communication No. 26-078](#))

(A) Approval of contract and bond.

\*\*\*\*\*END HEARINGS AT \_\_\_\_\_ PM\*\*\*\*\*

## APPROVING II

44. [Recommendation](#) for selection of a preferred developer for disposition of City-owned property at 2704-2718 George Flagg Parkway: **(Please select one option below)**

[\(Council Communication No. 26-091\)](#)

- (A) The proposal from South by Southwest, LLC is selected for the development of 2704-2718 George Flagg Parkway, and the City Manager or his designee(s) are hereby directed to negotiate a purchase agreement with South by Southwest, LLC to be reviewed by Council at a subsequent date.

**OR**

- (B) The proposal from VareCo is selected for the development of 2704-2718 George Flagg Parkway, and the City Manager or his designee(s) are hereby directed to negotiate a purchase agreement with VareCo to be reviewed by Council at a subsequent date.

**OR**

- (C) Both proposals received for the development of 2704-2718 George Flagg Parkway are rejected and the Office of Economic Development will continue to receive additional development proposals for this property.

## ORDINANCES FIRST CONSIDERATION

45. [Amending](#) Chapter 114 of the Municipal Code regarding Traffic Regulation Changes as follows:

[\(Council Communication No. 26-073\)](#)

- (A) Code Correction – Woodbury Circle from Walnut Ridge Drive to the dead end north of Walnut Ridge Drive.
- (B) Parking Modification – on-street parking changes related to permitted parking:
- (1) Grand Avenue Bridge.
  - (2) Locust Street Bridge.
  - (3) Des Moines Street.
  - (4) Robert D. Ray Drive.
- (C) Parking Modifications – Loading zone on 6<sup>th</sup> Avenue between Clinton Avenue and Douglas Avenue.

## COMMUNICATIONS/REPORTS

46. [Requests](#) to speak as follows:

- (A) Laird Archer
- (B) Charles Klapatauskas
- (C) Diana Hammel
- (D) Travis Rothmeyer

MOTION TO ADJOURN.

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