

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

August 3, 2026
5:00 PM
Amended 8-3-26 at 2:45 PM

I. CLOSED SESSION – 4:00 PM

- (A) Roll Call.
- (B) Recess, and reconvene in closed session pursuant to Section 21.5, subsection 1, paragraph C, of the Iowa Code, to discuss as necessary strategy with counsel in matters that are presently in litigation or where litigation is imminent, where its disclosure would be likely to prejudice or disadvantage the position of the City.
- (C) Closed Session.
- (D) Terminate closed session and reconvene in open session.
- (E) Motion to adjourn.

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SPECIAL RECOGNITION – 4:45 PM

Des Moines Hoover Boys Soccer Team - 3A State Championship win

1. ROLL CALL:
2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED:
3. APPROVING CONSENT AGENDA * – items 3 through 53:

***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)	DRAKE UNIVERSITY STADIUM	2719 FOREST AVE	Special Class C
(B)	LA ESCONDIDA SPORTS BAR	6550 BLOOMFIELD RD	Class C Liquor
(C)	PRIME SPOT	2355 E UNIVERSITY AVE	Class B Retail

RENEWAL APPLICATIONS

(D)	1833 SALOON	1833 HUBBELL AVE	Class C Liquor
(E)	AIR LANES	4200 FLEUR DR	Class C Liquor
(F)	AJS ON EAST COURT	419 E COURT AVE	Class C Liquor
(G)	BAR NICO	428 E LOCUST ST	Class C Liquor
(H)	BEECHWOOD LOUNGE	416 E WALNUT ST	Class C Liquor
(I)	BLACKBIRD HOSPITALITY	713 WALNUT ST	Class C Liquor
(J)	CAVE DSM	1437 WALNUT ST	Special Class C
(K)	CROATIAN FRATERNAL SLAVIC	6575 INDIANOLA AVE	Class C Liquor
(L)	DES MOINES ART CENTER	4700 GRAND AVE	Class C Liquor
(M)	DRAKE UNIVERSITY	2615 CARPENTER AVE	Special Class C
(N)	DRAKE UNIVERSITY	2875 UNIVERSITY AVE	Class C Liquor
(O)	DRAKE UNIVERSITY	1310 25TH ST	Special Class C
(P)	DRAKE UNIVERSITY	2601 FOREST AVE	Special Class C
(Q)	EITHER OR	6222 GRAND AVE	Class C Liquor
(R)	EL PALOMINO	3116 E 14TH ST	Class B Retail
(S)	EL PATIO MEXICAN	611 37TH ST	Class C Liquor
(T)	FRESKO	909 LOCUST ST	Class C Liquor
(U)	GIT N GO STORE #26	2140 E PARK AVE	Class B Retail
(V)	GIT N GO STORE #36	4164 EASTON BLVD	Class B Retail
(W)	GIT N GO STORE #7	3000 MERLE HAY RD	Class B Retail
(X)	HY VEE FAST & FRESH #5	1113 E ARMY POST RD	Class E Liquor
(Y)	HY-VEE FAST & FRESH #4	4701 FLEUR DR	Class E Liquor
(Z)	INGERSOLL TAP	2837 INGERSOLL AVE	Class C Liquor
(AA)	MAVERIK #5361	3104 UNIVERSITY AVE	Class E Liquor
(BB)	MEGA SAVER	6304 SW 9TH ST	Class B Retail
(CC)	NEW DISCOUNT MARKET	3207 DOUGLAS AVE	Class B Retail
(DD)	PINTS PUB N PATIO	319 COURT AVE	Class C Liquor
(EE)	SECRET ADMIRER	110 SW 5TH ST	Class C Liquor
(FF)	SORIANO LATINO GROCERY	2300 HICKMAN RD	Class B Retail
(GG)	SUPER QUICK	303 SE 30TH ST	Class E Liquor
(HH)	TEQUILA RESTAURANT	2824 EASTON BLVD	Class C Liquor
(II)	TEQUILAS LIQUOR STORE	1434 DES MOINES ST 5	Class E Liquor
(JJ)	THAI FLAVORS	1254 E 14TH ST	Special Class C
(KK)	TOADS TAVERN	3002 STATE AVE	Class C Liquor
(LL)	TOP IT OFF LIQUID CATERING	4530 E 46TH ST	Class C Liquor
(MM)	W-TAO SUSHI	400 WALNUT ST 101A	Class C Liquor

(NN) ZOMBIE BURGER 300 E GRAND AVE #100 Class C Liquor

SPECIAL EVENT APPLICATIONS

(OO) APRES BAR CO 1415 WOODLAND AVE 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR AN EVENT ON
AUGUST 22, 2026.

(PP) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON AUGUST
15, 2026.

(QQ) APRES BAR CO 100 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR A PRIVATE EVENT ON AUGUST 15, 2026.

(RR) APRES BAR CO 100 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON AUGUST
23, 2026.

(SS) BUD TENT 3000 E GRAND AVE 14 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR THE IOWA STATE
FAIR ON AUGUST 13 - 23, 2026.

(TT) GREATER DM PARTNERSHIP 1330 GRAND AVE 5 days
CLASS C LIQUOR LICENSE FOR WORLD FOOD AND MUSIC FESTIVAL
ON AUGUST 28 – 30, 2026.

(UU) GREATER DM PARTNERSHIP 1119 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR WORLD FOOD AND MUSIC FESTIVAL
ON AUGUST 28 – 30, 2026.

(VV) GREATER DM PARTNERSHIP 1205 LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR WORLD FOOD AND MUSIC FESTIVAL
ON AUGUST 28 – 30, 2026

(WW) IA STATE FAIR GRANDSTAND 3000 E GRAND AVE 14 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR THE IOWA
STATE FAIR ON AUGUST 13 - 23, 2026.

(XX) IOWA WINE GROWERS 3000 E GRAND AVE 14 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR THE IOWA
STATE FAIR ON AUGUST 13 - 23, 2026.

(YY) NEW NORTHWESTERN 75 E LOCUST ST 5 days
CLASS C LIQUOR LICENSE FOR VIBES IN THE VILLAGE ON AUGUST 22,
2026.

(ZZ) STAR BAR 2811 INGERSOLL AVE 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR INGERSOLL
LIVE ON AUGUST 29, 2026.

(AAA) THIRSTY PIGS 2251 GEORGE FLAGG 5 days
CLASS C LIQUOR LICENSE FOR CLAY WALKER CONCERT ON AUGUST
27, 2026.

TRANSFER TO NEW LOCATIONS

(BBB) WELLMANS PUB 2811 INGERSOLL AVE Class C Liquor
PERMANENT FROM 2920 INGERSOLL AVENUE.

5. [City](#) Clerk to approve Cigarette/Tobacco/Nicotine/Vapor Permits for the following:

NEW APPLICATION

- (A) IOWA CAMPGROUND GENERAL 3000 E UNIVERSITY AVE
(B) PRIME SPOT 2355 E UNIVERSITY AVE #104

RENEWAL APPLICATIONS

- (C) CIV PLUS SOUTH 4814 SW 9TH ST #101
(D) TIENDA LA CHAPINA 3800 6TH AVE
(E) UNIVERSITY MARKET 2231 E UNIVERSITY AVE

6. [City](#) Clerk to approve Device Retail Permit for Babas Vape N Smoke #2 at 1901 Beaver Avenue.

PUBLIC IMPROVEMENTS

7. [Approving](#) and authorizing execution of the Iowa Department of Transportation (IDOT) Traffic Safety Improvement Program (TSIP) Agreement for the Forest Avenue Improvements from Beaver Avenue to 19th Street project.

[\(Council Communication No. 26-269\)](#)

8. [Approving](#) the Fiscal Year 2028 Traffic Safety Improvement Program (TSIP) Application to the Iowa Department of Transportation (Iowa DOT) for the 31st Street and Woodland Avenue mini-roundabout project.

[\(Council Communication No. 26-263\)](#)

9. [Approving](#) the Fiscal Year 2028 Traffic Safety Improvement Program (TSIP) Application to the Iowa Department of Transportation (Iowa DOT) for the 31st Street and Cottage Grove Avenue mini-roundabout project.

[\(Council Communication No. 26-264\)](#)

10. [Authorizing](#) submittal of Federal Surface Transportation Block Grant (STBG) Program and Surface Transportation Block Grant Set-Aside Program Fiscal Years (FY) 2030 and 2031 applications to the Des Moines Area Metropolitan Planning Organization (MPO).

[\(Council Communication No. 26-266\)](#)

11. [Acceptance](#) of proposal from MidAmerican Energy Company to install new streetlights for the Gray's Station Roadway Improvements at SW 16th Street and Tuttle Street project, estimated at \$369,869.40.

[\(Council Communication No. 26-268\)](#)

12. [Approving](#) exception to Request for Proposal (RFP) process for good cause and approving Professional Services Agreement with Kirkham Michael & Associates, Inc. for professional services for Leetown Creekway Box Culvert Phase 3, not to exceed \$251,000.

[\(Council Communication No. 26-267\)](#)

13. [Accepting](#) completed construction and approving final payment for Birdland and Ashworth Pool Building Repairs, TNT Tuckpointing and Building Restoration, LLC.

SPECIAL ASSESSMENTS

14. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2026-08.
15. [Levying](#) assessments for fees, fines, penalties, costs and interest imposed in Public Works tree removal, Schedule No. 2026-03.
16. [Deletion](#) of rental inspection assessment at 1019 25th Street.

LAND/PROPERTY TRANSACTIONS

17. [Dedicating](#) portions of City-owned property in the vicinity of Harriet Street and SE 14th Street as parkland and naming of the park as Harriet Street Park.
18. [Partially](#) releasing subdivision bond for Three Lakes Estates Plat 13.
19. [Partially](#) releasing subdivision bond for Ruby Rose Ridge Plat 1.
20. [Partially](#) releasing subdivision bond for Ruby Rose Ridge Plat 2.
21. [Releasing](#) subdivision bond for Ruby Rose Ridge Plat 3.

BOARDS/COMMISSIONS/NEIGHBORHOODS

22. [Communication](#) from Kameron Middlebrooks advising of his resignation from the Des Moines Civil and Human Rights Commission, Seat 6, effective immediately.
23. [Recommendation](#) from Council Member Mandelbaum to appoint Blake Clyde to the Des Moines Civil and Human Rights Commission Seat 6, with a term expiring April 3, 2028.

SETTING DATE OF HEARINGS

24. [On](#) request from Adrian L. Strain, and Laura J. Strain (Owners) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Business Park to Low Density Residential of 4027 SW 56th Street and to rezone the property from “EX” Mixed-Use District to Limited “N2b” Neighborhood District to allow reconstruction of a one-household dwelling unit, (8-24-26).
25. [On](#) request from Greater Des Moines Habitat for Humanity, Inc (Ryan Doyle, Officer) to revise the future land use classification of the property from Low Density Residential to Medium Density Residential, and to rezone 6100 Hickman Road from “N3b” Neighborhood District to “RX1” Mixed-Use District to allow the construction of four (4) new rowhome buildings containing a total of twenty-two (22) dwelling units, (8-24-26).
26. [On](#) approving amended and substituted lease agreement with Joppa with option to purchase City property generally located at 2501 Maury Street, (8-24-26).

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

27. [Approving](#) retention of outside counsel and ratifying the retention agreement.
28. [Approving](#) payment to Michael Anderson for a workers’ compensation claim.
29. [Approving](#) payment to Michael and Susan Klus for a property damage claim.

30. [Approving](#) payment to James and Sharon Nelson for a property damage claim.
31. [Approving](#) payment to Progressive as subrogee of Andrew Troe for a property damage claim.

APPROVING

32. [2026](#) Continuum of Care (CoC) grant program competitive application to the United States Department of Housing and Urban Development (HUD).

[\(Council Communication No. 26-283\)](#)

33. [Memorandum](#) of Understanding (MOU) with Rebuilding Together Greater Des Moines, Inc. d/b/a Rebuilding Together to support homeowners using the Improving Our Neighborhoods (ION) homeowner renovation program.

[\(Council Communication No. 26-261\)](#)

34. [Preliminary](#) terms of an Urban Renewal Development Agreement with DMCRE2, LLC for the renovation of 206 8th Street into a 157-room Marriott Le Meridien hotel.

[\(Council Communication No. 26-271\)](#)

35. [First](#) amendment to Amended and Restated Urban Renewal Development Agreement with Townhall Associates, LP for the historic renovation of 1601 6th Avenue into a mixed-use residential and commercial development, and the new construction of a mixed-use residential and commercial building at 1605, 1609, and 1619 6th Avenue.

[\(Council Communication No. 26-274\)](#)

36. [Acceptance](#) of FY25 Homeland Security Grants in support of the statewide Weapons of Mass Destruction (WMD), \$266,000 and Explosive Ordnance Detection (EOD), \$278,767 response teams.

[\(Council Communication No. 26-276\)](#)

37. [Submitting](#) an application for funding through the 2026 Community Oriented Policing Services (COPS) Law Enforcement Mental Health and Wellness Act (LEMHWA) grant program.

[\(Council Communication No. 26-279\)](#)

38. [Application](#) for funding through the FY2026 Invited to Apply – National Integrated Ballistic Information (NIBIN) Modernization Program available through the Department of Justice and Memorandum of Understanding with the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), \$300,000.

([Council Communication No. 26-278](#))

39. [Application](#) for the Firehouse Subs Public Safety Foundation Grant for vertical shoring posts and accessories.

([Council Communication No. 26-277](#))

40. [Negotiation](#) and execution of master services agreement with Bound Tree Medical, LLC using Iowa Emergency Medical Services Association (IEMSA) contract for the purchase of EMS supplies and medication.

([Council Communication No. 26-284](#))

41. [Procurement](#) and execution of contract with Ramaker and Associates, Inc. for Cemetery Information Management System (CIMS) software to be used by the Parks and Recreation Department, not to exceed \$264,148.

([Council Communication No. 26-280](#))

42. [Authorizing](#) future trail and parks closures by Director of Parks and Recreation Department.

([Council Communication No. 26-281](#))

43. [Approving](#) use of various City Facilities as polling sites for the Polk County General Election on Tuesday, November 3, 2026.

44. [28E](#) Agreement with the Iowa State Fair Authority for temporary traffic signals.

([Council Communication No. 26-265](#))

45. [Amendments](#) to the Schedule of Fees regarding Chapter 61 as it relates to the Property Maintenance Code and Vacant Property Registry.

([Council Communication No. 26-260](#))

46. [Purchase](#) of Rapid7 Managed Threat Complete subscription for \$174,500 annually, for a period of up to five (5) years, from Insight Public Sector (Jack Azagury, President and CEO) using Omnia Contract and a Short Form Agreement.

([Council Communication No. 26-282](#))

47. [Agreement](#) with Iowa Department of Homeland Security and Emergency Management (HSEM) for award of 2025 Cybersecurity Risk Reduction Grant and Memorandum of Agreement with HSEMD and State of Iowa, Department of Management (DOM) for HSEMD to retain such grant funding for use by the DOM.
48. [First](#) Amendment to agreement with Housby Mack Inc. related to supplying Mack Truck Chassis with equipment, related accessories and service.
49. [Receiving](#) and filing the annual report and final audit report for 2025 from the Greater Des Moines Public Art Foundation.
50. Abatement of public nuisances at the following:
 - (A) [1817](#) College Avenue.
 - (B) [1328](#) E. 15th Street.
51. [Receive](#) and file Quarterly Treasurer's Report as of June 30, 2026.
52. [Authorizing](#) Finance Director to draw checks on registers for the weeks of August 3, 10, and 17, 2026; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of August 3, 10, and 17, 2026; to draw checks for biweekly payroll due August 7 and 21, 2026.

ORDINANCES - FINAL CONSIDERATION

53. [On](#) vacation of street right-of-way adjacent to the realigned 41st Street and Beaver Avenue intersection.

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

HEARINGS (OPEN AT 5:00 P.M.) (ITEMS 54 THRU 61)

54. [On](#) request from NMDP Holdings, LLC (Adam R. Petersen, Officer) regarding two (2) irregular parcels in the vicinity of 1111 SE 30th Street, and one (1) irregular parcel located at 3400 Granger Avenue to amend PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Business Park to Industrial, and to rezone the property from Limited "I2" Industrial District, and "EX" Business Park District, to Limited "I2" Industrial District to allow expansion of an existing "Fabrication and Production – Intensive" use.
 - (A) [First](#) consideration of ordinance above.
 - (B) [Final](#) consideration of ordinance above (waiver requested by the applicant), requires six votes.

55. [On](#) request from Nelson Construction Services, LLC (Alexander Grgurich, Officer) regarding multiple parcels located in the vicinity of 1310 E. Diehl Avenue to amend PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Community Mixed Use and Low Density Residential within a Neighborhood Node and a Regional Node to Community Mixed Use and High Density Residential within a Neighborhood Node and a Regional Node, and to rezone the property from “N3a” Neighborhood District, “MX3-V” Mixed-Use District, and “MX3” Mixed-Use District, to Limited “NX3” Neighborhood Mix District, to allow the construction of a multiple-household senior living apartment building.

(A) [First](#) consideration of ordinance above.

(B) [Final](#) consideration of ordinance above (waiver requested by the applicant), requires six votes.

56. [On](#) the proposed 38th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

[\(Council Communication No. 26-273\)](#)

57. [On](#) the proposed First Amendment to the Urban Renewal Plan for the Carpenter Urban Renewal Area.

[\(Council Communication No. 26-272\)](#)

58. [On](#) the proposition to authorize a lease-purchase agreement with Ziegler Inc. for the lease-purchase of a tractor with boom mower for use in City operations.

[\(Council Communication No. 26-275\)](#)

59. [On](#) the proposition to authorize a lease agreement with Industrial Scientific for the lease of atmospheric monitoring devices and services for use by the Public Works Department, **and to continue to the August 24, 2026 meeting.**

60. [On](#) request from Heart of America (Chris Whalen, Officer) for an appeal of the Plan & Zoning Commission’s decision regarding a Public Hearing Site Plan for Type 2 Design Alternatives for property located in the vicinity of 100 SW 11th Street (**Choose one alternative below**):

(A) Deny.

OR

(B) Approve.

61. [On](#) Skywalk Exterior Improvements Phase 1: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsive, responsible bidder as Minturn, Inc. (Clinton M. Rhoads, President), \$1,045,700.

([Council Communication No. 26-270](#))

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

**** END OF HEARINGS AT _____ PM ****

ORDINANCES - FIRST CONSIDERATION

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

([Council Communication No. 26-262](#))

- (A) Turn Prohibition – Intersection of Hull Avenue and Oxford Street.
- (B) Corner Clearance Parking Restrictions:
 - (1) SE 30th Street and Easter Lake Drive.
 - (2) Lay Street and E. Sheridan Avenue.
 - (3) Luster Lane and Southview Drive.
 - (4) Northwest Drive and Merle Hay Road.

APPROVING

63. [Receive](#) and file request from Broadlawns Medical Center (Denise Cundy, Officer) for vacation of approximately 2,792 square feet of right-of-way in the vicinity of 1826 Hickman Road, which includes segments of north/south alleyway and a portion of excess Francis Avenue right-of-way, to allow the vacated area to be assembled with adjoining parcels to facilitate construction of a parking lot (**Choose one alternative below**):

- (A) Receive and file the communication from the Plan and Zoning Commission.

OR

- (B) Receive and file the communication from the Plan and Zoning Commission and refer to the Engineering Department, Real Estate Division.

64. [Consideration](#) of a request from Joppa Village Project, represented by James Hagberg, to demolish the former Chesterfield School at 2501 Maury Street pursuant to Section 58-70 of the Historic Preservation Ordinance (**Choose one alternative below**):

([Council Communication No. 26-259](#))

(A) Refer to the Historic Preservation Commission for further study and review.

OR

(B) Approve the request to demolish.

COMMUNICATIONS/REPORTS

65. [Request](#) to speak from the following:

- (A) Kathy Byrnes
- (B) Alejandro Bermudez
- (C) Robert Carter
- (D) Laurie Jones

EXTRA ITEM

1. [Approval](#) of the appointment of Deputy City Manager.

MOTION TO ADJOURN.

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