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

Monday, November 2, 2026
5:00 PM

CLOSED SESSION - 4:45 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 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.

I-C CLOSED SESSION

I-D Terminate closed session and reconvene in open session.

I-E Motion to adjourn.

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 38:

*** 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)	NEIGHBORHOOD GAS AND GROCERY	1443 2ND AVE	Class E Liquor

RENEWAL APPLICATIONS

(B)	ALDI INC #03	3940 E 14TH ST	Class B Retail
(C)	ALDI INC #29	5512 SE 14TH ST	Class B Retail
(D)	ALDI INC #38	2543 E UNIVERSITY AVE	Class B Retail

(E)	AMERICAN LEGION HISPANIC	1511 SOUTH UNION ST	Special Class C
(F)	CASEYS GENERAL STORE #2892	6120 DOUGLAS AVE	Class B Retail
(G)	CENTRO RESTAURANT	1003 - 1007 LOCUST ST	Class C Liquor
(H)	CHA CHAS HILAND BAKERY	3615 6TH AVE	Class C Liquor
(I)	CHIPOTLE MEXICAN GRILL	3737 MERLE HAY RD #100	Class C Liquor
(J)	DES MOINES ATHLETIC CLUB	604 LOCUST ST #105	Class C Liquor
(K)	DONNAS	2804 SW 9TH ST	Class C Liquor
(L)	EL BUEN SABOR LATINO	1130 E 9TH ST	Class C Liquor
(M)	EL PARRANDERO	6401 SE 14TH ST	Class C Liquor
(N)	FRATERNAL ORDER OF EAGLES	6567 BLOOMFIELD RD	Class C Liquor
(O)	GIT N GO STORE #19	890 COUNTY LINE RD	Class B Retail
(P)	GIT N GO STORE #3	100 WATROUS AVE	Class B Retail
(Q)	GIT N GO STORE #6	5736 FRANKLIN AVE	Class B Retail
(R)	GOLDEN FAMILY MARKET	4109 SE 14TH ST	Class B Retail
(S)	HESSEN HAUS	101 4TH ST	Class C Liquor
(T)	HOME2 SUITES	2650 UNIVERSITY AVE	Class C Liquor
(U)	HOQ RESTAURANT	303 E 5TH ST	Class C Liquor
(V)	JEANNIES BOTTLE	3839 MERLE HAY RD #108	Class C Liquor
(W)	KWIK STAR #1053	4105 HUBBELL AVE	Class B Retail
(X)	QUIK TRIP #500	3700 HUBBELL AVE	Class E Liquor
(Y)	QUIK TRIP #534	2945 E UNIVERSITY AVE	Class E Liquor
(Z)	QUIK TRIP #554	901 SW 63RD ST	Class E Liquor
(AA)	QUIK TRIP #559	4021 FLEUR DR	Class E Liquor
(BB)	TINAS RABBIT HOLE	2102 INDIANOLA AVE	Class C Liquor

SPECIAL EVENTS APPLICATIONS

(CC)	APRES BAR CO	110 E COURT AVE #400	5 days

CLASS C LIQUOR LICENSE FOR 100 YEAR ANNIVERSARY EVENT ON NOVEMBER 12, 2026.

(DD)	APRES BAR CO	100 LOCUST ST	5 days

CLASS C LIQUOR LICENSE FOR A PRIVATE EVENT ON NOVEMBER 14, 2026.

(EE)	APRES BAR CO	100 LOCUST ST	5 days

CLASS C LIQUOR LICENSE FOR A PRIVATE EVENT ON NOVEMBER 21, 2026.

(FF)	APRES BAR CO	519 PARK ST	5 days

CLASS C LIQUOR LICENSE FOR CANDLELIGHT CONCERT ON NOVEMBER 20 - 21, 2026.

(GG)	LUCKY WIFE WINE SLUSHIES	2251 GEORGE FLAGG PKWY	5 days

SPECIAL CLASS C LIQUOR LICENSE (BEER/WINE) FOR TINSELTOWN ON NOVEMBER 21, 2026.

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

NEW APPLICATIONS

(A)	NEIGHBORHOOD GAS AND GROCERY LLC	1443 2ND AVE
(B)	RIVERBEND GROCERY	1413 6TH AVE

6. City Clerk to approve Device Retail Permit for Super Quick at 303 SE 30th Street.

PUBLIC IMPROVEMENTS

7. Ordering construction of the following:

   7A. 2027 Pedestrian Crossing Improvements - Receiving bids, (11-24-26), and Setting date of hearing, (12-21-26). (Construction Estimate - $700,000).

   7B. ML King Jr Parkway Lane Modifications from I-235 to Hickman Road - Receiving bids, (11-24-26), and Setting date of hearing, (12-21-26). (Construction Estimate - $2,950,000).

8. Approving and authorizing execution of the Iowa Department of Transportation (IDOT) Preconstruction Agreement for the SE 14th Street (US 69) and Maury Street Intersection Improvements Project.

9. Approving the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) grant agreement and authorizing negotiation and execution of subrecipient agreement with Iowa Confluence Water Trails for ICON water trail improvements at Prospect Park.

10. Accepting grant award of $250,000 from the National Park Service Land and Water Conservation Fund for Martin Luther King, Jr. Park Improvements Project and approving grant agreement.

11. Approving Professional Services Agreements related to the On-Call Traffic Impact Study (TIS) Services with the following:

    11A. Bolton & Menk, Inc., not to exceed $150,000.

    11B. HDR Engineering, Inc., not to exceed $150,000.

    11C. JEO Consulting Group, Inc., not to exceed $150,000.

12. Approving Supplemental Agreement No. 2 to the Professional Services Agreement with Veenstra & Kimm, Inc. for additional professional services for Market District Stormwater Improvements, not to exceed $99,300.

13. Approving Supplemental Agreement No. 2 to the Professional Services Agreement with Ace Pipe Cleaning, Inc. for professional services for the 2025 Sanitary and Storm Sewer Televising Inspection and Analysis Program – Contract 1, not to exceed $236,128.

14. Approving acceptance of a proposal from MidAmerican Energy Company to relocate overhead electrical utilities underground for the Southeast Connector Project from SE 30th Street to U.S. Highway 65, estimated cost $353,932.52.

15. Accepting completed construction of public improvement project Central Place Levee Trail Phase 1.

SPECIAL ASSESSMENTS

16. Levying assessments for fees, fines, penalties, costs and interest imposed in the enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2026-11.

LAND/PROPERTY TRANSACTIONS

17. Authorization to proceed with acquisition of the necessary property interests for the 13th Street rehabilitation from Chautauqua Parkway to Clark Street Project.

18. Dedicating Three Lakes Parkway right-of-way for the E. Army Post Road and Three Lakes Parkway Roundabout Project.

SETTING DATE OF HEARINGS

19. On request from Timbercrest Homes, LLC (John Larson, Officer) for a 2nd Amendment to the “Three Lakes Estates Phase II” PUD Conceptual Plan for property located in the vicinity of 6480 Sweetwater Drive to reconfigure 16 lots, along the future southeasterly side of Sweetwater Drive, for single-family dwelling units instead of single family semi-detached dwelling units and to modify allowed building designs, (11-23-26).

20. Approving competitive process, Including setting date of hearing on approval of the sale and redevelopment of land owned by the City of Des Moines, for a ground lease and redevelopment of land owned by the City of Des Moines, and the development of land owned by the Developer and for the approval of a development agreement in the Metro Center Urban Renewal Project Area as proposed by the Developer, (12-7-26).

LEGAL DEPARTMENT - CLAIM SETTLEMENTS & BILLINGS

21. Approving payment to Crescenciano Roman Mendoza for the total loss of his vehicle.

22. Approving payment to Sullivan Auto Body on behalf of Rodney Vangenderen for vehicle damage related to an auto accident.

23. Approving payment to Alex Miranda for a property damage claim.

24. Approving payment to Chad Hedlund for a workers' compensation and global settlement.

25. Approving payment to Mallary Vilaysack.

26. Approval of retention of outside counsel and ratifying the retention agreement.

APPROVING I

27. Subordination agreement to subordinate $400,000 HOME Investment Partnership (HOME) Program funded mortgage to primary lender at Alley Landing.

28. Neighborhood Finance Corporation (NFC) lending areas.

29. Final terms of an urban renewal development agreement with 900 Vine LLC for the construction of a five-story mixed-use building, consisting of approximately 7,000 sq. ft. of commercial space and 160 residential units at 900 Vine Street.

30. Final terms of an urban renewal development agreement with SEDU, LLC for the renovation of three historic buildings and the construction of three new residential buildings comprising of 121 residential units and 5,700 sq. ft. of commercial space next to the Drake University Campus.

31. Support of an application for financial assistance to the Iowa Economic Development Authority (IEDA) under the Business Investment for Growth (BIG) program for Siegwerk USA Inc.

32. Amendment to the 28E Agreement with Polk County to market, convey, and assist in selecting a developer for the development of a Polk County owned surface lot at 5th Avenue and Cherry Street.

33. Additional funds for purchase of auto body repair services for various City departments from GL Dodge City LLC (Stew Hansen Dodge City) pursuant to State of Iowa Contract #22044 and Short Form Agreement #K22-304, $209,000.

34. Items regarding $6,400,000 Taxable General Obligation Bonds, Series 2026B:

    34A. Appointing U.S. Bank Trust Company, National Association of St. Paul, Minnesota to serve as Paying Agent, Bond Registrar, And Transfer Agent, pursuant to the agreement relating to paying and registrar agency.

    34B. Authorizing and providing for the issuance of $6,400,000 Taxable General Obligation Bonds, Series 2026B, and levying a tax to pay said bonds, and approving the Continuing Disclosure Certificate.

35. Items regarding $55,775,000 General Obligation Bonds, Series 2026A:

    35A. Appointing U.S. Bank Trust Company, National Association of St. Paul, Minnesota to serve as Paying Agent, Bond Registrar, and Transfer Agent, pursuant to the agreement relating to paying and registrar agency.

    35B. Authorizing and providing for the issuance of $55,775,000 General Obligation Bonds, Series 2026A, and levying a tax to pay said bonds and approving of the Tax Exemption Certificate and Continuing Disclosure Certificate.

36. Amendments to the Schedule of Fees for the Rental Inspection Program in the Neighborhood Services Department.

37. Quarterly Treasurer's Report as of September 30, 2026

38. Authorizing Finance Director to draw checks on registers for the weeks of November 2, 9 and 16, 2026; to draw checks for the bills of the Des Moines Municipal Housing Agency for the weeks of November 2, 9 and 16, 2026; to draw checks for biweekly payroll due November 13, 2026.

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

HEARINGS (OPEN AT 5:00 PM) (ITEMS 39 THRU 43)

39. On request from Mereya Jimenez and Alejandro Leanos Ceballos (Owners) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Business Park to Neighborhood Mixed Use and to rezone 1850 Easton Boulevard from "EX" Business Park District to Limited "RX1" Mixed-Use District to allow re-use of the existing building for a residential and/or limited retail use.

    39A. First consideration of ordinance rezoning property at 1850 Easton Boulevard.

    39B. Final consideration of ordinance rezoning property at 1850 Easton Boulevard (waiver requested by the applicants), requires six votes.

40. On request from ABE Property Solutions, LLC (Abraham Sanchez, Officer) to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Business Park to Low-Medium Density Residential and to rezone 801 SE 27th Court from "EX" Mixed-Use District to Limited "N3c-2" Neighborhood District to allow renovation of an existing one-household structure, and the construction of three (3) two-household (duplex) structures.

    40A. First consideration of ordinance rezoning property at 801 SE 27th Court.

    40B. Final consideration of ordinance rezoning property at 801 SE 27th Court (waiver requested by the applicant), requires six votes.

41. On amendments to Chapter 134 of the Municipal Code to P district regulations, outdoor storage regulations, communication tower regulations, and other minor edits, and on amendments to Chapter 135 of the Municipal Code to building type regulations associated with the P district, the storefront and downtown storefront building types, the rowhouse building type regulations, house type regulations, bicycle and motor vehicle parking regulations, buffer regulations, trash enclosure regulations, fence and wall regulations, Type 1 design alternative language for outdoor storage and modifications to existing buildings, and application review timeframes.

    41A. First consideration of ordinance amending Chapter 134 of the Municipal Code.

        41A-1. Final consideration of ordinance amending Chapter 134 of the Municipal Code (waiver requested by Chris Johansen, Neighborhood Services Director), requires six votes.

41B. First consideration of ordinance amending Chapter 135 of the Municipal Code.

41B-1. Final consideration of ordinance amending Chapter 135 of the Municipal Code (waiver requested by Cody Christensen, Development Services Director), requires six votes.

42. On approval of the proposed 2027 Action Plan as part of the U.S. Department of Housing and Urban Development (HUD) 2025-2029 Consolidated Plan.

43. On conveyance of 401 Robert D. Ray for $1,000,000. (**Choose one option below**)

A. Approve conveyance to Heart of America Group.

OR

B. Direct the City Manager to negotiate an agreement for conveyance with Des Moines Metropolitan Center for the Arts.

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

ORDINANCES FIRST CONSIDERATION

44. Amending Chapter 10 of the Municipal Code regarding liquor license approvals.

44A. Final consideration of ordinance amending Chapter 10 of the Municipal Code regarding liquor license approvals (waiver requested by Cody Christensen, Development Services Director), requires six votes.

45. Amending Chapter 60 of the Municipal Code relating to rental property maintenance and inspection requirements.

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

A. Parking Modification – 12th Street between Walnut Street and Mulberry Street.
B. Parking Modification – 6th Avenue between Euclid Avenue and Clinton Avenue

47. Amending Chapter 114 of the Municipal Code regarding the issuance of Special Parking Permits.

48. Establishing Echo Valley TIF District No. 1 and repealing Ordinance No. 15,403.

48A. Final consideration of ordinance establishing Echo Valley TIF District No. 1 and repealing Ordinance No. 15,403 (waiver requested by Carrie Kruse, Economic Development Director) requires six votes.

APPROVING II

49. Consideration of Restore the Core DSM: Ground Floor Activation Grant Agreement with La Mie Bakery, Inc. for 319 7th Street, Unit 101. (**Choose one option below**)

    A. Approve a maximum reimbursement amount of $100,000.

    OR

    B. Approve a maximum reimbursement amount of $200,000.

COMMUNICATIONS/REPORTS

50. Requests to speak as follows:
    A. Carolyn Uhlenhake-Walker
    B. Jeana Goldman
    C. Laird Archer

Motion to adjourn.

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