


COUNCIL COMMUNICATION

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|  | Number: | 26-005 | Meeting: | January 12, 2026 |
| | Agenda Item: | 7e | Roll Call: | 26-0017 |
| | Submitted by: | Steven L. Naber, P.E., City Engineer | | |

AGENDA HEADING:

Ordering construction of the following: Southeast (SE) Industrial Water Main – East (E) Army Post Road and SE 45th Street - Receiving bids, (1-27-26), and Setting date of hearing, (2-23-26).
(Construction Estimate - \$3,150,000).

SYNOPSIS:

Recommend the City Council order construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. This project includes the installation of a 12-inch and 16-inch water main for the SE Des Moines Industrial Park located along Hart Avenue from SE 36th Street to SE 45th Street, SE 45th Street from Hart Avenue to Pine Avenue, Army Post Road from 1,300 ft west of SE 45th Street to SE 45th Street, and Pine Avenue from SE 36th Street to SE 45th Street.

FISCAL IMPACT:

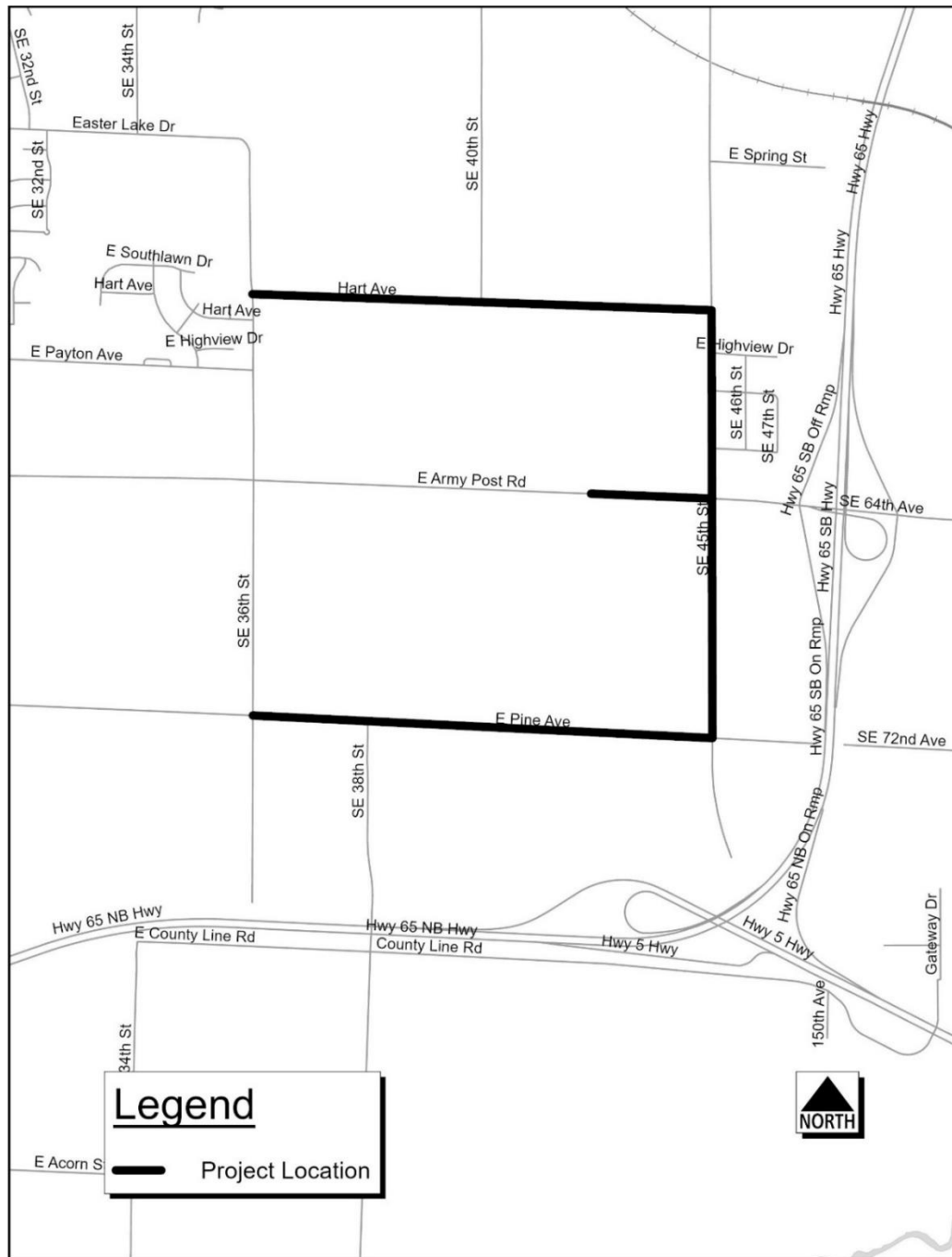
Amount: \$3,150,000 City Engineer's Estimate

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 157, E Army Post Road - SE 36th to SE 45th Water Main, ST318, G.O. Bonds

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the SE Industrial Water Main - E Army Post Road and SE 45th Street, Activity ID 04-2026-008. The improvements include trenched and trenchless 12-inch and 16-inch water main installation, water service installation, partial culvert removal and replacements, full depth patching, Portland Concrete Cement (PCC) Driveways, Hot-Mix Asphalt (HMA) driveways, gravel driveways, seeding, erosion control, pavement markings, and other incidental items, all in accordance with the contract documents including Plan File No. 678-447/528, located on Hart Avenue from SE 36th Street to SE 45th Street, SE 45th Street from Hart Avenue to Pine Avenue, Army Post Road from 1,300 feet west of SE 45th Street to SE 45th Street, and Pine Avenue from SE 36th Street to SE 45th Street.
- The estimated construction cost is \$3,150,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

- Upon completion of the improvement, the water main will be conveyed to the Des Moines Water Works.
- This project is anticipated to begin in spring 2026 and be completed in spring 2027.



PREVIOUS COUNCIL ACTION(S):

Date: August 4, 2025

Roll Call Number: [25-1058](#)

Action: [On](#) the proposed First Amendment to the Urban Renewal Plan for the SE Industrial Urban Renewal Area, (9-8-25). ([Council Communication No. 25-298](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: August 5, 2024

Roll Call Number: [24-1058](#)

Action: [City](#) initiated rezoning of three parcels in the SE Industrial Urban Renewal Plan located along E Army Post Road, west of SE 45th Street and east of SE 36th Street, bounded on the north by E Army Post Road and E Pine Avenue to the south. Moved by Coleman to adopt. Second by Simonson. Motion Carried 6-0. Absent: Gatto.

Date: June 17, 2024

Roll Call Number: [24-0905](#), [24-0906](#), and [24-0907](#)

Action: On items regarding the proposed SE Industrial Urban Renewal Plan and Area: ([Council Communication No. 24-272](#))

- (A) [On](#) the proposed amendment to PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of property within the proposed SE Industrial Urban Renewal Plan from Development Reserve within a Neighborhood Node, Low Density Residential, High-Density Residential, Neighborhood Mixed Use, and Public/Semi-Public to Industrial and Industrial within a Neighborhood Node. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.
- (B) [On](#) the proposed SE Industrial Urban Renewal Plan for the SE Industrial Urban Renewal Area. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.
- (C) [Resolution](#) of Necessity for the SE Industrial Urban Renewal Area. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: May 6, 2024

Roll Call Number: [24-0660](#)

Action: [On](#) the proposed SE Industrial Urban Renewal Plan for the SE Industrial Urban Renewal Area, (6-17-24). ([Council Communication No. 24-206](#)) Moved by Coleman to adopt. Second by Gatto. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan & Zoning Commission

Date: June 6, 2024

Resolution Number: N/A

Action: Approval of:

- A) The request to amend PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Development Reserve within a Neighborhood Node, Low Density Residential, High Density Residential, Public/Semi-Public, and Neighborhood Mixed Use to Industrial and Industrial within a Neighborhood Node for the area generally located along E Army Post Road, west of SE 45th Street, and east of SE 36th Street, bound to the north by Hart Avenue and E Pine Avenue to the south.
- B) Approval that the Commission finds the proposed SE Industrial Urban Renewal Plan is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Motion passed 13-0.

Board: Urban Design Review Board

Date: May 21, 2024

Resolution Number: N/A

Action: Motion to recommend approval of the Urban Renewal Plan as presented by Burnham. Seconded by Clark. Motion carried. Yes = 8, No = 0, Abstain = 0, Absent = 3.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

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