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

April 6, 2026
5:00 PM

I. **CLOSED SESSION – 4:15 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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PROCLAMATION – 4:55 PM

Fair Housing 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)	DES MOINES RENAISSANCE	4051 DEAN AVE	Class C Liquor
(B)	LEOS LAUNDROMATS	1424 E OVID AVE	Special Class C

RENEWAL APPLICATIONS

(C)	BLISS NAILS & BAR	208 4TH ST	Class C Liquor
(D)	CAPITAL CITY MOOSE LODGE	2515 WEDGEWOOD RD	Class F Retail
(E)	CASEYS #3953	3121 FOREST AVE	Class E Liquor
(F)	DES MOINES HERITAGE CENTER	120 E 5TH ST	Class C Liquor
(G)	DES MOINES YACHT CLUB	2617 INGERSOLL AVE	Class C Liquor
(H)	DOLLAR GENERAL #21816	604 LOCUST ST #101	Class B Retail
(I)	FRANCIES	2100 WAKONDA VIEW	Class C Liquor
(J)	GERRIS	232 E 30TH ST	Class C Liquor
(K)	HELLO MARJORIE	717 LOCUST ST #A	Class C Liquor
(L)	LDS CORNER	344 E JACKSON AVE	Class C Liquor
(M)	ROOK ROOM LLC	300 SW 5TH ST #A150	Class C Liquor
(N)	ROYAL FOOD & LIQUOR	1443 2ND AVE	Class E Liquor

SPECIAL EVENT APPLICATIONS

(O) APRES BAR CO — 100 LOCUST ST — 5 days
CLASS C LIQUOR LICENSE FOR A CANDLELIGHT CONCERT ON APRIL 18, 2026.

(P) THIRSTY PIGS LLC — 2800 UNIVERSITY AVE — 5 days
CLASS C LIQUOR LICENSE FOR BLACK ALUMNI REUNION BLOCK PARTY ON APRIL 26, 2026.

(Q) THIRSTY PIGS LLC — 2700 FOREST AVE — 5 days
CLASS C LIQUOR LICENSE FOR ALL ALUMNI PAINTED STREET PARTY ON APRIL 25, 2026.

(R) TRIXIES — 4118 UNIVERSITY AVE — 5 days
CLASS C LIQUOR LICENSE FOR A SMALL BUSINESS ANNIVERSARY ON APRIL 16, 2026.

(S) WAT LAO BUDDHAVAS — 1806 E PARK AVE — 5 days
SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR A FESTIVAL ON APRIL 18 - 19, 2026

OUTDOOR SERVICE APPLICATION

(T) PEGGYS 3020 Forest Ave Class C Liquor
TEMPORARY FOR THE DRAKE RELAYS ON APRIL 20 – 26, 2026.

PUBLIC IMPROVEMENTS

5. Ordering construction of the following:

   (A) Traffic Signal Replacement at Merle Hay Road and Meredith Drive and I-80/I-35: Receiving of bids, (4-21-26) and Setting date of hearing, (5-4-26), Engineer's estimate, $600,000.

   (Council Communication No. 26-131)

   (B) SW 9th Street Rehabilitation from Watrous Avenue to Wolcott Avenue and from Park Avenue to Creston Avenue: Receiving of bids, (4-21-26) and Setting date of hearing, (5-4-26), Engineer's estimate, $1,700,000.

   (Council Communication No. 26-132)

   (C) 2026 Sewer Repair Contract 1: Receiving of bids, (4-21-26) and Setting date of hearing, (5-4-26), Engineer's estimate, $450,000.

   (Council Communication No. 26-133)

6. Approval of contract and bond for construction of an improvement with an estimated cost below Iowa Code competitive bid threshold, Police Station Vestibule Improvements, Hildreth Construction Services, LLC (Mark R. Hildreth, Owner), $20,617.

   (Council Communication No. 26-128)

7. Approving completion and acceptance of Private Construction Contract for storm sewer improvements at 6000 SE 14th Street between Edge Commercial, LLC and Menard, Inc.

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

   (A) E. 4th Street Reconstruction from East ML King Jr Parkway to E. Market Street, Absolute Concrete Construction Inc. d/b/a Absolute Group.

   (B) 2025 Citywide PCC Pavement Patching Program, TK Concrete, Inc.

SPECIAL ASSESSMENTS

9. Levying assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2026-04.

10. Deletion of NAC – Emergency Assessment at 3117 Grand Avenue.

LAND/PROPERTY TRANSACTIONS

11. Approving dedicating street right-of-way for the SE 14th Street Corridor Improvements Project.

BOARDS/COMMISSIONS/NEIGHBORHOODS

12. Approving updates to the Historic Preservation Commission By-laws.

SETTING DATE OF HEARINGS

13. On vacation of a portion of E. Martin Luther King, Jr. Parkway right-of-way lying north of and adjoining 500 SE 7th Street, 506 SE 7th Street and 509 SE 6th Street and conveyance to Market District Apartments, LP for $4,500, (4-20-26).

14. To correct the vacation of air rights within portions of E. 16th Street and E. Grand Avenue right-of-way adjoining 1600 E. Grand Avenue, and conveyance of a Corrected Permanent Easement for Air Space Above City-owned Property to Francisco J. Plesent Living Trust and Maria Araceli Pena, (4-20-26).

APPROVING

15. Final Terms of an Urban Renewal Development Agreement with UA Station, LLC, for the construction of a 35-unit apartment building located at 2211 University Avenue and approving conceptual development plan.

(Council Communication No. 26-120)

16. Support for an application for financial assistance to the Iowa Economic Development Authority (IEDA) under the Business Investment for Growth (BIG) program for Walsh Door & Security.

(Council Communication No. 26-119)

17. Terminating the Agreement with 6th Avenue Corridor, Inc. (6AC) for the early transfer of funds and direction to return funds to 6AC.

(Council Communication No. 26-126)

18. Construction Deferment Agreement with Harvest Academy and acceptance of bond for street and public utility improvements for development in the vicinity of 1803 County Line Road.

19. Amended and Restated Minimum Assessment Agreement (MAA) for 4347 Merle Hay Road as required for commercial tax abatement.

(Council Communication No. 26-127)

20. Second Amendment to Amended and Restated 28E Agreement with Neighborhood Development Corporation.

(Council Communication No. 26-117)

21. Negotiation and execution of donation agreement with Des Moines Parks and Recreation Foundation for concrete buggy.

(Council Communication No. 26-122)

22. Procurement of tree purchase and planting services from MB Lawn Care, LLC (Mirnes Becirovic, Owner) for an annual amount of $180,000. (Five compliant bids received).

23. Procurement of a Flygt submersible pump for the SE 15th and Harriet Street stormwater pump station from Electric Pump & Tool Services, Inc. (Tom Miller, President) as requested by the Public Works Department, $119,584.

(Council Communication No. 26-116)

24. Collective bargaining agreement with the Central Iowa Public Employees Council (CIPEC) for the period July 1, 2026 through June 30, 2031.

(Council Communication No. 26-121)

25. Submittal of Center Street Park and Ride Facility annual budget to Des Moines Area Regional Transit Authority (DART) and authorization of budget expenditures.

(Council Communication No. 26-125)

26. Proposed budget for the Downtown Self-Supported Municipal Improvement District (SSMID) for the fiscal year ending June 30, 2027.

(Council Communication No. 26-125)

27. Proposed budget for the Ingersoll-Grand Self-Supported Municipal Improvement District (SSMID) for the fiscal year ending June 30, 2027.

(Council Communication No. 26-125)

28. Proposed budget for the SW 9th Corridor Self-Supported Municipal Improvement District (SSMID) for the fiscal year ending June 30, 2027.

(Council Communication No. 26-125)

29. Receive and file communication from the Beaverdale SSMID Board regarding the levy for the Beaverdale Self-Supported Municipal Improvement District (SSMID).

(Council Communication No. 26-125)

30. Receive and file communication from the Highland Park SSMID Board regarding the levy for the Highland Park Self-Supported Municipal Improvement District (SSMID).

(Council Communication No. 26-125)

31. Receive and file communication from the Roosevelt Cultural District SSMID Board regarding the levy for the Roosevelt Cultural District Self-Supported Municipal Improvement District (SSMID).

(Council Communication No. 26-125)

32. Receive and file communication from the Sherman Hill SSMID Board regarding the levy for the Sherman Hill Self-Supported Municipal Improvement District (SSMID).

(Council Communication No. 26-125)

33. Declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.

(Council Communication No. 26-125)

34. Fund transfer resolution of the City of Des Moines FY2026.

(Council Communication No. 26-125)

35. Fund transfer resolution of the City of Des Moines FY2027.

(Council Communication No. 26-125)

36. Authorizing Finance Director to draw checks on registers for the weeks of April 6 and 13, 2026; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of April 6 and 13, 2026; to draw checks for biweekly payroll due April 17, 2026.

ORDINANCES - FINAL CONSIDERATION

37. On vacation of the east/west alley right-of-way adjoining 1541 8th Street.

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

HEARINGS (OPEN AT 5:00 PM.) (ITEMS 38 THRU 47)

38. On conveyance of a Permanent Underground Electric Easement on City-owned property located at 100 E. Second Street to MidAmerican Energy Company for the E. First Street Improvements from Iowa Interstate Railroad to E. Court Avenue project.

39. On conveyance of City owned right-of-way, excess City property, permanent easement for utility purposes and temporary construction easement as part of the Southeast 14th Street Corridor Improvements project to the State of Iowa for $1.

40. On conveyance of vacated north/south alley right-of-way adjoining 1450, 1444, and 1442 2nd Place to Natasha Zagar, Javier A. Servellon Ingles, and USA Properties, LLC for $125.

41. On request from Kent Lehs (Owner) to rezone property located at 3820 11th Street from "N5" Neighborhood District to "NX2" Neighborhood Mix District to allow the conversion of an existing one-household residential building to a group living use. (**Choose one alternative below**) (**Approval requires six votes due to relevant property opposition and Plan and Zoning Commission recommending denial**)

    (A) Deny the proposed rezoning.

    OR

    (B) Continue the hearing until April 20, 2026 and direct the City Manager and Legal Department to prepare the necessary legislation to approve the requested rezoning.

42. On request from C-BUILD, LLC (Mitch Coluzzi, Officer) to rezone a 6.5 acre parcel located in the vicinity of 5600 SE 27th Street (Geo-Parcel # 782425403005) from "N2b" Neighborhood District to Limited "N2b-2" Neighborhood District to allow the construction of up to up to fourteen (14) two-household dwellings (28 units) and three one-household dwelling units. (**Requires six votes to approve due to opposition of relevant property owners**)

    (A) First consideration of ordinance above.

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

    (C) Receive and file communication from the Development Services Director.

43. Dismissing hearing on approval of plans, specifications, form of contract, and engineer's estimate on the 2026 Sanitary Sewer Replacement Program, due to cancellation of bid process.

44. On Guthrie Avenue Bridge Rehabilitation over the Union Pacific Railroad: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Jasper Construction Services, Inc. (Cliff Rhoads, President), $6,124,564.01.

(Council Communication No. 26-130)

    (A) Approval of contract and bond.

45. On consideration of the recommended Capital Improvement Program (CIP) for fiscal years 2026-27 through 2029-30.

(Council Communication No. 26-125)

46. On amendment to the annual budget for current fiscal year ending June 30, 2026.

(Council Communication No. 26-125)

47. On proposed budget for the fiscal year ending June 30, 2027.

(Council Communication No. 26-125)

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

ORDINANCES FIRST CONSIDERATION

48. Amending Chapter 114 of the Municipal Code regarding Traffic Regulation Changes as follows:

(Council Communication No. 26-129)

(A) Parking Modification – Ingersoll Avenue between 37th Street and 38th Street.
(B) Parking Modification – On-street parking changes related to Hanawalt Elementary School.
    (1) 56th Street between SW 58th Drive and Grand Avenue.
    (2) Robertson Drive between 56th Street and 53rd Street.
(C) Code Correction – Merced Street/Merced Drive between 54th Street and 29th Street.
(D) Code Correction – E. Watrous Avenue between SE 34th Street and SE Brooks Drive.
(E) Code Correction – SE 3rd Street between E. Army Post Road and E. Burnham Avenue.
(F) Speed Limit Modification – Ingersoll Avenue from 14th Street to 42nd Street.
(G) Corner Clearance Parking Restrictions:
    (1) E. 23rd Street and E. Washington Avenue.
    (2) 31st Street and Forest Avenue.
(H) Final consideration of ordinance above, requires six votes.

49. Amend Section 118-275 of the Municipal Code relating to stormwater charges.

(Council Communication No. 26-125)

(A) Final consideration of the ordinance above (waiver requested by Nickolas J. Schaul, Finance Director), requires six votes.

50. Establishing the Carpenter TIF District No. 2 in the Carpenter Urban Renewal Area.

51. Amending Ordinance No. 16,443 establishing The Capital City Reinvestment District pursuant to Iowa Code Chapter 15J to amend the boundaries of the District and include additional projects.

(Council Communication No. 26-118)

(A) Final consideration of ordinance above (waiver requested by Scott Sanders, City Manager), requires six votes.

COMMUNICATIONS/REPORTS

52. Requests to speak as follows:

(A) Benjamin Ward
(B) Ed Fallon
(C) Justin Kincy
(D) Bob Haines

MOTION TO ADJOURN.

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