



ANKENY CITY COUNCIL

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

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

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

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ELECTRONIC MEETING INFORMATION

<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtNVHNxcWZFak9Pd09>

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: Todd Shafer, Mayor Pro Tem
Roll Call: Michelle Yuska, City Clerk
Pledge of Allegiance: Todd Shafer, Mayor Pro Tem

CEREMONY:

A. PUBLIC FORUM:

1. Polk County Board of Supervisors Report, Supervisor 3rd District, Mark Holm

B. APPROVAL OF AGENDA:

1. Approval of the March 17, 2025 Agenda

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

C. PUBLIC HEARING(S):

1. PH 2025-19 A request to vacate a Public Utility Easement located on Lot 1, Savannah at Ankeny

Consider motion to close Public Hearing 2025-19.

Consider motion to accept first consideration of ORDINANCE 2198.

2. PH 2025-20 A request to vacate a Public Ingress/Egress, Water Main, and Sanitary Sewer Easement located on Lot 1, Savannah at Ankeny

Consider motion to close Public Hearing 2025-20.

Consider motion to accept first consideration of ORDINANCE 2199.

3. PH 2025-21 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Girls Softball Association for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-21.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Girls Softball Association for use of a portion of the Prairie Ridge Sports Complex.

4. PH 2025-22 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-22.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex.

5. PH 2025-23 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Junior Football for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-23.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Junior Football for use of a portion of the Prairie Ridge Sports Complex.

6. PH 2025-24 Proposed lease agreement between the City of Ankeny, Iowa, and the Heartland Area Lacrosse Club for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-24.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Heartland Area Lacrosse Club for use of a portion of the Prairie Ridge Sports Complex.

7. PH 2025-25 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Little League for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-25.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Little League for use of a portion of the Prairie Ridge Sports Complex.

8. PH 2025-26 Proposed Development Agreement between the City of Ankeny and MCF Operating, LLC

Consider motion to close Public Hearing 2025-26.

Consider motion to adopt RESOLUTION approving a development agreement between the City of Ankeny and MCF Operating, LLC.

Consider motion to adopt RESOLUTION approving the application of MCF Operating, LLC to the Iowa Economic Development Authority High Quality Jobs Program.

9. PH 2025-27 Proposed 2025 PCC Pavement Preservation Program - Crack and Joint Filling

Consider motion to close Public Hearing 2025-27.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost \$599,165.00; 2) receive and file report of bids received on March 11, 2025; 3) RESOLUTION making award of a construction contract with National Sealant & Concrete, LLC in the amount of \$483,325.32; and 4) RESOLUTION approving contract and bonds with National Sealant & Concrete, LLC in the amount of \$483,325.32.

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 March 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 February 18, 2025.

• LICENSES AND PERMITS

CA - 3. Consider motion to approve the issuance of Solid Waste Permits.

CA - 4. Consider motion to approve the issuance of Device Retailer Permits.

CA - 5. Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• FINANCE/BUDGET

CA - 6. Consider motion to receive and file Financial Reports for February 2025.

CA - 7. Consider motion to receive and file Building Permit Report for February 2025.

- CA - 8.** Consider motion to receive and file the Utility Billing Report for February 2025.
- CA - 9.** Consider motion to approve Change Order #3 increasing the contract amount by \$17,804.00 with HPC, LLC for construction services associated with Fire Station No. 4.
- CA - 10.** Consider motion to approve Change Order #1 increasing the contract amount by \$10,760.00 to RW Excavating Solutions for construction services on the Vintage Park North Lake & Saylor Creek Repairs project.
- CA - 11.** Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$115,125.00 with MSA Professional Services, Inc. for construction services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 12.** Consider motion to approve Payment #12 in the amount of \$19,464.25 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Conceptual Design project.
- CA - 13.** Consider motion to approve Payment #12 in the amount of \$26,290.40 to Foth Infrastructure & Environment, for engineering services on the North Four Mile Trunk Sewer - Phase 2 project.
- CA - 14.** Consider motion to approve Payment #8 in the amount of \$62,164.68 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.
- CA - 15.** Consider motion to approve Payment #27 in the amount of \$11,003.76 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 16.** Consider motion to approve Payment #11 in the amount of \$309,585.05 to HPC, LLC for construction services work associated with the Ankeny Fire Station No. 4 project.
- CA - 17.** Consider motion to approve Payment #1 in the amount of \$1,875.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
- CA - 18.** Consider motion to approve Payment #12 in the amount of \$2,701.25 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.
- CA - 19.** Consider motion to approve Payment #2 in the amount of \$56,895.50 to RW Excavating Solutions, for construction services on the Vintage Business Park North Lake and Saylor Creek Repairs project.
- CA - 20.** Consider motion to approve Payment #23 in the amount of \$4,385.80 to SVPA Architects Inc. for design and construction administration services associated with the Ankeny Fire Station No. 4 project.
- CA - 21.** Consider motion to approve the March 17, 2025 Accounts Payable.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 22.** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa to rezone certain property owned by Jerry's Homes,

Inc, located northeast of the intersection of NW Weigel Drive and NW 18th Street just south of the High Trestle Trail. (date of hrg: 4/7/25 @ 5:30 p.m.)

- CA - 23.** Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Utility Easement located on Lots 4 and 5, Kimberley Crossing Plat 2 (date of hrg: 4/7/25 @ 5:30 p.m.)
- CA - 24.** Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Gas Easement located on Lots 4 and 5, Kimberley Crossing Plat 2 (date of hrg: 4/7/25 @ 5:30 p.m.)
- CA - 25.** Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Drainage Easement located on Lots 4 and 5, Kimberley Crossing Plat 2 (date of hrg: 4/7/25 @ 5:30 p.m.)
- CA - 26.** Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, and platted easements for Old Dominion Freight Line Ankeny, IA Relay Lot.
- CA - 27.** Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement with Old Dominion Freight Line, Inc. concerning the City retaining the right to review the need for intersection improvements on SE Four Mile Drive for a period of five (5) years, and associated with the development of 7050 SE Four Mile Drive, Old Dominion Freight Line Ankeny, IA.
- CA - 28.** Consider motion to adopt **RESOLUTION** receiving and filing an application for the annexation of and providing for the giving of notice for annexation of certain territory located adjacent to the southeast quadrant of the City of Ankeny owned by Berwick Holdings LLC.

• **ENGINEERING ITEMS**

- CA - 29.** Consider motion to receive and file the Transportation Master Plan as completed by JEO Consulting Group, Inc.
- CA - 30.** Consider motion to adopt **RESOLUTION** accepting public improvements for utilities in DHI Plat 1 (DR Horton Office).
- CA - 31.** Consider motion to adopt **RESOLUTION** accepting public improvements for utilities in SW Ankeny Road Culvert Replacement Project.
- CA - 32.** Consider motion to adopt **RESOLUTION** accepting public improvements for paving in SW Ankeny Road Culvert Replacement Project.
- CA - 33.** Consider motion to adopt **RESOLUTION** accepting public improvements for subgrade in SW Ankeny Road Culvert Replacement Project.
- CA - 34.** Consider motion to adopt a **RESOLUTION** authorizing the execution of a Traffic Safety Improvement Program (TSIP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny for the sharing of construction costs for the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.
- CA - 35.** Consider motion to adopt a **RESOLUTION** authorizing the execution of an Urban-State Traffic Engineering Program (U-STEP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny for the sharing of construction costs

for the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.

- CA - 36.** Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa. (Dayton Park LLC)
- CA - 37.** Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa. (Spenser & Leah Burden)
- CA - 38.** Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa. (Cheryl Sidler)

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 39.** Consider motion to adopt a **RESOLUTION** accepting a proposal from TK Concrete, Inc. in the amount of \$175,000 for the construction of the 2025 Pedestrian Ramp Improvements Program - Briarwood South.
- CA - 40.** Consider motion to adopt **RESOLUTION** ordering construction on the 2025 Sanitary Manhole Rehabilitation project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/15/25 @ 10:30 A.M. / date of hrg: 4/21/25 @ 5:30 P.M.)
- CA - 41.** Consider motion to adopt **RESOLUTION** ordering construction on the 2025 Sanitary Manhole Grouting project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/15/25 @ 10:30 A.M. / date of hrg: 4/21/25 @ 5:30 P.M.)
- CA - 42.** Consider motion to adopt **RESOLUTION** ordering construction on the 2025 PCC Street Patching Program project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/15/25 @ 10:30 A.M. / date of hrg: 4/21/25 @ 5:30 P.M.)
- CA - 43.** Consider motion to approve the Professional Services Agreement with Civil Design Advantage, LLC for the preliminary and final design of the Westlawn Place Area Utility Improvements - Phase 1 project in an amount not to exceed \$314,241.00.

- **ADMINISTRATIVE ITEMS**

- CA - 44.** Consider motion to receive and file City Development Board Notice of Meeting for the proposed City of Altoona annexation.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-44

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-44.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. RECESS - TODD SHAFER, MAYOR PRO TEM

H. LEGISLATIVE BUSINESS:

• APPROVAL OF ORDINANCES:

- 45.** Ord 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).

Consider motion to accept third consideration of ORDINANCE 2192, sending it on its final passage and publication as required by law.

- 46.** Ord 2193 An Ordinance vacating a Public Utility & Drainage Easement located on Outlot X, Haws Plat 1.

Consider motion to accept second consideration of ORDINANCE 2193.

- 47.** Ord 2194 An Ordinance vacating a portion of an easement to Construct & Maintain Ditch & Dike located on Lot 1 and Lot A, Haws Plat 1.

Consider motion to accept second consideration of ORDINANCE 2194.

- 48.** Ord 2195 An Ordinance vacating a Sloping & Grading Easement located on Lot 1, Haws Plat 1.

Consider motion to accept second consideration of ORDINANCE 2195.

- 49.** Ord 2196 An Ordinance vacating a Sanitary Sewer Easement located on Lot 1 and Outlot X, Haws Plat 1.

Consider motion to accept second consideration of ORDINANCE 2196.

- 50.** Ord 2197 An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates.

Consider motion to accept second consideration of ORDINANCE 2197.

Consider motion to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2197, sending it on its final passage and publication as required by law.

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:**

- Public Hearing - Property Tax Levy for Fiscal Year July 1, 2025 - June 30, 2026 - 4/7/25 @ 5:00 p.m
- Public Hearing - 2025 PCC Reconstruction Program - NW 9th Street - 4/7/25 @ 5:30 p.m.
- Public Hearing - NE 36th St Water Connection District 2 - 4/7/25 @ 5:30 p.m.
- Public Hearing - Rezone - Jerry's Homes - 4/7/25 @ 5:30 p.m.
- Public Hearing - Vacate - PUE Kimberley Crossing Plat 2 - 4/7/25 @ 5:30 p.m.
- Public Hearing - Vacate - Public Gas Easement - 4/7/25 @ 5:30 p.m.
- Public Hearing - Vacate - Public Drainage Easement - 4/7/25 @ 5:30 p.m.
- Public Hearing - 2025 PCC Street Patching- 4/21/25 @ 5:30 p.m.
- Public Hearing - 2025 Sanitary Manhole Rehabilitation - 4/21/25 @ 5:30 p.m.
- Public Hearing - 2025 Sanitary Manhole Grouting - 4/21/25 @ 5:30 p.m.

L. ADJOURNMENT