

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

**May 4, 2026**  
**5:00 PM**

**PROCLAMATIONS – 4:45 PM**

Small Business Week

Drinking Water Week

Asian American, Native Hawaiian and Pacific Islander Heritage Month

Bike Month

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA \* – items 3 through 30:

**\*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:

**RENEWAL APPLICATIONS**

(A) 14TH STREET TAVERN	3418 E 14TH ST	Class C Liquor
(B) ALLORA	1459 GRAND AVE	Class C Liquor
(C) BEST FOOD MART	4028 E 14TH ST	Class E Liquor
(D) CASEYS #3977	600 E 14TH ST	Class B Retail
(E) DSM FOOD MART	2829 EASTON BLVD	Class B Retail
(F) EMBASSY SUITES HOTEL	101 E LOCUST ST	Class C Liquor
(G) H & A MINI MART	145 UNIVERSITY AVE	Class E Liquor
(H) ISLAS DEL PACIFICO	1434 DES MOINES ST #8	Class C Liquor



(R) HY VEE WINE & SPIRITS	2310 HUBBELL AVE
(S) HY-VEE FAST & FRESH #3	3215 SE 14TH ST
(T) HY-VEE FAST AND FRESH #4	4701 FLEUR DR
(U) KWIK STAR #1053	4105 HUBBELL AVE
(V) SMOKIN JOES TOBACCO #20	3019 SE 14TH ST
(W) SMOKIN JOES TOBACCO #4	2800 E UNIVERSITY AVE
(X) STOP N GO #519	727 SE 14TH ST
(Y) TOBACCO OUTLET PLUS #521	3301 E EUCLID AVE

6. [City](#) Clerk to approve Device Retail Permit for Cigarette Energy Discount Store at 2822 E. University Avenue.

## PUBLIC IMPROVEMENTS

7. [Approving](#) Professional Services Agreement with Olsson, Inc. for the SE 14<sup>th</sup> Street Adaptive Traffic Signal Control Project, not to exceed \$498,851.

[\(Council Communication No. 26-167\)](#)

8. [Approving](#) Change Order No. 4 with Iowa Contracting, Inc. for additional work on the 2025 Parking Garage Repair Program, \$107,255.

[\(Council Communication No. 26-162\)](#)

9. [Approval](#) of contract and bond for construction of an improvement with an estimated cost which is less than the Iowa Code competitive bid threshold – Nahas Pool Painting and Repairs, A1A Sandblasting (Iowa) (Michael Marjama, Owner), \$128, 860.

[\(Council Communication No. 26-166\)](#)

10. [Approving](#) Private Construction Contract between Holzworth Construction, LLC and Hoyt, LLC for paving improvements to serve High Street Lofts, \$23,089.

11. Accepting completed construction and approving final payment for the following:

- (A) [Birdland](#) Sports Complex Improvements, Caliber Concrete, LLC.
- (B) [Des](#) Moines Levee Alterations – Phase C, Peterson Contractors, Inc.
- (C) [Northwest](#) Pool Repair and Painting Improvements, A1A Sandblasting (Iowa).

## **SPECIAL ASSESSMENTS**

12. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2026-05.

## **LAND/PROPERTY TRANSACTIONS**

13. [Acceptance](#) of real estate documents from Ty Cawley for voluntary acquisition of property located at 200 Euclid Avenue for \$437,064 and authorization to use Community Development Block Grant (CDBG) funds for acquisition and stabilization.

[\(Council Communication No. 26-158\)](#)

14. [Approving](#) 101 tax abatement applications for work completed in 2026.

## **SETTING DATE OF HEARINGS**

15. [On](#) conveyance of excess City-owned property locally known as 2704, 2706, 2714 and 2718 George Flagg Parkway, along with two adjoining parcels, to South by Southwest, LLC for \$155,000, (5-18-26).
16. [On](#) vacation of segments of University Avenue right-of-way and conveyance of easements for bus shelter encroachments on City-owned property to Des Moines Area Regional Transit Authority (DART) for \$400, (5-18-26).
17. [On](#) request from Grace Evangelical Lutheran Church (Michael Schmidt, 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 Public/Semi-Public, and to rezone 3024 52nd Street from “N3b” Neighborhood District to “P2” Public Civic and Institutional District, to allow outdoor uses accessory to an Assembly - Place of Worship use, including a prayer garden with columbarium, meditation space, and landscaped walkways, (5-18-26).

## **LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS**

18. [Approving](#) retention of outside counsel and ratifying the retention agreement.
19. [Approving](#) payment to Roderick and Angela Bradley for a property claim.

## CITY MANAGER COMMUNICATIONS

19-I [Submitting](#) travel and training for Special Envoy – Climate T.M. Franklin Cownie.

([Council Communication No. 26-172](#))

## APPROVING

20. [Reprogramming](#) of prior years' unspent Community Development Block Grant (CDBG) funds.

([Council Communication No. 26-160](#))

21. [2026](#) Emergency Solutions Grant (ESG) subrecipient funding under the US Department of Housing and Urban Development (HUD).

([Council Communication No. 26-159](#))

21-I [Second](#) Amendment to Chapter 28E Agreement with Invest DSM, Inc. and Polk County. Sponsor: Mayor Boesen.

([Council Communication No. 26-174](#))

22. [Agreement](#) with Polk County Housing Trust Fund (PCHTF) for the Work That Impacts Housing Program (WTIHC).

([Council Communication No. 26-170](#))

~~23. Preliminary terms of an Urban Renewal Development Agreement with Rypma Properties for the historic renovation and conversion of the existing two-story warehouse building at 108 SE 4th Street into office space.~~

~~([Council Communication No. 26-169](#))~~

24. [Issuance](#) of a partial certificate of completion for North Des Moines Town Hall in the Metro Center Urban Renewal Project.

25. Support of Workforce Housing Tax Credit (WHTC) benefit applications to be submitted to the Iowa Economic Development Authority (IDEA) for the following projects:

[\(Council Communication No. 26-171\)](#)

- (A) [Carpenter](#) Row – JJR Holdings LLC (Josh Moulton, Managing Member) for a \$3,343,000 investment to construct a two-story, 16-unit residential project at 1245 21st Street.
- (B) [Kingman](#) Townhomes – Kingman Place Townhomes, LLC (HOME, Inc., Carrie Woerdeman, Executive Director) for a \$7,099,120 project developing a 20-unit residential townhome project at 3125 Kingman Blvd.
- (C) [Mezzo](#) on Walnut – Lawmark LP (LawMark Capital, Jesse Bunny, General Manager) for a \$77,000,000 project constructing 209 units at 606 Walnut Street.
- (D) [University](#) of Commerce Historic Renovation – 615 Euclid LLC (Sonar Multifamily Fund, Brain Clark, Partner) for a \$5,768,814 project constructing 14 units at 615 Euclid Avenue.

26. [Parking](#) License Agreement with United States General Services Administration (GSA) for parking in the Third and Court Parking Garage.

[\(Council Communication No. 26-161\)](#)

27. Abatement of public nuisances at the following:

- (A) [1424](#) E. Virginia Avenue Lot 6.
- (B) [1424](#) E. Virginia Avenue Lot 19.
- (C) [1424](#) E. Virginia Avenue Lot 27.

28. [Release](#) of fire escrow at 1919 E. 9<sup>th</sup> Street.

29. [Projected](#) increase of \$393,484.13 through April 30, 2028, for Microsoft Enterprise Enrollment Agreement and Procurement of Microsoft Enterprise Services from Insight Public Sector for a total of \$2,922,246.47 per Omnia Contract and City Short Form No. K24-449.

[\(Council Communication No. 26-157\)](#)

30. [Authorizing](#) Finance Director to draw checks on registers for the weeks of May 4 and 11, 2026; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of May 4 and 11, 2026; to draw checks for biweekly payroll due May 15, 2026.

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

**HEARINGS (OPEN AT 5:00 PM.) (ITEMS 31 THRU 37)**

31. On conveyance of an electric easement on City-owned property located at 4850 SE 5<sup>th</sup> Street to MidAmerican Energy Company for the 2026 Neighborhood Sidewalk Program.
32. On vacation of a portion of Bates Park located at 220 Clark Street.

(Council Communication No. 26-173)

- (A) First consideration of ordinance above.
33. On vacation and conveyance of subsurface and air rights easements within portions of E. 2<sup>nd</sup> Street, E. Court Avenue, and E. 3<sup>rd</sup> Street to Riverview Parking, LLC for \$38,100.
  - (A) First consideration of ordinance above.
34. On request from Des Moines Prep Facilities, LLC (Manuel Mattke, Officer) to rezone three (3) parcels located in the vicinity of 107 E. 6th Street from “DX2” Downtown District to Ltd. “DXR” Downtown District to allow development of a new athletic field and accessory park, which is a “Sports & Recreation, Private / Participant – Outdoor” use type.
  - (A) First consideration of ordinance above.
  - (B) Final consideration of ordinance above (waiver requested by applicant), requires six votes.
35. On 2026 Sewer Repair Contract 1: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsive, responsible bidder as TK Concrete, Inc. (Tony J. Ver Meer, President), \$410,295.

(Council Communication No. 26-165)

- (A) Approval of contract and bond.
36. On SW 9<sup>th</sup> Street Rehabilitation from Watrous Avenue to Wolcott Avenue and from Park Avenue to Creston Avenue: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsive, responsible bidder as InRoads, LLC (Joseph J. Manatt, CEO), \$1,484,314.25.

(Council Communication No. 26-164)

- (A) Approval of contract and bond.

37. [On](#) Traffic Signal Replacement at Merle Hay Road and Meredith Drive and I-80/I-35: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsive, responsible bidder as Van Maanen Electric, Inc. (Nathan Van Maanen, President), \$597,000.

([Council Communication No. 26-163](#))

- (A) [Approval](#) of contract and bond.

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

## COMMUNICATIONS/REPORTS

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

- (A) Elliot Klimowski.

MOTION TO ADJOURN.

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