



ANKENY CITY COUNCIL

Regular Meeting
Monday, February 17, 2025
5:30 PM

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

Bobbi Bentz, Mayor

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

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ELECTRONIC MEETING INFORMATION

<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtNVHNxcWZFak9PdZ09>

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:

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the February 17, 2025 Agenda

Consider motion to approve and accept the February 17, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-06 Proposed Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan

Consider motion to close Public Hearing 2025-06.

Consider motion to receive and file the report from the consultation meeting held on January 28, 2025.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan.

Consider motion to accept first consideration of ORDINANCE 2192, an Ordinance amending Ordinance No. 1682 providing that general property taxes levied and collected each year on all taxable property located within the amended Northeast Ankeny Urban Renewal Area, in City of Ankeny, County of Polk, State of Iowa, by and for the benefit of the State of Iowa, City of Ankeny, County of Polk, Ankeny Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Northeast Ankeny Urban Renewal Area (Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan).

2. PH 2025-07 Proposed Amendment No. 4 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan

Consider motion to close Public Hearing 2025-07.

Consider motion to receive and file the report from the consultation meeting held on January 28, 2025.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 4 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan.

3. PH 2025-08 Proposed Amendment No. 14 to the 1989 Ankeny Economic Development Urban Renewal Plan

Consider motion to close Public Hearing 2025-08.

Consider motion to receive and file the report from the consultation meeting held on January 28, 2025.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 14 to the 1989 Ankeny Economic Development Urban Renewal Plan.

4. PH 2025-09 Proposed SW Walnut Street and SW Ordinance Road Water Main

Consider motion to close Public Hearing 2025-09.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost \$1,145,200.00; 2) receive and file report of bids received February 11, 2025; 3) RESOLUTION making award of construction contract with On Track Construction, LLC in the amount of \$1,144,144.00; and 4) RESOLUTION approving contract and bonds with On Track Construction, LLC in the amount of \$1,144,144.00.

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 February 3, 2025 as published, subject to correction, as recommended by the City Clerk.

CA - 2. Receive and file minutes of the Plan and Zoning Commission meeting of January 22, 2025.

CA - 3. Receive and file minutes of the Zoning Board of Adjustment meeting of December 17, 2024.

• **LICENSES AND PERMITS**

CA - 4. Consider motion to approve the issuance of liquor licenses and beer/wine permits in the City of Ankeny.

• **FINANCE/BUDGET**

CA - 5. Consider motion to receive and file Financial Reports for January 2025.

CA - 6. Consider motion to receive and file Building Permit Report for January 2025.

CA - 7. Consider motion to receive and file the Utility Billing Report for January 2025.

CA - 8. Consider motion to approve Change Order #1 increasing the contract amount \$325.61 to Eick & Day Construction for construction services on the Otter Creek Clubhouse Renovations project.

CA - 9. Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by \$22,500.00 with Foth Infrastructure and Environment, LLC for additional construction services on the North Four Mile Trunk Sewer - Phase 2 project.

CA - 10. Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by \$313,415.00 with HR Green, Inc. for final design, utility coordination, and construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

CA - 11. Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$236,000.00 with McClure for construction services on the SW Des Moines Street Utility Improvements - SW Kenworthy Dr to SW Ordinance Rd project.

- CA - 12.** Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by \$28,000.00 with Strand Associates, Inc. for additional construction services on the NE 36th Street and NE 38th Street Water Main Loop project.
- CA - 13.** Consider motion to approve Payment #2 in the amount of \$11,583.45 to Alpha Landscapes, LLC, for construction services on the 2024 City-Wide Permanent Surface Restoration project.
- CA - 14.** Consider motion to approve Payment #4 in the amount of \$21,547.50 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr - NW 9th St & NW Ash Dr Intersection Improvements project.
- CA - 15.** Consider motion to approve Payment #6 in the amount of \$746,512.04 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.
- CA - 16.** Consider motion to approve Payment #11 in the amount of \$9,662.58 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Conceptual Design project.
- CA - 17.** Consider motion to approve Payment #2 in the amount of \$64,281.90 to Eick & Day Construction for construction services on the Otter Creek Clubhouse Renovations project.
- CA - 18.** Consider motion to approve Payment #7 in the amount of \$62,112.50 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.
- CA - 19.** Consider motion to approve Payment #26 in the amount of \$21,030.85 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 20.** Consider motion to approve Payment #6 in the amount of \$6,374.50 to Heartland Underground Solutions (Kline Electric, Inc.) for construction of the SE Corporate Woods Drive & SW Crosswinds Drive Traffic Signal.
- CA - 21.** Consider motion to approve Payment #5 in the amount of \$3,832.50 to JEO Consulting Group, Inc., for engineering services on the SW Magazine Road & SW Cherry Street Concept Study.
- CA - 22.** Consider motion to approve Payment #16 in the amount of \$2,231.50 to JEO Consulting Group, Inc. for engineering services on the Transportation Master Plan.
- CA - 23.** Consider motion to approve Payment #22 in the amount of \$4,417.30 to SVPA Architects Inc. for design and construction administration services associated with the Ankeny Fire Station No. 4 project.
- CA - 24.** Consider motion to approve the February 17, 2025 Accounts Payable.
- CA - 25.** Consider motion to adopt **RESOLUTION** authorizing the purchase of traffic signal vehicle detection systems for SE Oralabor Road Traffic Signal Upgrades.
- CA - 26.** Consider motion to adopt **RESOLUTION** authorizing the purchase of lighting fixtures for Uptown Lighting Fixture Upgrades.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 27.** Consider motion to adopt **RESOLUTION** accepting the final plat, letter of credit for erosion control, performance and maintenance bonds for public improvements, platted easements, warranty deed for streets, parkland dedication agreement, and sewer connection fee, for Canyon Landing Plat 5.
- CA - 28.** Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for the construction of water main, sanitary sewer and storm sewer in Canyon Landing Plat 5.
- CA - 29.** Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for construction of street paving in Canyon Landing Plat 5.
- CA - 30.** Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for construction of subgrade in Canyon Landing Plat 5.
- CA - 31.** Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, and a Public Ingress and Egress Easement, located at 2295 SW State Street, and associated with the development of Lot 4, Park Sight Office Park at Prairie Trail Plat 4.
- CA - 32.** Consider motion to adopt **RESOLUTION** authorizing the mayor to sign a development agreement between the City of Ankeny, Iowa and DRA Properties, LC regarding traffic improvement items identified in the November 14, 2024 Traffic Study associated with the development of Lot 4, Park Sight Office Park at Prairie Trail Plat 4.
- CA - 33.** Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located at 825 NW 36th Street, and associated with the development of Lot 1, Prairie Ridge Church Plat 1.
- CA - 34.** Consider motion to adopt **RESOLUTION** authorizing the mayor to sign a development agreement between the City of Ankeny, Iowa and Prairie Ridge Church, Iowa, regarding traffic improvement items identified in the November 5, 2024 Traffic Study associated with the development of Lot 1, Prairie Ridge Church Plat 1.
- CA - 35.** Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed for additional SE 90th Street right of way, subdivision bonds for seeding and erosion control, and platted and offsite easements for I-80 Commerce Center Plat 1 Final Plat.
- CA - 36.** Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of water main, sanitary sewer, and storm sewer in the I-80 Commerce Center Plat 1.
- CA - 37.** Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Utility & Drainage Easement located on Outlot X, Haws Plat 1 (date of hrg: 3/3/25 @ 5:30 p.m.)
- CA - 38.** Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate an Easement to Construct & Maintain Ditch & Dike located on Lot 1 and Lot A, Haws Plat 1 (date of hrg: 3/3/25 @ 5:30 p.m.)
- CA - 39.** Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Sloping & Grading Easement located on Lot 1, Haws Plat 1 (date of hrg: 3/3/25 @ 5:30 p.m.)

- CA - 40.** Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Sanitary Sewer Easement located on Lot 1 and Outlot X, Haws Plat 1 (date of hrg: 3/3/25 @ 5:30 p.m.)

• **ENGINEERING ITEMS**

- CA - 41.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for water main and sanitary sewer in Ankeny Regional Airport North Property Line Box Hangars.
- CA - 42.** Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way, permanent beautification easement, and temporary construction easement for the N Ankeny Boulevard - 1st Street to 11th Street Improvements project in Ankeny, Iowa. (Hurd Nevada, LLC)
- CA - 43.** Consider motion to adopt a **RESOLUTION** authorizing the execution of a Federal-aid Agreement for a Surface Transportation Block Grant (STBG) Program funding between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny, Iowa, for the sharing of project costs for the proposed West 1st Street Widening and Improvements - Phase 2 project.
- CA - 44.** Consider motion to adopt a **RESOLUTION** authorizing the execution of an Iowa Department of Transportation (Iowa DOT) Agreement for Traffic Safety Improvement Program (TSIP) Funding between the Iowa DOT and the City of Ankeny, Iowa, for the sharing of project costs for the proposed West 1st Street Widening and Improvements - Phase 2 project.
- CA - 45.** Consider motion to adopt **RESOLUTION** accepting public improvements for utilities in VIntage Business Park at Prairie Trail Plat 10.
- CA - 46.** Consider motion to adopt **RESOLUTION** accepting public improvements for utilities in Heritage Commercial at Prairie Trail Plat 1.
- CA - 47.** Consider motion to adopt **RESOLUTION** accepting public improvements for paving in Heritage Commercial at Prairie Trail Plat 1.
- CA - 48.** Consider motion to adopt **RESOLUTION** accepting public improvements for subgrade prep in Heritage Commercial at Prairie Trail Plat 1.
- CA - 49.** Consider motion to adopt **RESOLUTION** authorizing the Certificate of Termination of Development Agreement with Deer Creek Estates LLC.

• **CAPITAL IMPROVEMENT PROJECTS**

- CA - 50. NE 36th Street and NE 38th Street Water Main Loop Project:** Consider motion to approve: a) Final Change Order #1 decreasing the contract amount by \$51,517.50; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Granite Excavating, LLC in the amount of \$1,180,184.50; and d) Final Payment #3 in the amount of \$196,504.18; Retainage Payment in the amount of \$59,009.22.
- CA - 51.** Consider motion to approve the Professional Services Agreement with AECOM Technical Services, Inc. for the traffic and concept study for the Interstate 35 and NE 36th Street Interchange Improvements in an amount not to exceed \$168,700.00.
- CA - 52.** Consider motion to adopt **RESOLUTION** ordering construction on the 2025 PCC Pavement Preservation Program - Crack and Joint Filling project and fixing a date for

hearing thereon and taking of bids therefor. (date of bid opening: 03/11/25 @ 10:30 A.M. / date of public hearing: 03/17/25 @ 5:30 P.M.)

- CA - 53.** Consider motion to approve the Professional Services Agreement with Olsson, Inc. for the traffic and concept study for the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements in an amount not to exceed \$238,434.00.

• **ADMINISTRATIVE ITEMS**

- CA - 54.** Consider motion to adopt **RESOLUTION** setting a public hearing on a development agreement between the City of Ankeny and Taylored Expressions, Inc. (date of hrg: 3/3/25 @ 5:30 p.m.)
- CA - 55.** Consider motion to adopt **RESOLUTION** setting a public hearing on a development agreement between the City of Ankeny and Edged Des Moines LLC (date of hrg: 3/3/25 @ 5:30 p.m.)
- CA - 56.** Consider motion to adopt **RESOLUTION** authorizing the execution of the First Amended 28E Agreement with Ankeny Community School District pertaining to the School Resource Officer Program.
- CA - 57.** Consider motion to authorize the Ankeny Police Department to submit an application for funding through the Iowa Governor's Traffic Safety Bureau (GTSB) Grant Reimbursement Program for enforcement overtime and equipment.
- CA - 58.** Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny, Iowa to approve the applications for the purpose of receiving Community Betterment Grant awards and Youth Sports and Recreational Grant awards from Prairie Meadows.
- CA - 59.** Consider motion to adopt **RESOLUTION** supporting the amendment to the Intergovernmental Agreement for the promotion of Tourism and Convention Activities in the Greater Des Moines Area.
- CA - 60.** Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny, Iowa to submit an application for grant funding from the Iowa Department of Natural Resources in the amount of \$9,918.96 through the Community Forestry Program.
- CA - 61.** Consider motion to adopt **RESOLUTION** fixing date for a meeting on the proposition of the issuance of not to exceed \$19,250,000 General Obligation Bonds of the City of Ankeny, State of Iowa (for essential corporate purposes (ECP-1)), and providing for publication of notice thereof (date of hrg: 3/3/25).
- CA - 62.** Consider motion to adopt **RESOLUTION** fixing date for a meeting on the proposition of the issuance of not to exceed \$750,000 General Obligation Bonds of the City of Ankeny, State of Iowa (for general corporate purposes (GCP-2)), and providing for publication of notice thereof (date of hrg: 3/3/25).
- CA - 63.** Consider motion to adopt **RESOLUTION** fixing date for a meeting on the proposition of the issuance of not to exceed \$1,000,000 General Obligation Urban Renewal Bonds of the City of Ankeny, State of Iowa (for essential corporate urban renewal purposes (ECP/UR-3)), and providing for publication of notice thereof (date of hrg: 3/3/25).
- CA - 64.** Consider motion to approve the Agreement with GolfNow, LLC for online tee time distribution, point-of-sale, marketing and website services for Otter Creek Golf Course and authorize the Mayor to sign said agreement.

CA - 65. Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny, Iowa to approve the application for the purpose of receiving Community Betterment Grant awards from Polk County.

• **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-65.

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-65.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. RECESS - BOBBI BENTZ, MAYOR

H. LEGISLATIVE BUSINESS:

• **APPROVAL OF ORDINANCES:**

66. Ord 2191 An Ordinance vacating a portion of a public ingress/egress easement, located on Lot 1; Lot 2 EX Parcel 2018-40 BL 16951 PG 86 Credit Union Plaza.

Consider motion to accept third consideration of **ORDINANCE 2191**, sending it on its final passage and publication as required by law.

Consider motion to adopt **RESOLUTION** authorizing the sale of property vacated by the City of Ankeny, Iowa, to Veridian Credit Union.

I. OLD BUSINESS:

J. NEW BUSINESS:

K. ADMINISTRATIVE BUSINESS:

• **REPORT OF THE CITY STAFF:**

City Manager

• **REPORT OF THE GOVERNING BODY:**

Mayor

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

• **FUTURE COUNCIL AGENDA ITEMS:**

- Council Action Planning Session - 2/24/25 @ 5:30 p.m.
- Public Hearings - vacating easements - Haws Plat 1 - 3/3/25 @ 5:30 p.m.
- Public Hearing - Development Agmt - Taylored Expressions, Inc. - 3/3/25 @ 5:30 p.m.
- Public Hearing - Development Agmt - Edged Des Moines LLC - 3/3/25 @ 5:30 p.m.
- Public Hearing - \$19,250,000 GO Bonds - 3/3/25 @ 5:30 p.m.

- Public Hearing - \$1,000,000 GO Bonds - 3/3/25 @ 5:30 p.m.
- Public Hearing - \$750,000 GO Bonds - 3/3/25 @ 5:30 p.m.
- Public Hearing - 2025 PCC Pavement Preservation Program - Crack & Joint Filling - 3/17/25 @ 5:30 p.m.

L. ADJOURNMENT