

MINUTES OF THE ANKENY CITY COUNCIL

Monday, March 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

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

APPROVAL OF AGENDA

1. Council Member Ruddy moved, Perry seconded, to approve and accept the March 17, 2025 agenda without amendment. Ayes: 3.

PUBLIC FORUM

1. Supervisor 3rd District, Mark Holm provided a report of the Polk County Board of Supervisors.

PUBLIC HEARING

1. PH 2025-19. Mayor Pro Tem Shafer announced this is the time and place for public hearing 2025-19. Proposed Ordinance 2198 vacating a portion of a public utility easement located on Lot 1, Savannah at Ankeny. Notice of this hearing was published in the Des Moines Register on the 7th day of March, 2025.

Eric Jensen, Community Development Director, reported that SCS Ankeny, LLC has requested the vacation of a Public Utility Easement located on Lot 1, Savannah at Ankeny. The vacated easement will be replaced with other easement(s) to facilitate the development of Savannah at Ankeny.

Mayor Pro Tem Shafer then asked for any public comment regarding the proposed vacation. Hearing no comments, Council Member Perry moved, Ruddy seconded, to close public hearing 2025-19. Ayes: 3. Council Member Ruddy moved, Perry seconded, to accept first consideration of ORDINANCE 2198. Ayes: Ruddy, Perry, Shafer.

2. PH 2025-20. Mayor Pro Tem Shafer announced this is the time and place for public hearing 2025-20. Proposed Ordinance 2199 vacating a portion of a public ingress/egress, water main, and sanitary sewer easement located on Lot 1, Savannah at Ankeny. Notice of this hearing was published in the Des Moines Register on the 7th day of March, 2025.

Eric Jensen, Community Development Director, reported that SCS Ankeny, LLC has requested the vacation of a Public Ingress/Egress, Water Main, and Sanitary Sewer Easement located on Lot 1, Savannah at Ankeny. The vacated easement will not be replaced with other easement(s) to facilitate the development of Savannah at Ankeny.

Mayor Pro Tem Shafer then asked for any public comment regarding the proposed vacation. Hearing no comments, Council Member Perry moved, Ruddy seconded, to close public hearing 2025-20. Ayes: 3. Council Member Ruddy moved, Perry seconded, to accept first consideration of ORDINANCE 2199. Ayes: Ruddy, Perry, Shafer.

3. PH 2025-21. Mayor Pro Tem Shafer announced this is the time and place for public hearing 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. Notice of this hearing was published in the Des Moines Register on the 7th day of March, 2025.

Nick Lenox, Parks and Recreation Director, reported that the group agrees that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Mayor Pro Tem Shafer then asked for any public comment regarding the proposed agreement. Hearing no comments, Council Member Ruddy moved, Perry seconded, to close public hearing 2025-21. Ayes: 3. Council Member Ruddy moved, Perry seconded, to adopt **RESOLUTION 2025-116** 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. Ayes: Ruddy, Perry, Shafer.

4. PH 2025-22. Mayor Pro Tem Shafer announced this is the time and place for public hearing 2025-22. Proposed lease agreement between the City of Ankeny, Iowa, and Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex. Notice of this hearing was published in the Des Moines Register on the 7th day of March, 2025.

Nick Lenox, Parks and Recreation Director, reported that the group agrees that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Mayor Pro Tem Shafer then asked for any public comment regarding the proposed agreement. Hearing no comments, Council Member Perry moved, Ruddy seconded, to close public hearing 2025-22. Ayes: 3. Council Member Ruddy moved, Perry seconded, to adopt **RESOLUTION 2025-117** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex. Ayes: Ruddy, Perry, Shafer.

5. PH 2025-23. Mayor Pro Tem Shafer announced this is the time and place for public hearing 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. Notice of this hearing was published in the Des Moines Register on the 7th day of March, 2025.

Nick Lenox, Parks and Recreation Director, reported that the group agrees that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Mayor Pro Tem Shafer then asked for any public comment regarding the proposed agreement. Hearing no comments, Council Member Perry moved, Ruddy seconded, to close public hearing 2025-23. Ayes: 3. Council Member Ruddy moved, Perry seconded, to adopt **RESOLUTION 2025-118** 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. Ayes: Ruddy, Perry, Shafer.

6. PH 2025-24. Mayor Pro Tem Shafer announced this is the time and place for public hearing 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. Notice of this hearing was published in the Des Moines Register on the 7th day of March, 2025.

Nick Lenox, Parks and Recreation Director, reported that the group agrees that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Mayor Pro Tem Shafer then asked for any public comment regarding the proposed agreement. Hearing no comments, Council Member Perry moved, Ruddy seconded, to close public hearing 2025-24. Ayes: 3. Council Member Ruddy moved, Perry seconded, to adopt **RESOLUTION 2025-119** 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. Ayes: Ruddy, Perry, Shafer.

7. PH 2025-25. Mayor Pro Tem Shafer announced this is the time and place for public hearing 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. Notice of this hearing was published in the Des Moines Register on the 7th day of March, 2025.

Nick Lenox, Parks and Recreation Director, reported that the group agrees that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Mayor Pro Tem Shafer then asked for any public comment regarding the proposed agreement. Hearing no comments, Council Member Perry moved, Ruddy seconded, to close public hearing 2025-25. Ayes: 3. Council Member Ruddy moved, Perry seconded, to adopt **RESOLUTION 2025-120** 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. Ayes: Ruddy, Perry, Shafer.

8. PH 2025-26. Mayor Pro Tem Shafer announced this is the time and place for public hearing 2025-26. Proposed development agreement between the City of Ankeny and MCF Operating, LLC related to business expansion. Notice of this hearing was published in the Des Moines Register on the 7th day of March, 2025.

Derek Lord, Director of Economic Development, reported that MCF Operating, LLC (dba as Mrs. Clark's Foods), located at 700 & 740 SE Dalbey Drive, is proposing to construct an approximately \$25 million, 90,000 square foot manufacturing facility next to their current manufacturing, warehouse and distribution facility. As part of this expansion, they have committed to creating 12 net new jobs within three years. They were awarded incentives in late 2020 for an expansion to their current facility and they are in compliance with all the terms of this previous development agreement with the City.

Mayor Pro Tem Shafer then asked for any public comment regarding the proposed agreement. John Eubank, Controller MCF Operating, LLC. spoke. Council Member Perry moved, Ruddy seconded, to close public hearing 2025-26. Ayes: 3. Council Member Ruddy moved, Perry seconded, to adopt **RESOLUTION 2025-121** approving a development agreement between the City of Ankeny and MCF Operating, LLC. Ayes: Ruddy, Perry, Shafer.

Council Member Perry moved, Ruddy seconded, to adopt **RESOLUTION 2025-122** approving the application of MCF Operating, LLC to the Iowa Economic Development Authority High Quality Jobs Program. Ayes: Perry, Ruddy, Shafer.

9. PH 2025-27. Mayor Pro Tem Shafer announced this is the time and place for public hearing 2025-27. Adoption of plans, specifications, form of contract and estimate of cost for the construction of certain public improvements described in general as the 2025 PCC Pavement Preservation Program - Crack and Joint Filling. Notice of this hearing was published in the Des Moines Register on the 28th day of February, 2025.

Mark Mueller, Public Works Director, reported that the project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations: Site 1 – Greystone, Springwood, Springwood Terrace, Sienna Hills, Sienna Falls, and Tradition neighborhoods and Site 2 – NW Ash Drive from Ashland Ridge Elementary School to NW 36th Street.

Mayor Pro Tem Shafer then asked for any public comment regarding the proposed project. Hearing no comments, Council Member Perry moved, Ruddy seconded, to close public hearing 2025-27. Ayes: 3. Council Member Ruddy moved, Perry seconded, to adopt **RESOLUTION 2025-123** 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 2025-124** making award of a construction contract with National Sealant & Concrete, LLC in the amount of \$483,325.32; and 4) **RESOLUTION 2025-125** approving contract and bonds with National Sealant & Concrete, LLC in the amount of \$483,325.32. Ayes: Ruddy, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of March 3, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of February 18, 2025.

Licenses and Permits

3. Issuance of Solid Waste Permits.
4. Issuance of Device Retailer Permits.
5. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

6. Receive and file Financial Reports for February 2025.
7. Receive and file Building Permit Report for February 2025.
8. Receive and file the Utility Billing Report for February 2025.
9. Change Order #3 increasing the contract amount by \$17,804.00 with HPC, LLC for construction services associated with Fire Station No. 4.
10. 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.
11. 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.
12. 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.
13. 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.

14. 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.
15. Payment #27 in the amount of \$11,003.76 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. March 17, 2025 Accounts Payable by fund: General \$183,137.85; Hotel Motel Tax \$29,272.66; Road Use Tax \$658,722.31; Police/Fire Pension \$1,929.08; Library \$4,526.85; Miracle Park \$1,866.50; Solid Waste \$110,341.36; Water \$125,787.58; Sewer \$689,958.61; Storm Water \$8,432.48; Golf Course \$35,539.41; Enterprise Project \$111,767.09; Revolving \$47,518.57; Risk Management \$26,500.40; Health Insurance \$618.19; Capital Projects \$482,214.59; Payroll Totals \$1,461,980.27; Transfers/ACH (\$219,077.57); Agenda Payments Approved Separately (\$494,365.69); Grand Total \$3,266,670.54.

Community Development Items

22. **RESOLUTION 2025-126** 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.)
23. **RESOLUTION 2025-127** 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.)
24. **RESOLUTION 2025-128** 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.)
25. **RESOLUTION 2025-129** 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.)
26. **RESOLUTION 2025-130** accepting final plat, warranty deed to streets, and platted easements for Old Dominion Freight Line Ankeny, IA Relay Lot.
27. **RESOLUTION 2025-131** 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.
28. **RESOLUTION 2025-132** 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

29. Receive and file the Transportation Master Plan as completed by JEO Consulting Group, Inc.
30. **RESOLUTION 2025-133** accepting public improvements for utilities in DHI Plat 1 (DR Horton Office).
31. **RESOLUTION 2025-134** accepting public improvements for utilities in SW Ankeny Road Culvert Replacement Project.

32. **RESOLUTION 2025-135** accepting public improvements for paving in SW Ankeny Road Culvert Replacement Project.
33. **RESOLUTION 2025-136** accepting public improvements for subgrade in SW Ankeny Road Culvert Replacement Project.
34. **RESOLUTION 2025-137** 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.
35. **RESOLUTION 2025-138** 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.
36. **RESOLUTION 2025-139** 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)
37. **RESOLUTION 2025-140** 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)
38. **RESOLUTION 2025-141** 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

39. **RESOLUTION 2025-142** 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.
40. **RESOLUTION 2025-143** 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.)
41. **RESOLUTION 2025-144** 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.)
42. **RESOLUTION 2025-145** 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.)
43. 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

44. Receive and file City Development Board Notice of Meeting for the proposed City of Altoona annexation.

APPROVAL OF CONSENT AGENDA

1. Council Member Perry moved, second by Ruddy, to approve the recommendations for Consent Agenda Items CA-1 through CA-44. Ayes: Perry, Ruddy, Shafer.

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). Council Member Ruddy moved, Perry seconded, to accept third consideration of ORDINANCE 2192, sending it on its final passage and publication as required by law. Ayes: Ruddy, Perry, Shafer.
46. **Ord 2193.** An Ordinance vacating a Public Utility & Drainage Easement located on Outlot X, Haws Plat 1. Council Member Ruddy moved, Perry seconded, to accept second consideration of ORDINANCE 2193. Ayes: Ruddy, Perry, Shafer.
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. Council Member Perry moved, Ruddy seconded, to accept second consideration of ORDINANCE 2194. Ayes: Perry, Ruddy, Shafer.
48. **Ord 2195.** An Ordinance vacating a Sloping & Grading Easement located on Lot 1, Haws Plat 1. Council Member Ruddy moved, Perry seconded, to accept second consideration of ORDINANCE 2195. Ayes: Ruddy, Perry, Shafer.
49. **Ord 2196.** An Ordinance vacating a Sanitary Sewer Easement located on Lot 1 and Outlot X, Haws Plat 1. Council Member Ruddy moved, Perry seconded, to accept second consideration of ORDINANCE 2196. Ayes: Ruddy, Perry, Shafer.
50. **Ord 2197.** An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates. Council Member Perry moved, Ruddy seconded, to accept second consideration of ORDINANCE 2197. Ayes: Perry, Ruddy, Shafer. Council Member Perry moved, Ruddy seconded, 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. Ayes: Perry, Ruddy, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:10 p.m.

Michelle Yuska, City Clerk

Todd Shafer, Mayor Pro Tem

Published in the Des Moines Register on 3/28/25.