

MINUTES OF THE ANKENY CITY COUNCIL

Tuesday, January 21, 2025 5:30 p.m.

Ankeny Kirkendall Library - City Council Chambers

Bobbi Bentz, Mayor

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

Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Jeff Perry, Joe Ruddy, and Kelly Stearns were in attendance. Council Member Todd Shafer joined the meeting electronically. City Manager David Jones and City Attorney Erin Clanton were also present. Mayor Bentz led in the Pledge of Allegiance.

PUBLIC FORUM

1. Craig Fraser, Ankeny Fire, spoke in support of the Fire Department.

APPROVAL OF AGENDA

1. Council Member Perry moved, Stearns seconded, to approve and accept the January 21, 2025 agenda without amendment. Ayes: 4.

PUBLIC HEARING

1. PH 2025-02. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2191 vacating a portion of a Public Ingress/Egress Easement, located on Lot 1; Lot 2 ex parcel 2081-40 BK 16951 PG 86 Credit Union Plaza. Notice of this hearing was published in the Des Moines Register on the 10th day of January, 2025.

Eric Jensen, Director of Community Development, reported that Veridian Credit Union has requested the vacation of 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 to facilitate future development of the site. All public purpose served by said easement is no longer necessary.

Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing no comments, Council Member Ruddy moved, Stearns seconded, to close public hearing 2025-02. Ayes: 4. Council Member Perry moved, Stearns seconded, to accept first consideration of ORDINANCE 2191. Ayes: Perry, Stearns, Ruddy, Shafer.

2. PH 2025-03. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 2025 PCC Reconstruction Program – SE 8th Street project. Notice of this hearing was published in the Des Moines Register on the 3rd day of January, 2025.

Mark Mueller, Public Works Director, reported that the project includes pavement reconstruction and minor utility improvements along SE 8th Street from just west of SE Sharon Drive to just west of SE Trilein Drive in the City of Ankeny.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing no comments, Council Member Ruddy moved, Stearns seconded, to close public hearing 2025-03. Ayes: 4. Council Member Stearns moved, Ruddy seconded, to adopt 1) **RESOLUTION 2025-019** adopting plans, specifications, form of contract, and estimate of cost \$1,005,770.00; 2) receive and file report of bids received January 14, 2025; 3) **RESOLUTION 2025-020**

making award of construction contract with Shekar Engineering, PLC in the amount of \$874,056.34; and 4) **RESOLUTION 2025-021** approving contract and bonds with Shekar Engineering, PLC in the amount of \$874,056.34. Ayes: Stearns, Ruddy, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of January 6, 2025, as published.

Licenses and Permits

2. Issuance of Device Retailer Permit.
3. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

4. Receive and file Financial Reports for December 2024.
5. Receive and file Building Permit Report for December 2024.
6. Receive and file the Utility Billing Report for December 2024.
7. Change Order #2 increasing the contract amount by \$11,900.00 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Drive - Elevated Water Storage Tank Project.
8. Amendment No. 3 to the Professional Services Agreement increasing the contract amount by \$10,000.00 with Foth Infrastructure and Environment, LLC for additional construction services on the North Four Mile Trunk Sewer - Phase 1 project.
9. Payment #3 in the amount of \$27,646.00 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr - NW 9th St & NW Ash Dr Intersection Improvements project.
10. Payment #5 in the amount of \$1,768,701.59 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.
11. Payment #10 in the amount of \$3,818.50 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Conceptual Design project.
12. Payment #3 in the amount of \$21,733.95 to Confluence, Inc. for professional services associated with the Ankeny Boulevard Corridor plan project.
13. Payment #25 in the amount of \$22,175.45 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
14. Payment #5 in the amount of \$9,806.23 to Heartland Underground Solutions (Kline Electric, Inc.), for construction services on the SE Corporate Woods Dr & SE Crosswinds Dr Traffic Signal Project.
15. Payment #9 in the amount of \$274,656.40 to HPC, LLC for construction services work associated with the Ankeny Fire Station No. 4 project.
16. Payment #7 in the amount of \$27,779.06 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
17. Payment #17 in the amount of \$2,808.75 to ISG (I&S Group) for design and construction work on the High Trestle Trail Park Phase 1 project.
18. Payment #4 in the amount of \$7,059.50 to JEO Consulting Group, Inc., for engineering services on the SW Magazine Road and SW Cherry Street Concept Study project.
19. Payment #15 in the amount of \$4,010.00 to JEO Consulting Group, Inc., for engineering services on the Transportation Master Plan project.
20. Payment #14 in the amount of \$5,046.51 to Kirkham Michael & Associates, for engineering services on the NE 62nd St Box Culvert Design project.
21. Payment #10 in the amount of \$4,781.50 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.

22. Payment #21 in the amount of \$8,854.39 to SVPA Architects Inc. for design and construction administration services associated with the Ankeny Fire Station No. 4 project.
23. January 21, 2025 Accounts Payable by fund: General \$371,242.28; Hotel Motel Tax \$50,962.03; Road Use Tax \$22,425.59; Police/Fire Pension \$927.54; Library \$428.01; Solid Waste \$109,677.26; Water \$104,302.01; Sewer \$689,437.24; Storm Water \$11,845.53; Golf Course \$10,279.99; Enterprise Project \$2,014,270.54; Revolving \$44,914.39; Risk Management \$48,049.00; Health Insurance \$1,438.74; Capital Projects \$444,570.60; Payroll Totals \$1,509,908.78; Transfers/ACH (\$220,600.30); Agenda Payments Approved Separately (\$2,389,047.49); Grand Total \$2,825,031.74.
24. Security and Fire Alarm contract with A Tech Security.
25. Sprinkler and Backflow Protection Systems contract with Ahern Fire Protection.
26. **RESOLUTION 2025-022** authorizing the purchase of combination signal / lighting poles for NW Irvinedale Drive & NW 18th Street Reconstruction.
27. **RESOLUTION 2025-023** authorizing the purchase of a replacement ladder truck for the Fire Department.

Engineering

28. **RESOLUTION 2025-024** accepting a purchase agreement and approving documents for the acquisition of permanent sidewalk easement for the SW Des Moines Street Utility Improvements - SW Ordinance Rd to SW Kenworthy Dr project in Ankeny, Iowa. (601 SW Des Moines Street - Holy Trinity Lutheran Church, a corporation)
29. **RESOLUTION 2025-025** accepting a purchase agreement and approving documents for the acquisition of permanent sidewalk easement for the SW Des Moines Street Utility Improvements - SW Ordinance Rd to SW Kenworthy Dr project in Ankeny, Iowa. (501 SW Des Moines Street - Steven & Melissa Bjurstrom)
30. **RESOLUTION 2025-026** accepting a purchase agreement and approving documents for the acquisition of permanent sidewalk easement for the SW Des Moines Street Utility Improvements - SW Ordinance Rd to SW Kenworthy Dr project in Ankeny, Iowa. (517 SW Des Moines Street - Holy Trinity Lutheran Church, a corporation)
31. **RESOLUTION 2025-027** accepting a purchase agreement and approving documents for the acquisition of permanent sidewalk easement for the SW Des Moines Street Utility Improvements - SW Ordinance Rd to SW Kenworthy Dr project in Ankeny, Iowa. (531 SW Des Moines Street - Holy Trinity Lutheran Church, a corporation)
32. **RESOLUTION 2025-028** accepting a purchase agreement and approving documents for the acquisition of permanent sidewalk easement for the SW Des Moines Street Utility Improvements - SW Ordinance Rd to SW Kenworthy Dr project in Ankeny, Iowa. (605 SW Des Moines Street - Alexander H. Wade)
33. **RESOLUTION 2025-029** accepting a purchase agreement and approving documents for the acquisition of permanent sidewalk easement for the SW Des Moines Street Utility Improvements - SW Ordinance Rd to SW Kenworthy Dr project in Ankeny, Iowa. (609 SW Des Moines Street - Jesus Manuel Fierro Chavarria & Blanca Leyva)
34. **RESOLUTION 2025-030** accepting public improvements for utilities in The Village at The Grove Plat 1.

Capital Improvement Projects

35. **North Four Mile Creek Trunk Sewer - Phase 2:** a) Final Change Order #2 increasing the contract amount by \$3,602.25; b) Certificate of Completion; c) **RESOLUTION 2025-031** accepting the public improvements with Rognes Corporation in the amount of \$2,151,917.25; and d) Final Payment #5 in the amount of \$92,573.80; Retainage Payment in the amount of \$107,595.86.

36. **RESOLUTION 2025-032** ordering construction on the SW Walnut Street and SW Ordinance Road Water Main project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 2/11/25 @ 10:30 A.M. / date of hrg: 2/17/25 @ 5:30 P.M.)

Administrative Items

37. **RESOLUTION 2025-033** setting dates of a consultation and public hearing on a proposed amendment No. 4 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 2/17/25 @ 5:30 p.m.)
38. **RESOLUTION 2025-034** setting dates of a consultation and a public hearing on proposed Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 2/17/25 @ 5:30 p.m.)
39. **RESOLUTION 2025-035** setting dates of a consultation and a public hearing on proposed Amendment No. 14 to the 1989 Ankeny Economic Development Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 2/17/25 @ 5:30 p.m.)
40. Receive and file notice of project letting from Iowa Department of Transportation, for project MPIN-035-1(718)87-0N-77.

APPROVAL OF CONSENT AGENDA

1. Council Member Stearns moved, second by Perry, to approve the recommendations for Consent Agenda Items CA-1 through CA-40. Ayes: Stearns, Perry, Ruddy, Shafer.

LEGISLATIVE BUSINESS

Approval of Ordinances

41. **Ord 2189.** An Ordinance vacating an Ingress/Egress Easement associated with Siena Hills Plat 7, Lot 1. Council Member Stearns moved, Perry seconded, to accept third consideration of ORDINANCE 2189, sending it on its final passage and publication as required by law. Ayes: Stearns, Perry, Ruddy, Shafer. Council Member Stearns moved, Ruddy seconded, to adopt **RESOLUTION 2025-036** authorizing the sale of real estate vacated by the City of Ankeny to Hubbell Realty Company. Ayes: Stearns, Ruddy, Perry, Shafer.
42. **Ord 2190.** An Ordinance amending 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. Council Member Ruddy moved, Perry seconded, to accept second consideration of ORDINANCE 2190. Ayes: Ruddy, Perry, Shafer, Stearns.

NEW BUSINESS

1. Proposed Ankeny North Four Mile Creek Sanitary Sewer Study -Professional Services Agreement with JEO Consulting Group, Inc. Council Member Stearns moved, Perry seconded, to approve the Professional Services Agreement with JEO Consulting Group, Inc., for the Ankeny North Four Mile Creek Sanitary Sewer Study in an amount not to exceed \$65,700.00 and the Mayor to execute said agreement. Ayes: Stearns, Perry, Ruddy, Shafer.
2. Council Vacancy Appointment - Council Member Ruddy moved, Stearns seconded, to adopt **RESOLUTION 2025-037** appointing Dustin Graber as Council Member to fill a vacant unexpired term. Ayes: Ruddy, Stearns, Perry, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:16 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 1/31/25.