



ANKENY CITY COUNCIL

**Regular Meeting
Monday, June 16, 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

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

CEREMONY:

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the June 16, 2025 Agenda

Consider motion to approve and accept the June 16, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-49 Proposed Amendment of Current Budget for Fiscal Year Ending June 30, 2025

Consider motion to close Public Hearing 2025-49.

Consider motion to adopt RESOLUTION amending the current budget for fiscal year ending June 30, 2025.

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 June 2, 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 May 20, 2025.
- CA - 3.** Receive and file minutes of the Zoning Board of Adjustment meeting of May 20, 2025.
- CA - 4.** Receive and file minutes of the Civil Service Commission meeting of June 11, 2025, subject to correction as recommended by the Clerk of the Commission.
- CA - 5.** Receive and file minutes of the Cultural Arts Board meeting of November 25, 2024.

• **LICENSES AND PERMITS**

- CA - 6.** Consider motion to approve the issuance of fireworks permits within the City of Ankeny, IA to J & M Displays.
- CA - 7.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.
- CA - 8.** Consider motion to approve the issuance of Cigarette/Tobacco/Nicotine/Vapor/Device Permits.
- CA - 9.** Consider motion to approve the issuance of a parade permit in the City of Ankeny for the 2025 SummerFest Grand Parade.

• **FINANCE/BUDGET**

- CA - 10.** Consider motion to receive and file Financial Reports for May 2025.
- CA - 11.** Consider motion to receive and file Building Permit Report for May 2025.
- CA - 12.** Consider motion to receive and file the Utility Billing Report for May 2025.
- CA - 13.** Consider motion to approve Change Order #1 increasing the contract amount by \$640.13 to Absolute Group for construction services on the 2025 Annual Storm Sewer Repairs - Package 2 project.
- CA - 14.** Consider motion to approve Change Order #2 increasing the contract amount by \$13,942.50 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 15.** Consider motion to approve Change Order #1 increasing the contract amount by \$6,567.39 to Shekar Engineering, PLC for construction services on the SW Des Moines

Street Utility Improvements project.

- CA - 16.** Consider motion to approve Payment #1 in the amount of \$69,848.40 to Absolute Group for construction services on the 2024 Annual Storm Sewer Repairs - Pkg 2 project.
- CA - 17.** Consider motion to approve Payment #2 in the amount of \$135,952.60 to Absolute Concrete Construction, for construction services on the NW Northlawn Area Utility Improvements – Phase 4.
- CA - 18.** Consider motion to approve Payment #16 in the amount of \$169,502.70 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 - 19.** Consider motion to approve Payment #3 in the amount of \$11,287.43 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
- CA - 20.** Consider motion to approve Payment #3 in the amount of \$1,633.33 to Alpha Landscapes, LLC, for construction services on the 2024 City-Wide Permanent Surface Restoration project.
- CA - 21.** Consider motion to approve Payment #3 in the amount of \$19,509.02 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project.
- CA - 22.** Consider motion to approve Payment #1 in the amount of \$42,156.25 to Dave's Dozing and Excavating, for construction services on the 2025 Annual Storm Sewer Repairs - Pkg 3 project.
- CA - 23.** Consider motion to approve Payment #14 in the amount of \$229,995.00 to HPC, LLC for construction services work associated with the Ankeny Fire Station No. 4 project.
- CA - 24.** Consider motion to approve Payment #9 in the amount of \$45,625.59 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 25.** Consider motion to approve Payment #2 in the amount of \$74,084.92 to National Sealant & Concrete, LLC, for construction services on the 2025 PCC Pavement Preservation Program - Crack and Joint Filling project.
- CA - 26.** Consider motion to approve Payment #10 in the amount of \$15,801.42 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
- CA - 27.** Consider motion to approve Payment #2 in the amount of \$215,231.05 to On Track Construction, LLC, Inc., for construction services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 28.** Consider motion to approve Payment #11 in the amount of \$259,286.04 to Rognes Corporation, for construction services on the SE 3rd Street Improvements - Phase 2 project.
- CA - 29.** Consider motion to approve Payment #2 in the amount of \$147,611.28 to Shekar Engineering, PLC, for construction services on the 2025 PCC Reconstruction Program - SE 8th Street project.

- CA - 30.** Consider motion to approve Payment #2 in the amount of \$180,579.01 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 31.** Consider motion to approve Payment #2 in the amount of \$114,819.10 to Shekar Engineering, PLC, for construction services on the SW Des Moines Street Utility Improvements project.
- CA - 32.** Consider motion to approve Payment #26 in the amount of \$163.55 to SVPA Architects Inc. for design and construction administration services associated with the Ankeny Fire Station No. 4 project.
- CA - 33.** Consider motion to approve Payment #1 in the amount of \$50,595.57 to TK Concrete, Inc., for construction services on the 2025 Pedestrian Ramp Improvements Program - North Ankeny Boulevard project.
- CA - 34.** Consider motion to approve Payment #2 in the amount of \$29,172.60 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
- CA - 35.** Consider motion to approve the June 16, 2025 Accounts Payable.
- CA - 36.** Consider motion to adopt **RESOLUTION** authorizing the purchase of a truck chassis for the Municipal Utilities - Water Department tandem axle dump truck (replace existing truck #725).
- CA - 37.** Consider motion to adopt **RESOLUTION** authorizing the purchase of a dump body and build of a tandem axle dump truck for the Municipal Utilities - Water Department (replace existing truck #725).
- CA - 38.** Consider a motion to adopt **RESOLUTION** accepting a proposal from BCI Burke Company in an amount not to exceed \$100,000.00 for the purchase and installation of a playground for Trestle Ridge Park.

- **PERSONNEL ITEMS**

- CA - 39.** Consider motion to suspend the practices of Iowa Code Chapter 400 Civil Service, section 400.11 (1) a. regarding the hiring of an employee of a department covered by civil service for the period July 1, 2025, to June 30, 2026, as authorized in Iowa Code section 400.12A.
- CA - 40.** Consider motion to accept the Civil Service Commission certified list for promotion to Lead Park Maintenance Technician, subject to passing any further departmental requirements.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 41.** 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 (Area A) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter, located south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. (date of hrg: 7/7/25 @ 5:30pm)
- CA - 42.** 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 (Area B) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter, located south of

NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. (date of hrg: 7/7/25 @ 5:30pm)

- CA - 43.** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying certain property owned by Hope K. Farms, LLC from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial located northeast of the NE 72nd Street and NE Delaware Avenue intersection (date of hrg: 7/7/25 @ 5:30 p.m.).
- CA - 44.** 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 Hope K. Farms, LLC, from the current R-1, One-Family Residence District to M-1, Light Industrial District with Use Restrictions (Area A) located northeast of the NE 72nd Street and NE Delaware Avenue Intersection (date of hrg: 7/7/25 @ 5:30 p.m.)
- CA - 45.** 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 Hope K. Farms, LLC, from the current R-1, One-Family Residence District, to C-2, General Retail, Highway Oriented, and Central Business Commercial District (Area B) located northeast of the NE 72nd Street and NE Delaware Avenue intersection. (date of hrg: 7/7/25 @ 5:30p.m.)
- CA - 46.** 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 DNF & TJL INVESTMENTS, LLC., north of NW 18TH Street and west of NW WEIGEL Drive. (date of hrg: 7/7/25 @ 5:30pm)

- **ENGINEERING ITEMS**

- CA - 47.** Consider motion to adopt **RESOLUTION** authorizing the execution of an agreement between Polk County, Iowa, and the City of Ankeny, Iowa, for the Fourmile Creek Stream Restoration (NE 47th St. to NE 36th St.) project.
- CA - 48.** Consider motion to adopt **RESOLUTION** authorizing acquisition of property for the NW Prairie Ridge Drive - NW 9th Street & NW Ash Drive Intersection Improvements project.
- CA - 49.** Consider motion to adopt **RESOLUTION** authorizing the execution of an agreement between Polk County, Iowa, and the City of Ankeny, Iowa, for the Fourmile Creek Stream Restoration (Heritage Park) project.
- CA - 50.** **2024 Native Vegetation Maintenance:** Consider Motion to Approve: a) Final Change Order #1 decreasing the contract amount by \$4,650.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with HMG Land Management in the amount of \$50,700.00; and d) Final Payment #4 in the amount of \$43,035.00 and Release of Retainage in the amount of \$2,535.00.
- CA - 51.** Consider motion to adopt **RESOLUTION** accepting public improvements in Spectrum 36 Plat 3 for water main, sanitary sewer, storm sewer, and subgrade.
- CA - 52.** Consider motion to adopt **RESOLUTION** accepting public improvements in Spectrum 36 Plat 3 for paving.
- CA - 53.** Consider motion to adopt **RESOLUTION** accepting public improvements in Manatt Estates for water main and sanitary sewer.

- CA - 54.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for utilities for Hope Crossing Sanitary Sewer Extension.

• **CAPITAL IMPROVEMENT PROJECTS**

- CA - 55. SW Orallabor Road and SW Edgewood Lane Intersection Improvements:** Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with Absolute Concrete Construction, Inc. in the amount of \$217,570.50; and c) Final Payment #4 in the amount of \$0.00; Retainage Payment in the amount of \$10,878.53.

- CA - 56. Otter Creek Clubhouse Renovations:** Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with Eick & Day Construction in the amount of \$182,229.97; and c) Final Payment #4 in the amount of \$43,171.04; Retainage Payment in the amount of \$9,111.50.

- CA - 57.** Consider motion to adopt **RESOLUTION** accepting a proposal from I-80 Concrete Design in the amount of \$39,691.50 for the construction of the Senior Center Cunette project.

- CA - 58.** Consider motion to adopt **RESOLUTION** ordering construction on the Sawgrass Park Dam Improvements project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 7/15/25 @ 10:30 A.M. / date of hrg: 7/21/25 @ 5:30 P.M.)

• **ADMINISTRATIVE ITEMS**

- CA - 59.** Consider motion to approve the renewal of the crime and cyber policy with Travelers Casualty and Surety Company for the policy year July 16, 2025 through July 15, 2026, with a premium amount of \$56,950.00.

- CA - 60.** Consider motion to approve the renewal of the workers' compensation policy with Iowa Municipalities Workers' Compensation Association (IMWCA) for the policy year July 1, 2025 through June 30, 2026, with a premium amount of \$383,493.00.

- CA - 61.** Consider motion to adopt **RESOLUTION** approving an agreement between the City of Ankeny and the Ankeny Area Chamber of Commerce.

- CA - 62.** Consider motion to receive and file the FY 2026 Fee Schedule.

- CA - 63.** Consider motion to adopt a **RESOLUTION** relating to the revision of the Purchasing Policy of the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.

- CA - 64.** Consider motion to adopt a **RESOLUTION** relating to the revision of the Fixed Asset Policy of the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.

- CA - 65.** Consider motion authorizing the City Manager to implement actions necessary to prudently manage and locally enact certain provisions of the City's adopted Water Conservation Plan.

• **ORDINANCES**

- CA - 66.** Consider motion to accept third consideration of **ORDINANCE 2215**, an Ordinance amending Chapter 175 Building Code, sending it on its final passage and publication as required by law.

- CA - 67.** Consider motion to accept third consideration of **ORDINANCE 2216**, an Ordinance amending Chapter 182 Existing Building Code, sending it on its final passage and publication as required by law.
- CA - 68.** Consider motion to accept third consideration of **ORDINANCE 2217**, an Ordinance amending Chapter 180 Fire Code, sending it on its final passage and publication as required by law.
- CA - 69.** Consider motion to accept third consideration of **ORDINANCE 2218**, an Ordinance amending Chapter 181 Fuel Gas Code, sending it on its final passage and publication as required by law.
- CA - 70.** Consider motion to accept third consideration of **ORDINANCE 2219**, an Ordinance amending Chapter 177 Property Maintenance and Housing Code, sending it on its final passage and publication as required by law.
- CA - 71.** Consider motion to accept third consideration of **ORDINANCE 2220**, an Ordinance amending Chapter 184 Residential Code, sending it on its final passage and publication as required by law.
- CA - 72.** Consider motion to accept third consideration of **ORDINANCE 2221**, an Ordinance amending Chapter 183 Swimming Pool and Spa Code, sending it on its final passage and publication as required by law.
- CA - 73.** Consider motion to accept third consideration of **ORDINANCE 2222**, an Ordinance amending Chapter 176 Mechanical Code, sending it on its final passage and publication as required by law.
- CA - 74.** Consider motion to accept third consideration of **ORDINANCE 2223**, an Ordinance amending Chapter 179 Electrical Code, sending it on its final passage and publication as required by law.
- CA - 75.** Consider motion to accept third consideration of **ORDINANCE 2224**, an Ordinance amending Chapter 178 Plumbing Code, sending it on its final passage and publication as required by law.
- CA - 76.** Consider motion to accept third consideration of **ORDINANCE 2225**, an Ordinance amending Chapter 75 All-Terrain Vehicles and Snowmobiles, sending it on its final passage and publication as required by law.
- CA - 77.** Consider motion to accept third consideration of **ORDINANCE 2226**, an Ordinance amending Chapter 69 Parking Regulations, sending it on its final passage and publication as required by law.

• **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-77

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-77.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. RECESS - BOBBI BENTZ, MAYOR

H. LEGISLATIVE BUSINESS:

• **APPROVAL OF ORDINANCES:**

78. Ord 2227 An Ordinance vacating of a portion of SW Ordinance Road public right-of-way, shown as Seventh Street, Thomas Addition to Ankeny, containing 0.20 acres (+/-).

Consider motion to accept second consideration of ORDINANCE 2227.

79. Ord 2228 An Ordinance amending Chapter 41.14 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Fireworks.

Consider motion to accept second consideration of ORDINANCE 2228.

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 2228, 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 Bentz

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

• **FUTURE COUNCIL AGENDA ITEMS:**

- Public Hearing - rezone Reuters Property Area A - 7/7/25 @ 5:30 p.m.
- Public Hearing - rezone Reuters Property Area B - 7/7/25 @ 5:30 p.m.
- Public Hearing - amend The Ankeny Plan 2040 Comp Plan - 7/7/25 @ 5:30 p.m.
- Public Hearing - rezone Hope K. Farms, LLC Area A - 7/7/25 @ 5:30 p.m.
- Public Hearing - rezone Hope K. Farms, LLC Area B- 7/7/25 @ 5:30 p.m.
- Public Hearing - rezone North Grove PUD - 7/7/25 @ 5:30 p.m.
- Public Hearing - Sawgrass Park Dam Improvements - 7/21/25 @ 5:30 p.m.

L. **ADJOURNMENT**