



## ANKENY CITY COUNCIL

**Regular Meeting**  
**Monday, April 21, 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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All City Council meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing. To request information in an alternative format or request an accommodation to participate in a City Council meeting, contact the Office of the City Clerk at 965-6405. Anyone seeking assistance in communicating with the City should contact Relay Iowa at 1-800-735-2942 (TDY), or 1-800-735-2943 (Voice).

### 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

#### **A. PUBLIC FORUM:**

#### **B. APPROVAL OF AGENDA:**

1. Approval of the April 21, 2025 Agenda

**Consider motion to approve and accept the April 21, 2025 agenda, with or without amendment.**

#### **C. PUBLIC HEARING(S):**

1. PH 2025-35 Proposed 2025 PCC Street Patching Program

**Consider motion to close Public Hearing 2025-35.**

**Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost \$684,880.00; 2) receive and file report of bids received April 15, 2025; 3) RESOLUTION making award of construction contract with Iowa Contracting, Inc. in the amount of \$585,142.10; and 4) RESOLUTION approving contract and bonds with Iowa Contracting, Inc. in the amount of \$585,142.10.**

2. PH 2025-36      Proposed 2025 Sanitary Manhole Rehabilitation Project

**Consider motion to close Public Hearing 2025-36.**

**Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost \$327,235.00; 2) receive and file report of bids received April 15, 2025; 3) RESOLUTION making award of the construction contract with Visu-Sewer, LLC in the amount of \$146,340.00; and 4) RESOLUTION approving contract and bonds with Visu-Sewer, LLC in the amount of \$146,340.00.**

3. PH 2025-37      Proposed 2025 Sanitary Manhole Grouting Project

**Consider motion to close Public Hearing 2025-37.**

**Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost \$81,200.00; 2) receive and file report of bids received April 15, 2025; 3) RESOLUTION making award of the construction contract with Visu-Sewer, LLC in the amount of \$33,800.00; and 4) RESOLUTION approving contract and bonds with Visu-Sewer, LLC, in the amount of \$33,800.00.**

4. PH 2025-38      Proposed vacation of an Ingress/Egress Easement located on Outlot X, Greystones at Prairie Trail Plat 1

**Consider motion to close Public Hearing 2025-38.**

**Consider motion to accept first consideration of ORDINANCE 2205.**

5. PH 2025-39      An Ordinance amending the code of ordinances of the City of Ankeny, Iowa, by amending Chapter 115 – provisions pertaining to MidAmerican's Non-Exclusive Natural Gas Franchise.

**Consider motion to close Public Hearing 2025-39.**

**Consider motion to accept first consideration of ORDINANCE 2206.**

6. PH 2025-40      An Ordinance amending the code of ordinances of the City of Ankeny, Iowa, by amending Chapter 117 – provisions pertaining to MidAmerican's Non-Exclusive Electric Franchise.

**Consider motion to close Public Hearing 2025-40.**

**Consider motion to accept first consideration of ORDINANCE 2207.**

7. PH 2025-41      Proposed Amendment of Current Budget for Fiscal Year Ending June 30, 2025

**Consider motion to close Public Hearing 2025-41.**

**Consider motion to adopt RESOLUTION amending the current budget for fiscal year**

**ending June 30, 2025.**

8. PH 2025-42 Proposed Adoption of Budget and Certification of City Taxes for Fiscal Year July 1, 2025 - June 30, 2026

**Consider motion to close Public Hearing 2025-42.**

**Consider motion to adopt RESOLUTION adopting the proposed budget for fiscal year July 1, 2025 - June 30, 2026.**

**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 April 7, 2025 as published, subject to correction, as recommended by the City Clerk.
- CA - 2.** Approval of official council actions of the special meeting of April 7, 2025 as published, subject to correction, as recommended by the City Clerk.
- CA - 3.** Receive and file minutes of the Plan and Zoning Commission meeting of March 18, 2025.

• **LICENSES AND PERMITS**

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

• **FINANCE/BUDGET**

- CA - 5.** Consider motion to receive and file Financial Reports for March 2025.
- CA - 6.** Consider motion to receive and file Building Permit Report for March 2025.
- CA - 7.** Consider motion to receive and file the Utility Billing Report for March 2025.
- CA - 8.** Consider motion to approve Change Order #1 increasing the contract amount by \$3,930.00 to Alpha Landscapes, for construction services on the N Ankeny Blvd and 18th Street Intersection Improvements project.
- CA - 9.** Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$244,453.89 with Olsson, Inc. for construction services on the Fiber Optic Network Upgrade.
- CA - 10.** Consider motion to approve Payment #14 in the amount of \$471,770.87 to Absolute Concrete Construction, Inc. for construction services on the Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements project.
- CA - 11.** Consider motion to approve Payment #1 in the amount of \$6,106.32 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
- CA - 12.** Consider motion to approve Payment #6 in the amount of \$50,082.00 to Brothers Cleaning Corporation, DBA Brothers Concrete, for construction services on the Rally Complex Park Development project.

- CA - 13.** Consider motion to approve Payment #1 in the amount of \$6,234.00 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements -Phase 1 project.
- CA - 14.** Consider motion to approve Payment #13 in the amount of \$14,553.00 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Conceptual Design project.
- CA - 15.** Consider motion to approve Payment #10 in the amount of \$26,635.00 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.
- CA - 16.** Consider motion to approve Payment #28 in the amount of \$17,178.94 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 17.** Consider motion to approve Payment #12 in the amount of \$280,764.90 to HPC, LLC for construction services work associated with the Ankeny Fire Station No. 4 project.
- CA - 18.** Consider motion to approve Payment #8 in the amount of \$64,892.22 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 19.** Consider motion to approve Payment #5 in the amount of \$122,314.49 to Mainline Construction for construction services on the High Trestle Trail Experience Park - Phase 1 project.
- CA - 20.** Consider motion to approve Payment #24 in the amount of \$1,077.10 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 Payment #1 in the amount of \$14,730.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
- CA - 22.** Consider motion to approve the April 21, 2025 Accounts Payable.
- CA - 23.** Consider motion to approve **RESOLUTION** authorizing the purchase of a 2027 ambulance for the Fire Department.

• **PERSONNEL ITEMS**

- CA - 24.** Consider motion to approve the revised classification position descriptions recommended in the FY 2026 budget for the following positions: Police Records Clerk - PT; Police Evidence and Forensic Supervisor; Police Criminal Intelligence Analyst; Fire Battalion Chief.
- CA - 25.** Consider motion to adopt **RESOLUTION** amending the City of Ankeny Employee Handbook.
- CA - 26.** Consider motion to approve the agreement for city manager recruitment services with Government Professional Solutions.
- CA - 27.** Consider motion to adopt **RESOLUTION** authorizing personnel changes approved in the Fiscal Year 2025 Budget Amendment and Fiscal Year 2026 Budget.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 28.** Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on Lot 20 Ankeny Industrial Park; and associated with the site improvements of the Dohrn Transfer at 2129 SE Hulsizer Road.
- CA - 29.** Consider motion to adopt **RESOLUTION** accepting a Public Utility Easement, located on Northeast corner of Section 1, Township 80 North, Range 24 West of the 5th P.M., thence South 611 feet to the point of beginning; thence N 88°36' West a distance of 260 feet; thence South 1°24' West a distance of 362 feet; thence South 88°36' East a distance of 260 feet; thence 362 feet to the point of beginning; and associated with the site improvements of the Des Moines Meeting Rooms Chapel at 5180 NE Delaware Avenue.
- CA - 30.** Consider motion to adopt **RESOLUTION** accepting a Public Gas Easement, located on Northeast corner of Section 1, Township 80 North, Range 24 West of the 5th P.M., thence South 611 feet to the point of beginning; thence N 88°36' West a distance of 260 feet; thence South 1°24' West a distance of 362 feet; thence South 88°36' East a distance of 260 feet; thence 362 feet to the point of beginning; and associated with the site improvements of the Des Moines Meeting Rooms Chapel at 5180 NE Delaware Avenue.
- CA - 31.** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny regarding the 80/20 Voluntary Urbanized annexation of property owned by Susan L. Albaugh Revocable Trust, Albaugh, Susan L, DRA Properties, LC, James M. Khank & Jodi K. Khank, Dennis R. Schmidt, John & Karen Jensen Trust, Jensen John G., Jensen John W., Threshold Otter Creek, LLC, Jason R Smith Revocable Trust, Smith, Melissa M., Smith, Jason R. (date of hrg: 5/19/25 @ 5:30 p.m.)
- CA - 32.** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny regarding the 100% Voluntary Urbanized annexation of property owned by Berwick Holdings, LLC. (date of hrg: 5/19/25 @ 5:30 p.m.)

- **ENGINEERING ITEMS**

- CA - 33.** Consider motion to adopt **RESOLUTION** accepting a proposal from Land Management Resources in the amount of \$52,515.00 for the construction of the 2025 -2026 Native Vegetation Maintenance project.

- **ADMINISTRATIVE ITEMS**

- CA - 34.** Consider motion to approve the waste and recycling services contracts for municipal facilities and city-wide events with Ankeny Sanitation, Inc.
- CA - 35.** Consider motion to adopt **RESOLUTION** adopting a schedule of administrative fees and charges for certain nuisance activities as authorized by the City of Ankeny, Iowa Municipal Code.
- CA - 36.** Consider motion to adopt **RESOLUTION** amending and adopting a schedule of fees and charges for certain city clerk services of the City of Ankeny, Iowa.
- CA - 37.** Consider motion to adopt **RESOLUTION** amending a public records request policy for the City of Ankeny, Iowa.

- CA - 38.** Consider motion to adopt **RESOLUTION** adopting a schedule of fees and charges for certain permit activities as authorized by the City of Ankeny, Iowa Municipal Code.
- CA - 39.** Consider motion to adopt **RESOLUTION** amending the schedule of charges and fees for certain fire department permit activities as authorized by the City of Ankeny, Iowa Municipal Code.
- CA - 40.** Consider motion to adopt **RESOLUTION** amending the schedule of charges and fees for certain fire and emergency medical services as authorized by the City of Ankeny, Iowa Municipal Code.
- CA - 41.** Consider motion to adopt **RESOLUTION** approving amendment to fiscal year 2025 fund transfers.
- CA - 42.** Consider motion to adopt **RESOLUTION** approving fiscal year 2026 fund transfers.
- CA - 43.** Consider motion to adopt **RESOLUTION** establishing the hotel/motel tax distribution for fiscal year 2026.
- CA - 44.** Consider motion to adopt **RESOLUTION** establishing charges for curbside recycling services for the City of Ankeny, Iowa, effective July 1, 2025.
- CA - 45.** Consider motion to adopt **RESOLUTION** adopting a schedule of fees and charges for certain police department services of the City of Ankeny, Iowa.
- CA - 46.** Consider motion to adopt **RESOLUTION** adopting a schedule of permit fees for construction site erosion and sediment control as authorized by the City of Ankeny, Iowa, Municipal Code.
- CA - 47.** Consider motion to adopt **RESOLUTION** authorizing the execution of an agreement, made pursuant to Iowa Code-Chapter 28E, between the City of Ankeny, Iowa and Bravo Greater Des Moines Inc. for the benefit of the cultural community.
- CA - 48.** Consider motion to adopt **RESOLUTION** authorizing the execution of an agreement, made pursuant to Iowa Code-Chapter 28E, between the City of Ankeny, Iowa and Greater Des Moines Convention & Visitors Bureau for the promotion of tourism and convention activities in the greater Des Moines area.

- **APPROVAL OF CONSENT AGENDA ITEMS**

- 1. Consent Agenda Items CA-1 through CA-48

**Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-48.**

**F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:**

**G. RECESS - BOBBI BENTZ, MAYOR**

**H. LEGISLATIVE BUSINESS:**

- **APPROVAL OF ORDINANCES:**

- 49. Ord 2198            An Ordinance vacating a portion of a Public Utility Easement located on Lot 1, Savannah at Ankeny.

**Consider motion to accept third consideration of ORDINANCE 2198, 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 SCS Ankeny, LLC.**

50. Ord 2199            An Ordinance vacating a portion of a Public Ingress/Egress, Water Main, and Sanitary Sewer Easement located on Lot 1, Savannah at Ankeny.

**Consider motion to accept third consideration of ORDINANCE 2199, 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 SCS Ankeny, LLC.**

51. Ord 2201            An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by Jerry's Homes Inc, from the current R-3, multiple family residence district, restricted to 10 units per acre, to PUD, planned unit development.

**Consider motion to accept second consideration of ORDINANCE 2201.**

52. Ord 2202            An Ordinance vacating a Public Utility Easement located on Lots 4 and 5, Kimberley Crossing Plat 2.

**Consider motion to accept second consideration of ORDINANCE 2202.**

53. Ord 2203            An Ordinance vacating a Public Gas Easement located on Lots 4 and 5, Kimberley Crossing Plat 2.

**Consider motion to accept second consideration of ORDINANCE 2203.**

54. Ord 2204            An Ordinance vacating a Public Drainage Easement located on Lots 4 and 5, Kimberley Crossing Plat 2.

**Consider motion to accept second consideration of ORDINANCE 2204.**

55. Ord 2208            An Ordinance amending Chapter 55 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to At Large Definitions.

**Consider motion to accept first consideration of ORDINANCE 2208.**

56. Ord 2209            An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to stormwater management fees.

**Consider motion to accept first consideration of ORDINANCE 2209.**

57. Ord 2210            An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to sewer service charges.

**Consider motion to accept first consideration of ORDINANCE 2210.**

58. Ord 2211            An Ordinance amending Chapter 50 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Nuisance Abatement Procedure.

**Consider motion to accept first consideration of ORDINANCE 2211.**

59. Ord 2212      An Ordinance amending Chapter 152 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Sidewalk Regulations.

**Consider motion to accept first consideration of ORDINANCE 2212.**

60. Ord 2213      An Ordinance amending Chapter 167 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Noxious Weeds.

**Consider motion to accept first consideration of ORDINANCE 2213.**

**I. OLD BUSINESS:**

**J. NEW BUSINESS:**

1. Request for Council Initiated Rezoning from R-1, One-Family Residence District to M-1, Light Industrial District.

Hope K. Farms, LLC

**Consider a motion to receive and file correspondence dated April 4, 2025, regarding a rezoning request for 124.74 acres (+/-) located north of 126th Avenue and west of Interstate-35.**

**Consider a motion to initiate a rezoning request for 124.74 acres (+/-) located north of 126th Avenue and west of Interstate-35 and refer to the Plan and Zoning Commission for review and recommendation.**

**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 - 2025 Asphalt Street Resurfacing Program - 5/5/25 @ 5:30 p.m.
- Public Hearing - NE 36th St Water Connection District 2 - 5/5/25 @ 5:30 p.m.
- Public Hearing - NE Ankeny DRA Annexation - 5/19/25 @ 5:30 p.m.
- Public Hearing - Berwick Holdings Annexation - 5/19/25 @ 5:30 p.m.

**L. ADJOURNMENT**