



*** DES MOINES CITY COUNCIL MEETING REPORT ***

The City Council took the following action on items listed in the attached meeting agenda summary. Copies of ordinances, resolutions and other Council action may be obtained from the City Clerk's Office (515) 283-4209. The six-digit number beginning with '25-' preceding each item on the agenda is a roll call number assigned by the City Clerk. Please refer to this number when requesting information or copies.

SUMMARY OF DES MOINES CITY COUNCIL MEETING

City Hall, City Council Chambers

400 Robert D. Ray Drive
Des Moines, Iowa 50309

December 22, 2025
5:00 PM

25-1658 1. ROLL CALL: Present: Boesen, Simonson, Voss, Coleman, Westergaard, Mandelbaum, and Gatto.

25-1659 2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED: **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1660 3. APPROVING CONSENT AGENDA * – items 3 through 34: **Moved by Gatto to adopt the balance of the Consent Agenda. Second by Voss. Motion Carried 7-0.**

***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

25-1661

4. Approving Alcoholic Beverage License Applications for the following: **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0. *Council Member Coleman votes No on items 4O and 4Y.**

NEW APPLICATIONS

(A) 300 CRAFT AND ROOFTOP	300 W MLK JR PKWY UNIT 310	Class C Liquor
(B) INGERSOLL DINNER THEATER	3711 INGERSOLL AVE	Class C Liquor
(C) LOS COMPADRES	2809 6TH AVE	Class C Liquor
(D) PARKPUB LLC	1101 PARK AVE	Class C Liquor
(E) TAFARI RESTAURANT	3900 E 14TH ST	Special Class C
(F) TRACKSIDE TAP	1922 HUBBELL AVE	Class C Liquor

RENEWAL APPLICATIONS

(G) 801 STEAK AND CHOP HOUSE	801 GRAND AVE #200	Class C Liquor
(H) BAILEYS PUB N GRUB	918 E EUCLID AVE	Class C Liquor
(I) CASEYS #2641	2849 E EUCLID AVE	Class B Retail
(J) CASEYS #2786	5150 E 14TH ST	Class E Liquor
(K) CHRISTOPHERS	2816 BEAVER AVE	Class C Liquor
(L) DES MOINES CLUB	666 GRAND AVE #3400	Class F Retail
(M) EUREST DINING SERVICES	750 PARK ST	Class C Liquor
(N) FAT PUTTER	713 WALNUT ST	Class C Liquor
*(O) GIT N GO #2	1307 ARMY POST RD	Class B Retail
(P) HOMEGROWN CRESCENT	555 17TH ST #102	Class C Liquor
(Q) HY-VEE FAST & FRESH #3	3215 SE 14TH ST	Class B Retail
(R) LA CABANA	1435 ARMY POST RD	Class C Liquor
(S) LOS LAURELES	1518 E GRAND AVE	Class C Liquor
(T) MAINGATE BAR & GRILL	2956 E GRAND AVE	Class C Liquor
(U) MORTYS PLACE	2117 E UNIVERSITY AVE	Class C Liquor
(V) NOW OR LATER	3750 E UNIVERSITY AVE	Class C Liquor
(W) PHINS PLACE	4121 SE 14TH ST	Class C Liquor
(X) QUIK TRIP #544	3941 SE 14TH ST	Class E Liquor
*(Y) SHOP N SAVE #2	1372 E 14TH ST	Class E Liquor
(Z) TANGERINE FOOD CO	900 KEOSAUQUA WAY	Class C Liquor
(AA) TEMPLE THEATER	1011 LOCUST ST 2ND FLOOR	Class C Liquor
(BB) UNIVERSITY LIBRARY CAFE	3506 UNIVERSITY AVE	Class C Liquor

SPECIAL EVENTS APPLICATIONS

(CC) APRES BAR CO	100 LOCUST ST	5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON JANUARY 17, 2026.		
(DD) APRES BAR CO	519 PARK ST	5 days
CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON JANUARY 24, 2026.		

(EE) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR A WEDDING EVENT ON JANUARY 11, 2026.

(FF) APRES BAR CO 519 PARK ST 5 days
CLASS C LIQUOR LICENSE FOR A HOLIDAY PARTY ON JANUARY 17, 2026.

25-1662 5. City Clerk to issue Coin Operated Machine Licenses. **Moved by Gatto to adopt. Second by Voss. Motion Carried 6-1. Nays: Coleman.**

PUBLIC IMPROVEMENTS

25-1663 6. Approving Supplemental Agreement No. 3 to the Professional Services Agreement with Bolton & Menk, Inc. for additional work on the Sayers Park Sprayground Design, not to exceed \$9,000. (Council Communication No. 25-465) **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1664 7. Approving Change Order No. 2 with Jasper Construction Services, Inc. for additional work on SW 9th Street Viaduct Rehabilitation, \$413,216.87. (Council Communication No. 25-464) **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1665 8. Approving Change Order No. 3 with Hydro-Klean, LLC for additional work on 2025 Sewer Lining Program, \$158,867.04. (Council Communication No. 25-460) **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

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

25-1666 (A) 2024 Citywide PCC Pavement Patching Program Contract 1, The Concrete Contracting Company, Inc. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1667 (B) Harriet Street Solar Field, Van Maanen Electric, Inc. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1668 (C) Western Gateway Water Features, Caliber Concrete, LLC. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1669 (D) 9th & Locust Parking Garage Elevator Improvements, Lloyd Construction Company. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1670 10. Approving completion and acceptance of Private Construction Contract for paving improvements located in the vicinity of E. Army Post Road and Indianola Road for Three Lakes Estates Plat 10 between Alliance Construction Group, LLC and J. Larson Homes, LLC. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

SPECIAL ASSESSMENTS

25-1671 11. Levying Assessments for costs of Nuisance Abatement-NAC Emergency Orders (Neighborhood Services), Schedule No. 2025-12. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1672 12. Deletion of NAC – Emergency Assessment at 1234 5th Avenue. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

LAND/PROPERTY TRANSACTIONS

25-1673 13. Authorization to proceed with acquisition of the necessary property interests for the 2026 Hot Mix Asphalt (HMA) Residential Paving Program. (Council Communication No. 25-461) **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

BOARDS/COMMISSIONS/NEIGHBORHOODS

25-1674 14. Recommendation from Mayor Boesen to appoint Luke Garnaas to the Parks and Recreation Board, Seat 2, with a term expiring June 30, 2027. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

15. Number not used.

16. Recommendation from Council Member Coleman to approve the following appointments:

25-1675 (A) Dudley Muhammad to the Housing Services Board, Seat 4, with a term expiring June 30, 2027. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1676 (B) Matt Connolly to the Plan and Zoning Commission, Seat 8, with a term expiring July 6, 2030. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1677 (C) Steven Dingman to the Stormwater Infrastructure Advisory Committee, Seat 4, with a term expiring December 31, 2026. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1678 (D) Dan Fillius to the Transportation Safety Committee, Seat 4, with a term expiring December 31, 2027. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

SETTING DATE OF HEARINGS

[25-1679](#) 17. On vacation of a portion of Des Moines Street right-of-way located west of Robert D. Ray Drive, (1-12-26). **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1680](#) 18. On an appeal from Noah Brinkmeyer of the Historic Preservation Commission's decision to grant a Certificate of Appropriateness on a request from Colbert Properties (owner), represented by Jon Bassett (architect), to construct a new house and garage at 1917 Center Street in the Sherman Hill Local Historic District, (1-12-26). **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

19. Approving payments for workers' compensation claims to the following:

[25-1681](#) (A) Cody Kenyon **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1682](#) (B) Dallas Thurman **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

APPROVING

[25-1683](#) 20. Recommendation of developer selection and preliminary terms of an urban renewal development agreement with The Annex Group for construction of a six-story, mixed use building at 100 SW 5th Street. (Council Communication No. 25-474) **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1684](#) 21. Third Amendment to the Urban Renewal Development Agreement with HRC NFS 1, LLC and Hubbell Realty Company for the Gray's Station Project. (Council Communication No. 25-472) **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1685](#) 22. Issuance of certificate of completion to Des Moines Industrial, LLC and Des Moines Industrial Land, LLC for the redevelopment of property in the vicinity of 200 SE 15th Street as a multi-modal transloading facility. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1686](#) 23. Capital Contribution Agreement with 6th Avenue Corridor, Inc. (6AC) for geographic-specific Small Business Impact Loan program funding. (Council Communication No. 25-473) **Moved by Coleman to adopt. Second by Gatto. Motion Carried 7-0.**

[25-1687](#) 24. Receive and file Good Neighbor Agreement between the North Des Moines Town Hall Developer and the River Bend Good Neighbor Advisory Committee. (Council Communication No. 25-468) **Moved by Coleman to adopt. Second by Gatto. Motion Carried 7-0.**

[25-1688](#) 25. Management Agreement for A. H. Blank, Bright Grandview, and Waveland Municipal Golf Courses with C Corporation, and approving an exception to the procurement ordinance competitive procurement process for good cause. ([Council Communication No. 25-471](#)) **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1689](#) 26. Negotiation and Execution of subrecipient agreements with Iowa Confluence Water Trails for ICON water trail improvements at Birdland Park. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1690](#) 27. Concurring in the City Manager's appointment of Jonathan Lund to the position of Fire Chief. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1691](#) 28. Directing the City Manager to negotiate funding agreement with DART. **Moved by Voss to adopt. Second by Gatto. Motion Carried 7-0.**

[25-1692](#) 29. Communication from the Greater Des Moines Partnership on behalf of the Iowa Credit Union League, requesting approval of placement for up to 70 banners on banner poles in Downtown Des Moines beginning the first week of January 2026. **Moved by Gatto to receive, file and approve. Second by Voss. Motion Carried 7-0.**

[25-1693](#) 30. Amended parking meter rate and Time Zone 1. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1694](#) 31. Receipt of Des Moines Water Works budget for calendar year ending December 31, 2026. **Moved by Coleman to adopt. Second by Gatto. Motion Carried 7-0.**

[25-1695](#) 32. Directing the City Manager to repay certain previously disbursed American Rescue Plan Act (ARPA) funds made under Emergency Rental Assistance Program (ERAP) during COVID, \$52,695. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1696](#) 33. Purchase of three (3) replacement Labrie rear load solid waste trucks from Housby Mack (Kelly Housby, CEO) in the amount of \$587,094 and the chassis will be upfitted from Kilburg Equipment (Jesse Kilburg, Owner) in the amount of \$401,192.40 utilizing Sourcewell Contract for use in the Sanitation Division of the Public Works Department, total \$988,286.40. ([Council Communication No. 25-467](#)) **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1697](#) 34. Authorizing Finance Director to draw checks on registers for the weeks of December 22, 29, 2025 and January 5, 2026; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of December 22, 29, 2025 and January 5, 2026; to draw checks for biweekly payroll due December 24, 2025 and January 9, 2026. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

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

HEARINGS (OPEN AT 5:00 P.M.) (ITEMS 35 THRU 43)

25-1698

35. On city-initiated request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Downtown Mixed Use to Public/Semi-Public and rezone property located in the vicinity of 1200 Locust Street from “DX1” Downtown District to “P2” Public, Civic, and Institutional District. **Moved by Mandelbaum to adopt. Second by Simonson. Motion Carried 7-0.**

25-1699

(A) First consideration of ordinance above. **Moved by Mandelbaum that this ordinance be considered and given first vote for passage. Second by Simonson. Motion Carried 7-0.**

25-1700

(B) Final consideration of ordinance above (waiver requested by Dwayne Myers, Real Estate Division Manager), requires six votes. **Moved by Mandelbaum that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #16,524.** **Second by Simonson. Motion Carried 7-0.**

25-1701

36. On City-initiated request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Public/Semi-Public, and Parks and Open Space to Downtown Mixed Use and rezone property located in the vicinity of 602 Robert D. Ray Drive, including the “Argonne Armory Building” and a surface parking lot, from “P2” Public, Civic, and Institutional District and “P1” Public, Civic, and Institutional District to “DX2” Downtown District. **Moved by Mandelbaum to adopt. Second by Gatto. Motion Carried 7-0.**

25-1702

(A) First consideration of ordinance above. **Moved by Mandelbaum that this ordinance be considered and given first vote for passage. Second by Gatto. Motion Carried 7-0.**

25-1703

(B) Final consideration of ordinance above (waiver requested by Dwayne Myers, Real Estate Division Manager), requires six votes. **Moved by Mandelbaum that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #16,525.** **Second by Gatto. Motion Carried 7-0.**

[25-1704](#)

37. On request from Adam Sieren (developer) regarding two (2) parcels located at 16 Indianola Road (owned by Gregory E. Peterson and Ramona Peterson) and 1947 SW 1st Street (owned by Trent R. Olsen) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low Density Residential to High Density Residential, and rezone the property from “NX1” Neighborhood Mix District and “N5” Neighborhood District to “RX1” Mixed Use District, to allow the construction of approximately thirty four (34) 3-story rowhome dwelling units. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1705](#)

(A) First consideration of ordinance above. **Moved by Gatto that this ordinance be considered and given first vote for passage. Second by Voss. Motion Carried 7-0.**

[25-1706](#)

(B) Final consideration of ordinance above (waiver requested by owners), requires six votes. **Moved by Gatto that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #16,526.** Second by Mandelbaum. Motion Carried 7-0.

[25-1707](#)

38. On request from Amen Corner, LLC (Daniel Doyle, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Low-Medium Density Residential to High Density Residential, and rezone 821 SE 7th Street from “N3c” Neighborhood District to Limited “NX2” Neighborhood Mix District to allow construction of a 12-unit multiple household residential building. (Requires six votes to approve due to opposition of relevant property owners) **Moved by Mandelbaum to adopt. Second by Voss. Motion Carried 6-1. Nays: Gatto. Motion by Gatto to receive and file document. Second by Simonson. Motion Carried 7-0.**

[25-1708](#)

(A) First consideration of ordinance above. **Moved by Mandelbaum that this ordinance be considered and given first vote for passage. Second by Voss. Motion Carried 6-1. Nays: Gatto.**

[25-1709](#)

(B) Final consideration of ordinance above, requires six votes. **Moved by Mandelbaum that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #16,527.** Second by Voss. Motion Carried 6-1. Nays: Gatto.

25-1710 39. On request from Bobby Brown and Casey Brown (contract buyers) to rezone property located in the vicinity of 1233 10th Street from “N5” Neighborhood District to Limited “NX1” Neighborhood Mix District to allow the property to contain up to eight (8) residential dwelling units. (Requires six votes to approve due to opposition of relevant property owners) **Moved by Coleman to deny. Second by Gatto. Motion Carried 7-0.**

WITHDRAWN
25-1711

(A) ~~First consideration of ordinance above.~~

WITHDRAWN
25-1712

(B) ~~(Final consideration of ordinance above (waiver requested by applicant), requires six votes.~~

25-1713 40. On approval of First Amendment to Lease Agreement with Joppa with option to purchase property located generally at 2501 Maury Street. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1714 41. On 2026 Citywide Traffic Calming Improvements: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating the lowest responsive, responsible bidder as InRoads, LLC (Joseph J. Manatt, CEO), \$311,414. (Council Communication No. 25-462) **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

(A) Approval of contract and bond. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

25-1716 42. On Ingersoll Avenue Improvements from 31st Street to 35th Street: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Shekar Engineering, PLC (Chandra Shekar, President), \$4,579,672.91. (Council Communication No. 25-466) **Moved by Mandelbaum to adopt. Second by Voss. Motion Carried 7-0.**

(A) Approval of contract and bond. **Moved by Mandelbaum to adopt. Second by Voss. Motion Carried 7-0.**

25-1718 43. On Jackson Basin Water Quality Improvements: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Elder Corporation (Jared R. Elder II, President), \$1,782,306.10. (Council Communication No. 25-463) **Moved by Voss to adopt. Second by Simonson. Motion Carried 6-0. Council Member Gatto declares a conflict of interest and abstains from voting.**

(A) Approval of contract and bond. **Moved by Voss to adopt. Second by Simonson. Motion Carried 6-0. Council Member Gatto declares a conflict of interest and abstains from voting.**

*****END OF HEARINGS 5:58 PM*****

APPROVING II

[25-1720](#) 44. Council Policy on compensation for the positions of Mayor and City Council Members in the future. **Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.**

[25-1721](#) 45. Naming of footpath within Glendale Cemetery for Sergeant Anthony “Tony” Beminio. **Moved by Coleman to adopt. Second by Gatto. Motion Carried 7-0.**

ORDINANCES – FIRST CONSIDERATION

[25-1722](#) 46. Amending Section 30-162 of the Municipal Code relating to the elimination of the maximum fee chargeable for painting house numbers on curbs. **Moved by Mandelbaum that this ordinance be considered and given first vote for passage. Second by Gatto. Motion Carried 7-0.**

[25-1723](#) (A) Final consideration of ordinance above, requires six votes. **Moved by Mandelbaum that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #16,528. Second by Gatto. Motion Carried 7-0.**

[25-1724](#) 47. Amending Chapter 74 of the Municipal Code relating to Parks and Recreation. (Council Communication No. 25-469) **Moved by Voss that this ordinance be considered and given first vote for passage. Second by Coleman. Motion Carried 7-0.**

[25-1725](#) (A) Final consideration of ordinance above (waiver requested by Ben Page, Parks and Recreation Director), requires six votes. **Moved by Voss that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #16,529. Second by Coleman. Motion Carried 7-0.**

[25-1726](#) (B) Approving Schedule of Administrative Penalties for violation of Chapter 74, ordinances relating to Parks and Recreation. **Moved by Voss to adopt. Second by Coleman. Motion Carried 7-0.**

[25-1727](#) (C) Approval of updated Des Moines Parks and Recreation Rules. (Council Communication No. 25-470) **Moved by Voss to adopt. Second by Coleman. Motion Carried 7-0.**

COMMUNICATIONS/REPORTS

WITHDRAWN

25-1728 48. Requests to speak as follows:

(A) Carol Maher

25-1729 MOTION TO ADJOURN. Moved by Gatto to adjourn at 6:42 P.M. Second by Voss. Motion Carried 7-0.

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