MINUTES OF THE ANKENY CITY COUNCIL
Monday, February 17, 2025 5:30 p.m.
Ankeny Kirkendall Library - City Council Chambers
Bobbi Bentz, Mayor
Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

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

PUBLIC FORUM

1. Luther Harris, Ankeny, requested council consider a change from at large representation to elected officials representing the districts that they live in.

APPROVAL OF AGENDA

1. Council Member Shafer moved, Graber seconded, to approve and accept the February 17, 2025 agenda without amendment. Ayes: 5.

PUBLIC HEARING

1. PH 2025-06. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan. Notice of this hearing was published in the Des Moines Register on the 7th day of February, 2025.

   Derek Lord, Economic Development Director, reported that the proposed amendment includes the addition of design and completion of improvements to Interstate 35 and NE 36th Street interchange, the addition of design and completion of NE 18th Street bridge over Interstate 35, and the addition of design and completion of NE Spectrum Drive RCB culvert for Otter Creek. The amendment adds right-of-way along NE Delaware Ave. and NE 18th Street, including proposed overpass, as well as seven parcels located at the southwest corner of N. Ankeny Blvd. and NE 36th Street.

   Mayor Bentz then asked for any public comment regarding the proposed item. Hearing no comments, Council Member Ruddy moved, Shafer seconded, to close public hearing 2025-06. Ayes: 5. Council Member Ruddy moved, Perry seconded, to receive and file the report from the consultation meeting held on January 28, 2025. Ayes: Ruddy, Perry, Graber, Shafer, Stearns. Council Member Ruddy moved, Shafer seconded, to adopt **RESOLUTION 2025-048** 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. Ayes: Ruddy, Shafer, Graber, Perry, Stearns. Council Member Ruddy moved, Graber seconded, 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). Ayes: Ruddy, Graber, Perry, Shafer, Stearns.

2. PH 2025-07. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 4 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan. Notice of this hearing was published in the Des Moines Register on the 7th day of February, 2025.

   Derek Lord, Economic Development Director, reported that the proposed amendment includes the addition of new streetlight fixtures in the Uptown commercial district and the addition of a master plan for the Uptown commercial district. The amendment adds no new land to the urban renewal area and has no effect on the duration of the plan or the area.

   Mayor Bentz then asked for any public comment regarding the proposed item. Hearing no comments, Council Member Graber moved, Perry seconded, to close public hearing 2025-07. Ayes: 5. Council Member Graber moved, Ruddy seconded, to receive and file the report from the consultation meeting held on January 28, 2025. Ayes: Graber, Ruddy, Perry, Shafer, Stearns. Council Member Graber moved, Ruddy seconded, to adopt **RESOLUTION 2025-049** 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. Ayes: Graber, Ruddy, Perry, Shafer, Stearns.

3. PH 2025-08. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 14 to the 1989 Ankeny Economic Development Urban Renewal Plan. Notice of this hearing was published in the Des Moines Register on the 7th day of February, 2025.

   Derek Lord, Economic Development Director, reported that the proposed amendment includes the addition of design and completion of improvements to the intersection of S. Ankeny Blvd. and SE Oralabor Road; and the addition of design and completion of improvements to the intersection of SW Oralabor Road and SW Irvinedale Drive. The amendment adds existing right-of-way for both improvement projects to the urban renewal area and has no effect on the duration of the plan or the area.

   Mayor Bentz then asked for any public comment regarding the proposed item. Hearing no comments, Council Member Graber moved, Ruddy seconded, to close public hearing 2025-08. Ayes: 5. Council Member Ruddy moved, Graber seconded, to receive and file the report from the consultation meeting held on January 28, 2025. Ayes: Ruddy, Graber, Perry, Shafer, Stearns. Council Member Graber moved, Ruddy seconded, to adopt **RESOLUTION 2025-050** 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. Ayes: Graber, Ruddy, Perry, Shafer, Stearns.

4. PH 2025-09. 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 SW

Walnut Street & SW Ordinance Road Water Main project. Notice of this hearing was published in the Des Moines Register on the 31st day of January, 2025.

Don Clark, Municipal Utilities Director, reported that the project includes the installation of approximately 3,550 LF of 8" water main along the west side of SW Walnut Street from SW 3rd Street to the north side of SW Ordnance Road, and along SW Ordnance Road from SW Cherry Street to an existing main adjacent to the Police Station. The water main along SW Walnut Street shall be bored installation while water main along SW Ordnance shall be a combination of bored and open cut installation. The project will also include the addition of on-street diagonal parking along the west side of SW Walnut from approximately 125 feet south of SW 3rd Street to approximately 70 feet south of the High Trestle Trail.

Mayor Bentz then asked for any public comment regarding the proposed item. Hearing no comments, Council Member Perry moved, Graber seconded, to close public hearing 2025-09. Ayes: 5. Council Member Ruddy moved, Graber seconded, to adopt 1) **RESOLUTION 2025-051** 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 2025-052** making award of construction contract with On Track Construction, LLC in the amount of $1,144,144.00; and 4) **RESOLUTION 2025-053** approving contract and bonds with On Track Construction, LLC in the amount of $1,144,144.00. Ayes: Ruddy, Graber, Perry, Shafer, Stearns.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of February 3, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of January 22, 2025.
3. Receive and file minutes of the Zoning Board of adjustment meeting of December 17, 2024.

Licenses and Permits

4. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

5. Receive and file Financial Reports for January 2025.
6. Receive and file Building Permit Report for January 2025.
7. Receive and file the Utility Billing Report for January 2025.
8. Change Order #1 increasing the contract amount $325.61 to Eick & Day Construction for construction services on the Otter Creek Clubhouse Renovations project.
9. 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.
10. 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.
11. 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 Ordnance Rd project.
12. 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.
13. 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.

14. 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.
15. 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.
16. 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.
17. Payment #2 in the amount of $64,281.90 to Eick & Day Construction for construction services on the Otter Creek Clubhouse Renovations project.
18. 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.
19. Payment #26 in the amount of $21,030.85 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
20. 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.
21. 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.
22. Payment #16 in the amount of $2,231.50 to JEO Consulting Group, Inc. for engineering services on the Transportation Master Plan.
23. 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.
24. February 17, 2025 Accounts Payable by fund: General $217,109.29; Road Use Tax $34,555.94; Seizure $1,552; Library $190; Solid Waste $110,341.36; Water $208,112.45; Water Improvement $689,690.84; Storm Water $7,768.92; Golf Course $65,490.27; Enterprise Project $1,029,538.01; Revolving $43,795.58; Risk Management $43,677.13; Health Insurance $90; Equipment Reserve $1,527,716; BAN/Bond Activity $2,000; Capital Projects $418,641.50; Payroll Totals $1,472,487.65; Transfers/ACH ($219,504.63); Agenda Payments Approved Separately ($1,209,100.02); Grand Total $4,444,152.29.
25. **RESOLUTION 2025-054** authorizing the purchase of traffic signal vehicle detection systems for SE Oralabor Road Traffic Signal Upgrades.
26. **RESOLUTION 2025-055** authorizing the purchase of lighting fixtures for Uptown Lighting Fixture Upgrades.

Community Development Items

27. **RESOLUTION 2025-056** 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.
28. **RESOLUTION 2025-057** 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.
29. **RESOLUTION 2025-058** approving plans and specifications, and accepting contracts, performance and maintenance bonds for construction of street paving in Canyon Landing Plat 5.
30. **RESOLUTION 2025-059** approving plans and specifications, and accepting contracts, performance and maintenance bonds for construction of subgrade in Canyon Landing Plat 5.
31. **RESOLUTION 2025-060** 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.
32. **RESOLUTION 2025-061** 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.

33. **RESOLUTION 2025-062** 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.
34. **RESOLUTION 2025-063** 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.
35. **RESOLUTION 2025-064** 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.
36. **RESOLUTION 2025-065** 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.
37. **RESOLUTION 2025-066** 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.)
38. **RESOLUTION 2025-067** 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.)
39. **RESOLUTION 2025-068** 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.)
40. **RESOLUTION 2025-069** 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

41. **RESOLUTION 2025-070** accepting the maintenance bond for water main and sanitary sewer in Ankeny Regional Airport North Property Line Box Hangars.
42. **RESOLUTION 2025-071** 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)
43. **RESOLUTION 2025-072** 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.
44. **RESOLUTION 2025-073** 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.
45. **RESOLUTION 2025-074** accepting public improvements for utilities in VIntage Business Park at Prairie Trail Plat 10.
46. **RESOLUTION 2025-075** accepting public improvements for utilities in Heritage Commercial at Prairie Trail Plat 1.
47. **RESOLUTION 2025-076** accepting public improvements for paving in Heritage Commercial at Prairie Trail Plat 1.
48. **RESOLUTION 2025-077** accepting public improvements for subgrade prep in Heritage Commercial at Prairie Trail Plat 1.
49. **RESOLUTION 2025-078** authorizing the Certificate of Termination of Development Agreement with Deer Creek Estates LLC.

Capital Improvement Projects

50. **NE 36th Street and NE 38th Street Water Main Loop Project**: a) Final Change Order #1 decreasing the contract amount by $51,517.50; b) Certificate of Completion; c) **RESOLUTION**

2025-079 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.

51. 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.
52. **RESOLUTION 2025-080** 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.)
53. 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

54. **RESOLUTION 2025-081** 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.)
55. **RESOLUTION 2025-082** 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.)
56. **RESOLUTION 2025-083** authorizing the execution of the First Amended 28E Agreement with Ankeny Community School District pertaining to the School Resource Officer Program.
57. 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.
58. **RESOLUTION 2025-084** 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.
59. **RESOLUTION 2025-085** supporting the amendment to the Intergovernmental Agreement for the promotion of Tourism and Convention Activities in the Greater Des Moines Area.
60. **RESOLUTION 2025-086** 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.
61. **RESOLUTION 2025-087** 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).
62. **RESOLUTION 2025-088** 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).
63. **RESOLUTION 2025-089** 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).
64. 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.
65. **RESOLUTION 2025-090** 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

1. Council Member Shafer moved, second by Ruddy, to approve the recommendations for Consent Agenda Items CA-1 through CA-65. Ayes: Shafer, Ruddy, Graber, Perry, Stearns.

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. Council Member Shafer moved, Perry seconded, to accept third consideration of ORDINANCE 2191, sending it on its final passage and publication as required by law. Ayes: Shafer, Perry, Graber, Ruddy, Stearns. Council Member Shafer moved, Ruddy seconded, to adopt **RESOLUTION 2025-091** authorizing the sale of property vacated by the City of Ankeny, Iowa, to Veridian Credit Union. Ayes: Shafer, Ruddy, Graber, Perry, Stearns.

ADMINISTRATIVE BUSINESS

Report of the Governing Body:

Mayor Bentz announced her appointment of Todd Shafer as Mayor Pro Tem.

ADJOURNMENT

1. Meeting was adjourned at 6:07 p.m.

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Michelle Yuska, City Clerk Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 2/28/25.