



ANKENY CITY COUNCIL

Regular Meeting
Monday, January 6, 2025
5:30 PM

Ankeny Kirkendall Public Library - City Council Chambers
1250 SW District Drive, Ankeny, Iowa

Bobbi Bentz, Mayor

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

All City Council meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing. To request information in an alternative format or request an accommodation to participate in a City Council meeting, contact the Office of the City Clerk at 965-6405.

Anyone seeking assistance in communicating with the City should contact Relay Iowa at 1-800-735-2942 (TDY), or 1-800-735-2943 (Voice).

ELECTRONIC MEETING INFORMATION

<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtmVHNxcWZFak9PdZ09>

Meeting ID: 973 1299 2966

Passcode: 1234

Dial in: +1 312 626 6799; Meeting ID: 973 1299 2966; Passcode: 1234

PROCEDURAL ACTIONS:

Call to Order: Bobbi Bentz, Mayor

Roll Call: Michelle Yuska, City Clerk

Pledge of Allegiance: Bobbi Bentz, Mayor

CEREMONY:

1. Mayor's Proclamation - Slavery and Human Trafficking Prevention Month

A. PUBLIC FORUM:

1. Special Presentation: South Ankeny Boulevard Revitalization Plan Update by Chris Shires, Vice President, Confluence

B. APPROVAL OF AGENDA:

1. Approval of the January 6, 2025 Agenda

Consider motion to approve and accept the January 6, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. 2025-01 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa by rezoning certain property owned by Denny Elwell Family LC from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District.

Consider Motion to close Public Hearing 2025-01.

Consider motion to accept first consideration of ORDINANCE 2190.

D. REPORTS OF ADVISORY BOARDS AND COMMISSION:

E. APPROVAL OF CONSENT AGENDA:

• **MINUTES**

CA - 1. Approval of official council actions of the regular meeting of December 16, 2024, as published, subject to correction, as recommended by the City Clerk.

CA - 2. Receive and file minutes of the Zoning Board of Adjustment meeting of November 5, 2024.

• **LICENSES AND PERMITS**

CA - 3. Consider motion to approve the issuance of liquor licenses and beer/wine permits in the City of Ankeny.

• **FINANCE/BUDGET**

CA - 4. Consider motion to approve Change Order #5 decreasing the contract amount by \$196,371.57 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.

CA - 5. Consider motion to approve Change Order #2 increasing the contract amount by \$4,290.00 with HPC, LLC for construction services associated with Fire Station No. 4.

CA - 6. Consider motion to approve Change Order #1 increasing the contract amount by \$13,550.76 to Mainline Construction for construction services on the High Trestle Trail Experience Park - Phase 1 project.

CA - 7. Consider a motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$69,053.00 with HR Green, Inc. for potholing and Right-of-Way services for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

CA - 8. Consider a motion to approve Supplemental Agreement No. 1 to the Professional Services Agreement increasing the contract amount by \$80,350.00 with Snyder & Associates, Inc. for final design engineering, permitting, public information meeting, and

bid assistance for the Sawgrass Park Dam Improvements project.

- CA - 9.** Consider motion to approve Payment #13 in the amount of \$812,482.10 to Absolute Concrete Construction, Inc. for construction services on the Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements project.
- CA - 10.** Consider motion to approve Payment #19 in the amount of \$942.50 to Civil Design Advantage for engineering services on the NW 36th Street and NW Weigel Drive HMA Resurfacing project.
- CA - 11.** Consider motion to approve Payment #16 in the amount of \$713,958.12 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.
- CA - 12.** Consider motion to approve Payment #2 in the amount of \$154,192.60 to Granite Excavating, LLC, for construction services on the NE 36th Street & NE 38th Street Water Main Loop project.
- CA - 13.** Consider motion to approve Payment #23 in the amount of \$12,447.54 to HR Green Inc. for engineering services on the Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements project.
- CA - 14.** Consider motion to approve Payment #3 in the amount of \$14,809.55 to Mainline Construction for construction services on the High Trestle Trail Experience Park - Phase 1 project.
- CA - 15.** Consider motion to approve Payment #9 in the amount of \$10,212.40 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.
- CA - 16.** Consider motion to approve Payment #10 in the amount of \$9,983.93 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 17.** Consider motion to approve Payment #22 in the amount of \$8,934.60 to RDG Planning & Design, Inc. for engineering services on the Fourmile Creek and Tributary to Fourmile Creek Restoration project.
- CA - 18.** Consider motion to approve Payment #42 in the amount of \$11,140.25 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.
- CA - 19.** Consider motion to approve Payment #41 in the amount of \$14,924.80 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.
- CA - 20.** Consider motion to approve Payment #19 in the amount of \$37,404.25 to Snyder & Associates Inc., for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St project.
- CA - 21.** Consider motion to approve the January 6, 2025 Accounts Payable.
- CA - 22.** Consider motion to adopt **RESOLUTION** naming authorized bank signers for the City of Ankeny.

- CA - 23.** Consider a motion to adopt **RESOLUTION** authorizing the purchase of fiber optic cable for Fiber Optic Network Upgrade.
- CA - 24.** Consider motion to receive and file the City of Ankeny Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2024.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 25.** Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a portion of a Public Ingress/Egress Easement, located on Lot 1; Lot 2 EX Parcel 2018-40 BK 16951 PG 86 Credit Union Plaza (date of hrg: 1/21/25 @ 5:30 p.m.)
- CA - 26.** Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on Lot 1 Credit Union Plaza; and associated with the development of the Veridian Credit Union Site Plan at 1201 S Ankeny Boulevard.
- CA - 27.** Consider motion to grant preliminary approval of the First Street Commons Plat 3 Final Plat; and authorize cost participation for the extension of 16-inch water main in an amount estimated to be \$8,075.00.

- **ENGINEERING ITEMS**

- CA - 28.** Consider motion to approve Amendment No. 4 to the Professional Services Agreement increasing the contract amount by \$0.00 with Snyder and Associates for construction services on the High Trestle Trail Transmission and Drainage Improvements - Contract 2, HMA Trail Improvements project.
- CA - 29.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for storm sewer for the E 1st St and SE Fourmile Dr Traffic Signal and Turn Lane Widening associated with The Crossings at Deer Creek Plat 15.
- CA - 30.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for traffic signals at the E 1st St and SE Fourmile Dr Traffic Signal and Turn Lane Widening associated with The Crossings at Deer Creek Plat 15.
- CA - 31.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for paving at the E 1st St and SE Fourmile Dr Traffic Signal and Turn Lane Widening associated with The Crossings at Deer Creek Plat 15.
- CA - 32.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for subgrade for the E 1st St and SE Fourmile Dr Traffic Signal and Turn Lane Widening associated with The Crossings at Deer Creek Plat 15.

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 33. NW 36th Street and NW Weigel Drive HMA Resurfacing:** Consider motion to approve: a) Final Change Order #3 decreasing the contract amount by \$76,416.72; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with InRoads, LLC in the amount of \$1,615,225.28; and d) Final Payment #6 in the amount of \$9,259.65; Retainage Payment in the amount of \$80,761.26.
- CA - 34. NE 62nd St. Box Culvert Construction:** Consider motion to approve: a) Final Change Order #1 increasing the contract amount by \$748.48; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Gus Construction in the amount

of \$466,268.05; and d) Final Payment #4 in the amount of \$43,356.99; Retainage Payment in the amount of \$23,313.40.

CA - 35. North Four Mile Creek Trunk Sewer - Phase 1: Consider motion to approve: a) Final Change Order #3 decreasing the contract amount by \$32,798.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with J&K Contracting in the amount of \$1,978,202.00; and d) Final Payment #9 in the amount of \$20,799.00; Retainage Payment in the amount of \$98,910.10.

CA - 36. Consider motion to adopt **RESOLUTION** ordering construction on the SW Des Moines Street Utility Improvements - SW Ordinance Road to SW Kenworthy Drive project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 1/28/25 @ 10:30 A.M. / date of hrg: 2/3/25 @ 5:30 P.M.)

CA - 37. Consider motion to adopt **RESOLUTION** ordering construction on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 1/28/25 @ 10:30 A.M. / date of hrg: 2/3/25 @ 5:30 P.M.)

- **ADMINISTRATIVE ITEMS**

CA - 38. Consider motion to adopt **RESOLUTION** approving the appointment of Michael Schrock as Interim City Manager.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-38

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-38.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. RECESS - BOBBI BENTZ, MAYOR

H. LEGISLATIVE BUSINESS:

- **BOARDS/COMMISSIONS APPOINTMENTS:**

39. Committees & Annual Mayoral appointments of council and staff to serve on various Boards committees and boards during 2025.

Consider motion to adopt RESOLUTION appointing council and staff to serve on various committees and boards for 2025.

Consider motion to adopt RESOLUTION amending appointments of a member and alternate member to the Polk County 911 Service Board.

Consider motion to adopt RESOLUTION appointing Ankeny's representatives to the Central Iowa Water Works Board and Committees.

Consider motion to adopt RESOLUTION appointing members and alternate members to the Polk County Emergency Management Commission.

- **APPROVAL OF ORDINANCES:**

40. Ord 2189 An Ordinance vacating an Ingress/Egress Easement associated with Siena Hills Plat 7, Lot 1.

Consider motion to accept second consideration of ORDINANCE 2189.

I. OLD BUSINESS:

J. NEW BUSINESS:

K. ADMINISTRATIVE BUSINESS:

• **REPORT OF THE CITY STAFF:**

City Manager
City Attorney

• **REPORT OF THE GOVERNING BODY:**

Mayor

City Council Members:
Council Member Perry
Council Member Ruddy
Council Member Shafer
Council Member Stearns

• **FUTURE COUNCIL AGENDA ITEMS:**

- Department Budget Presentations - 1/17/25 @ 8:30 a.m.
- Public Hearing - 2025 PCC Reconstruction Program - SE 8th Street - 1/21/25 @ 5:30 p.m.
- Public Hearing - Vacate ingress/egress easement - Credit Union Plaza - 1/21/25 @ 5:30 p.m.
- Public Hearing - SW Des Moines St Utility Improvements - SW Ordance Road to SW Kenworthy Drive - 2/3/25 @ 5:30 p.m.
- Public Hearing - NW Irvinedale Drive & NW 18th Street Intersection Improvements - 2/3/25 @ 5:30 p.m.

L. ADJOURNMENT

1. Request for Executive Session under Code Section 21.5.1 (j)

Consider motion to go into Executive Session, pursuant to the provisions of Iowa Code Section 21.5, subparagraph (j) “to discuss the purchase or sale of particular real estate only where the premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property”.

Following adjournment of the Executive Session, Council may take action on any matter discussed during the Executive Session.

2. Adjournment