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

Monday, October 5, 2026
5:00 PM

CLOSED SESSION - 4:00 PM

I-A Roll Call

I-B Recess, and reconvene in closed session pursuant to Section 21.5, subsection 1, paragraph c, of the Iowa Code, to discuss 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 and Section 21.5, subsection 1, Paragraph i of the Iowa Code, to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

I-C Closed Session

I-D Terminate closed session and reconvene in open session

I-E Motion to adjourn

SPECIAL PRESENTATION - 4:45 PM

Certificate of Special Recognition Presented to Escaramuza Zacatecanas

PROCLAMATIONS

Fire Prevention Week Proclamation

1. ROLL CALL

2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED: **Amended 3:00 PM Monday, see attachment.**

3. APPROVING CONSENT AGENDA * – items 3 through 50 :

*** 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)	5 DE MAYO MEXICAN RESTAURANT	5118 SE 14TH ST	Class C Liquor
(B)	IOWA CLOUDS TOBACCO & BEER	4001 SW 9TH ST	Class B Retail
(C)	ITALIAN AMERICAN CULTURAL CENTER	2633 FLEUR DR	Class C Liquor
(D)	MEZZE	1011 LOCUST ST	Special Class C

RENEWAL APPLICATIONS

(E)	BARTENDERS HANDSHAKE	3615 INGERSOLL AVE	Class C Liquor
(F)	CAPTAIN ROYS	1900 SAYLOR RD	Class C Liquor
(G)	DOLLAR GENERAL #21054	2309 E 42ND ST	Class B Retail
(H)	DRAKE DINER	1111 25TH ST	Class C Liquor
(I)	E NATION GROCERY LLC	3826 DOUGLAS AVE	Class B Retail
(J)	EARLY BIRD	401 E COURT AVE #300	Class C Liquor
(K)	EAST VILLAGE PANTRY	333 E GRAND AVE #104	Class E Liquor
(L)	EL PATRON AUTHENTIC MEXICAN	4351 MERLE HAY RD	Class C Liquor
(M)	EL TOREADO MEXICAN BAR & GRILL	1234 E EUCLID AVE	Class C Liquor
(N)	EUREST DINING SERVICES	1331 GRAND AVE	Class C Liquor
(O)	G T RACE CAR BAR	3013 INGERSOLL AVE	Class C Liquor
(P)	GOODSONS	2815 BEAVER AVE #102	Class C Liquor
(Q)	HYATT PLACE DES MOINES DOWNTOWN	418 6TH AVE	Class C Liquor
(R)	JETHROS BBQ ALL STARS	721 3RD ST	Class C Liquor
(S)	LUA BREWING	1525 HIGH ST	Class C Liquor
(T)	LUCKY LOTUS	2721 INGERSOLL AVE	Class C Liquor
(U)	OASIS	630 SW 9TH ST	Class E Liquor
(V)	OLD WEST MEXICAN RESTAURANT	4138 FLEUR DR	Class C Liquor
(W)	OPEN SESAME	313 E LOCUST ST	Class C Liquor
(X)	PUFF N POUR	4715 UNIVERSITY AVE	Class B Retail
(Y)	RENAISSANCE DES MOINES	401 LOCUST ST	Class C Liquor
(Z)	UNIVERSITY MARKET	2231 E UNIVERSITY AVE	Class E Liquor
(AA)	WALNUT	1417 WALNUT ST #A	Class C Liquor

SPECIAL EVENTS APPLICATIONS

(BB) APRES BAR CO	519 PARK ST	5 days

CLASS C LIQUOR LICENSE FOR A WEDDING ON OCTOBER 17, 2026.

(CC) SALISBURY HOUSE & GARDENS	4025 TONAWANDA DR	5 days

CLASS C LIQUOR LICENSE FOR GHOULISH GALA ON OCTOBER 17, 2026.

(DD) THIRSTY PIGS	4500 GRAND AVE	5 days

SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR CENTRAL IOWA TRAIL ASSOCIATION TRAIL FEST ON OCTOBER 17, 2026.

(EE) TOP IT OFF LIQUOR CATERING	3000 E GRAND AVE	5 days

CLASS C LIQUOR LICENSE FOR AN EVENT ON OCTOBER 10, 2026.

5. City Clerk to approve Cigarette/Tobacco/Vapor Permits for the following:

NEW APPLICATIONS

(A) AKIWACU B INTERNATIONAL MARKET	606 E ARMY POST RD #2
(B) IOWA CLOUDS TOBACCO & BEER	4001 SW 9TH ST

6. City Clerk to approve Device Retail Permits for the following:

NEW APPLICATIONS

(A) EXOTICS BEER WINE TOBACCO OUTLET	3409 SW 9TH ST
(B) IOWA CLOUDS TOBACCO & BEER	4001 SW 9TH ST

PUBLIC IMPROVEMENTS

7. Ordering construction of Downtown Skywalk Signage Replacement - Receiving bids, (10-27-26), and Setting date of hearing, (11-23-26). (Construction Estimate - $475,000).

8. Accepting grant award amendment from Iowa Department of Natural Resources (IDNR) for the Federal Land and Water Conservation Fund (LWCF) Outdoor Recreations Legacy Partnership (ORLP) Program for Birdland Park and Marina Master Plan Phase 1 projects.

9. Approving Water Quality Initiative Urban Conservation Demonstration Projects cost-share grant contract with Iowa Department of Agriculture and Land Stewardship (IDALS) for the Waveland Golf Course Pond Improvements Project, $250,000.00.

10. Approving agreement with the U.S. Geological Survey for the operation and the maintenance of five (5) stream gaging stations.

11. Approving Private Construction Contract between Alliance Paving, LLC and J. Larson Homes LLC for paving improvements in Three Lakes Estates Plat 11 located in the vicinity of SE 30th Street and Sweetwater Drive.

12. Approving Private Construction Contract between Decarlo Corporation and Invest DSM Inc. for Drake Park Block Subdivision Public Alley - Paving Improvements located on the north side of the block bounded by 22nd Street and 23rd Street.

13. Accepting completed construction for the following:

    13A. 2026 Neighborhood Sidewalk Program.

    13B. SW 1st Street Bridge Lighting Improvements.

    13C. Jordan Park Sprayground.

SPECIAL ASSESSMENTS

14. Levying assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2026-10.

15. Approving deletion of NAC – Emergency Assessments at 6106 SW 13th Place.

LAND/PROPERTY TRANSACTIONS

16. Approval of final subdivision plat for Brownstones at Chamberlain Place, located in the vicinity of 3820 Grand Avenue.

17. Approving 17 tax abatement applications for eligible improvements made to properties in 2024.

18. Approving 20 tax abatement applications for eligible improvements made to properties in 2025.

19. Approve 153 tax abatement applications for eligible improvements made to properties in 2026.

BOARDS/COMMISSIONS/NEIGHBORHOODS

20. Receive and file the 2025 annual report from the Greater Des Moines Public Art Foundation.

SETTING DATE OF HEARINGS

21. On the proposition to authorize a rental agreement with Armor Equipment Co. LLC for the rental of equipment for cleanup of scuppers on the SW 8th Street bridge, not to exceed $3,810, (10-19-26).

22. On vacation of alley and street right-of-way adjacent to 1828 Hickman Road and 1901 Francis Avenue and conveyance of said alley and street right-of-way, along with a portion of previously vacated alley right-of-way adjoining 1910 Hickman Road, to Broadlawns Medical Center, $8,916, (10-19-26).

23. On vacation and conveyance of the east/west alley right-of way adjoining 513 E. Court Avenue to LJH Holdings, LLC, $175,000, (10-19-26).

24. On vacation of subsurface and air rights within portions of 41st Street and University Avenue right-of-way adjoining 4109 University Avenue and conveyance of a permanent easement for subsurface building encroachment and air rights above City-owned property to the owners of 4109 University Avenue, $2,200, (10-19-26).

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

25. Approving retention of outside counsel and ratifying the retention agreement with Grossman & Kelly LLP and its Partners.

APPROVING I

26. Grant agreements with the U.S. Department of Housing and Urban Development (HUD) for funding of the City's 2026 Action Plan, which is the second year of the 2025-2029 Consolidated Plan.

27. Authorizing the City Manager to sign Continuum of Care (CoC) grant agreements with the U.S. Department of Housing and Urban Development (HUD) for funding of the fiscal year 2025 renewal projects.

28. Changing the subrecipient from Anawim to Polk County Behavioral Health & Disability Services (Polk Co.) and Community Support Advocates (CSA) for three Continuum of Care (CoC) grants, subject to approval by the U.S. Department of Housing and Urban Development (HUD).

29. Funding Agreement with the Community Foundation of Greater Des Moines for funding of the Housing Solutions Alliance (HSA) operating expense and additional provision to support Primary Healthcare, Inc.'s Housing Problem Solving Fund.

30. Grant application to and subsequent grant agreement, if awarded, with the Polk County Housing Trust Fund (PCHTF) for $100,000 toward owner-occupied repairs.

31. Preliminary terms of an Urban Renewal Development Agreement with 821 SE 7th Street LLC for construction of a three (3)-story, multifamily residential project at 821 SE 7th Street.

32. Preliminary terms of an Urban Renewal Development Agreement with Janobi Properties, LLC for renovation of the vacant property at 2413 University Avenue into four (4) retail spaces and a performance space.

33. Preliminary terms of an Urban Renewal Development Agreement with Baker Creek Townhomes V, LLLP, a partnership between Hubbell Realty Company and Anawim, for the construction of a multifamily residential project located in the vicinity of 4560 Hubbell Avenue.

34. Submitting a joint application with the cities of West Des Moines and Ankeny for funding through the FY2026 Justice Assistance Grant (JAG) Program in the amount of $214,204 and acceptance of a Memorandum of Understanding (MOU) between the joint applicants.

35. Fiscal Year 2026 Annual Federal Equitable Sharing Agreement and Certification.

36. Ratifying Acceptance of Iowa Department of Natural Resources (IDNR) grant agreement for assessing and updating the City's tree inventory, $50,000.

37. Cooperative Agreement between Des Moines Civil and Human Rights Commission and Iowa Civil Rights Commission.

38. Purchase from Siemens Industry, Inc. of facility security systems, equipment, and software related services using Sourcewell Contract #121024-SIE, estimated annual cost $150,000.

39. Purchase from Armor Equipment Co. Inc. of one (1) specialized sewer televising vehicle and related equipment pursuant to Sourcewell contract #080525-RVL as amended by City Contract #K27-015, $430,193.92.

40. Purchase from Safeware, Inc. of an ICOR Explosive Ordnance Detection robot, Caliber Flex, using the Sourcewell Cooperative Agreement (#080922-SAF PS & EM) and authorizing negotiation and execution of a supplemental agreement utilizing funds provided through the State of Iowa Homeland Security and Emergency Management FY2025 grant award.

41. Purchase from Action Target, Inc.of firing range target system using Sourcewell Cooperative Agreement and approving and authorizing Execution of City of Des Moines Contract No. W27-073, $237,500.

42. Purchase from TK Elevator Corporation of elevators and related equipment, maintenance services, and supplies using Sourcewell Contract #050224-TKE and approving negotiation and execution of agreements with vendor, estimated annual amount of $175,000.

43. Purchase from Public Safety Solutions MO LLC and TD Synnex Corporation of computers and mobile routers using State of Iowa Contract #24083 and OMNIA contract #1-170, and the negotiation and execution of agreements with the vendor, $161,992.76.

44. Purchase of mechanical services from Waldinger Corporation pursuant to City of Des Moines contract #J27-124, estimated annual cost $130,000.

45. An exception to the procurement ordinance request for proposal (RFP) requirement for good cause and approving amendment with Lincoln Financial Group to administer the Family Medical Leave Act (FMLA) and non-FMLA leave and add an optional short-term disability benefit.

46. Des Moines City Council meeting schedule for the calendar year 2027.

47. Directing the advertisement for sale of $56,940,000 General Obligation Bonds, Series 2026A, and approving Electronic Bidding Procedures and Official Statement. **(Bonds will be sold at a special Council meeting on Wednesday, October 21, 2026 at 4:30 PM)**

48. Directing the advertisement for sale of $6,400,000 Taxable General Obligation Bonds, Series 2026B, and approving Electronic Bidding Procedures and Official Statement. **(Bonds will be sold at a special Council meeting on Wednesday, October 21, 2026 at 4:30 PM)**

49. Authorizing Finance Director to draw checks on registers for the weeks of October 5 and 12, 2026; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of October 5 and 12, 2026 and to draw checks for biweekly payroll due October 16, 2026.

ORDINANCES FINAL CONSIDERATION

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

    A. Parking Modifications Related to Changes in Downtown DART Bus Stop Locations
        1. Sixth Avenue — Mulberry Street to Crocker Street
        2. Seventh Street — High Street to University Avenue
        3. Seventh Street — Park Street to University Avenue
        4. High Street — Sixth Avenue to Twelfth Street
        5. Locust Street — Fifth Avenue to Fifteenth Street

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

HEARINGS (OPEN AT 5:00 PM) (ITEMS 51 THRU 60A)

51. On conveyance of portions of vacated east/west alley right-of-way located in the block north of Kirkwood Avenue and east of SW 11th Street to adjoining property owners for $300.

52. On vacation of the east/west and north/south alley right-of-way adjacent to 108 E. 4th Street and conveyance of a portion of said alley right-of-way to Threshing Warehouse, LLC in exchange for a permanent easement for vehicular access control.

    52A. First consideration of ordinance vacating alley right-of-way adjacent to 108 E. 4th Street.

53. On request from Iowa Plumbing Solutions Corp. (Chance Slinger, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Medium Density Residential within a Neighborhood Node to Business Park within a Neighborhood Node, and to rezone 2100 E. Army Post Road from "NX2" Neighborhood Mix District to "EX" Mixed-Use District to allow development of an "Industrial Service – Light" use.

    53A. First consideration of ordinance rezoning property at 2100 E. Army Post Road.

    53B. Final consideration of ordinance rezoning property at 2100 E. Army Post Road (waiver requested by applicant), requires six votes.

54. On request from Tiger Knight, LLC (Barry J. Nelson, Officer) to rezone two (2) parcels located in the vicinity of 1210 Army Post Road from Limited "MX3" Mixed-Use District to Limited "CX" Mixed-Use District to allow a warehouse use within a portion of the existing building.

    54A. First consideration of ordinance rezoning property in the vicinity of 1210 Army Post Road.

    54B. Final consideration of ordinance rezoning property in the vicinity of 1210 Army Post Road, (waiver requested by applicant), requires six votes.

55. On request from Katecho Real Estate, LLC (Mark Scharnberg, Officer) for review and approval of a 4th Amendment to the Airport Commerce Park South PUD (Planned Unit Development) Conceptual Plan regarding four (4) parcels comprising approximately 10.64 acres in area located in the vicinity of 2400 Gannett Avenue.

56. On approval of amendments to the U.S. Department of Housing and Urban Development (HUD) Home Investment Partnerships Program as authorized under the American Rescue Plan Act (HOME-ARP) Allocation Plan **and to continue to the October 19, 2026 Council meeting.**

57. On the proposed 3rd Amendment to the Urban Renewal Plan for the Drake Urban Renewal Area.

58. On the intent to commence a public improvement project to construct the East Army Post Road and Three Lakes Parkway Roundabout project and to authorize acquisition of the necessary property interests, including agricultural land.

59. On the proposition to authorize a lease agreement with Ziegler Inc. for the five-month lease of equipment for emergency snow and ice control operations, at a combined monthly amount of $54,600 plus hourly rates for any overtime equipment use.

60. On 2026 Sewer Repair Contract 2: 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), $739,690.

    60A. Approval of contract and bond on 2026 Sewer Repair Contract 2.

***** END OF HEARINGS AT _____PM*****

ORDINANCES FIRST CONSIDERATION

61. Amending Chapter 2 of the Des Moines Municipal Code relating to the Greater Des Moines Sister Cities Commission.

COMMUNICATIONS/REPORTS

62. Requests to speak as follows:
    (A) George McCloskey
    (B) Spencer Burton

MOTION TO ADJOURN

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