

MINUTES OF THE ANKENY CITY COUNCIL

Monday, June 16, 2025 5:30 p.m.

Ankeny Kirkendall Library - City Council Chambers

Bobbi Bentz, Mayor

Todd Shafer, Mayor Pro Tem

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

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 was absent. City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

APPROVAL OF AGENDA

1. Council Member Graber moved, Shafer seconded, to approve and accept the June 16, 2025 agenda without amendment. Ayes: 4

PUBLIC HEARING

1. PH 2025-49. Mayor Bentz announced this is the time and place for a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025 by changing estimates of revenue and expenditure appropriations. There will be no increase in tax levies to be paid. Any increase in expenditures set out will be met from the increase of non-property tax revenues and cash balances not budgeted or considered in this current budget. Notice of this hearing was published in the Des Moines Register on the 6th day of June 2025.

Jennifer Sease, Administrative Services Director, reported that the budget amendment includes the following changes: amended revenues include increases in hotel/motel tax collections and transfers in from other funds, amended expenditures reflect higher costs related to pension contributions, facility repairs and maintenance, hotel/motel tax obligations, and water purchases; and additionally, unbudgeted expenditures in the risk management fund are being increased to cover workers' compensation and risk management claims.

Mayor Bentz then asked for any public comment regarding the proposed amendment. Hearing no comments, Council Member Shafer moved, Graber seconded, to close public hearing 2025-49. Ayes: 4. Council Member Ruddy moved, Graber seconded, adopt **RESOLUTION 2025-262** amending the current budget for fiscal year ending June 30, 2025. Ayes: Ruddy, Graber, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of June 2, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of May 20, 2025.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of May 20, 2025.
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.
5. Receive and file minutes of the Cultural Arts Board meeting of November 25, 2024.

Licenses and Permits

6. Issuance of fireworks permits within the City of Ankeny, IA to J & M Displays.
7. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.
8. Issuance of Cigarette/Tobacco/Nicotine/Vapor/Device Permits.

9. Issuance of a parade permit in the City of Ankeny for the 2025 SummerFest Grand Parade.

Finance/Budget

10. Receive and file Financial Reports for May 2025.
11. Receive and file Building Permit Report for May 2025.
12. Receive and file the Utility Billing Report for May 2025.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. Payment #10 in the amount of \$15,801.42 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
27. 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.
28. Payment #11 in the amount of \$259,286.04 to Rognes Corporation, for construction services on the SE 3rd Street Improvements - Phase 2 project.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. Payment #2 in the amount of \$29,172.60 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.

35. June 16, 2025 Accounts Payable by fund: General \$376,647; Hotel Motel Tax \$53,790; Road Use Tax \$56,191; Tax Increment Financing \$3,237,889; Police/Fire Pension \$1,929; Solid Waste \$110,795; Water \$810,175; Sewer \$32,487; Storm Water \$75,621; Golf Course \$104,886; Enterprise Project \$814,184; Revolving \$44,043; Risk Management \$15,723; Health Insurance \$2,346; BAN/Bond Activity \$37,350; Capital Projects \$1,108,527; Payroll Totals \$1,420,387; Transfers/ACH (\$13,193); Agenda Payments Approved Separately (\$1,921,586); Grand Total \$6,368,191.
36. **RESOLUTION 2025-263** authorizing the purchase of a truck chassis for the Municipal Utilities - Water Department tandem axle dump truck (replace existing truck #725).
37. **RESOLUTION 2025-264** 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).
38. **RESOLUTION 2025-265** 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

39. 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.
40. Accept the Civil Service Commission certified list for promotion to Lead Park Maintenance Technician, subject to passing any further departmental requirements.

Community Development Items

41. **RESOLUTION 2025-266** 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)
42. **RESOLUTION 2025-267** 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)
43. **RESOLUTION 2025-268** 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.).
44. **RESOLUTION 2025-269** 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.)
45. **RESOLUTION 2025-270** 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.)
46. **RESOLUTION 2025-271** 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

47. **RESOLUTION 2025-272** 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.
48. **RESOLUTION 2025-273** authorizing acquisition of property for the NW Prairie Ridge Drive - NW 9th Street & NW Ash Drive Intersection Improvements project.
49. **RESOLUTION 2025-274** 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.
50. **2024 Native Vegetation Maintenance:** Approve: a) Final Change Order #1 decreasing the contract amount by \$4,650.00; b) Certificate of Completion; c) **RESOLUTION 2025-275** 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.
51. **RESOLUTION 2025-276** accepting public improvements in Spectrum 36 Plat 3 for water main, sanitary sewer, storm sewer, and subgrade.
52. **RESOLUTION 2025-277** accepting public improvements in Spectrum 36 Plat 3 for paving.
53. **RESOLUTION 2025-278** accepting public improvements in Manatt Estates for water main and sanitary sewer.
54. **RESOLUTION 2025-279** accepting the maintenance bond for utilities for Hope Crossing Sanitary Sewer Extension.

Capital Improvement Projects

55. **SW Oralabor Road and SW Edgewood Lane Intersection Improvements:** approve: a) Certificate of Completion; b) **RESOLUTION 2025-280** 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.
56. **Otter Creek Clubhouse Renovations:** approve: a) Certificate of Completion; b) **RESOLUTION 2025-281** 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.
57. **RESOLUTION 2025-282** accepting a proposal from I-80 Concrete Design in the amount of \$39,691.50 for the construction of the Senior Center Cunette project.
58. **RESOLUTION 2025-283** 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

59. 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.
60. 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.
61. **RESOLUTION 2025-284** approving an agreement between the City of Ankeny and the Ankeny Area Chamber of Commerce.
62. Receive and file the FY 2026 Fee Schedule.
63. **RESOLUTION 2025-285** relating to the revision of the Purchasing Policy of the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.
64. **RESOLUTION 2025-286** relating to the revision of the Fixed Asset Policy of the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.

65. Authorize the City Manager to implement actions necessary to prudently manage and locally enact certain provisions of the City's adopted Water Conservation Plan.

Ordinances

66. Accept third consideration of **Ord 2215**. An Ordinance amending Chapter 175 Building Code, sending it on its final passage and publication as required by law.
67. Accept third consideration of **Ord 2216**. An Ordinance amending Chapter 182 Existing Building Code, sending it on its final passage and publication as required by law.
68. Accept third consideration of **Ord 2217**. An Ordinance amending Chapter 180 Fire Code, sending it on its final passage and publication as required by law.
69. Accept third consideration of **Ord 2218**. An Ordinance amending Chapter 181 Fuel Gas Code, sending it on its final passage and publication as required by law.
70. Accept third consideration of **Ord 2219**. An Ordinance amending Chapter 177 Property Maintenance and Housing Code, sending it on its final passage and publication as required by law.
71. Accept third consideration of **Ord 2220**. An Ordinance amending Chapter 184 Residential Code, sending it on its final passage and publication as required by law.
72. Accept third consideration of **Ord 2221**. An Ordinance amending Chapter 183 Swimming Pool and Spa Code, sending it on its final passage and publication as required by law.
73. Accept third consideration of **Ord 2222**. An Ordinance amending Chapter 176 Mechanical Code, sending it on its final passage and publication as required by law.
74. Accept third consideration of **Ord 2223**. An Ordinance amending Chapter 179 Electrical Code, sending it on its final passage and publication as required by law.
75. Accept third consideration of **Ord 2224**. An Ordinance amending Chapter 178 Plumbing Code, sending it on its final passage and publication as required by law.
76. Accept third consideration of **Ord 2225**. An Ordinance amending Chapter 75 All-Terrain Vehicles and Snowmobiles, sending it on its final passage and publication as required by law.
77. Accept third consideration of **Ord 2226**. An Ordinance amending Chapter 69 Parking Regulations, sending it on its final passage and publication as required by law.

APPROVAL OF CONSENT AGENDA

1. Council Member Shafer moved, second by Graber, to approve the recommendations for Consent Agenda Items CA-1 through CA-77. Ayes: Shafer, Graber, Perry, Ruddy.

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 (+/-). Council Member Shafer moved, Graber seconded, to accept second consideration of ORDINANCE 2227. Ayes: Shafer, Graber, Perry, Ruddy.
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. Council Member Ruddy moved, Graber seconded, to accept second consideration of ORDINANCE 2228. Ayes: Ruddy, Graber, Perry, Shafer. Council Member Shafer moved, Perry seconded, 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. Ayes: Shafer, Perry, Graber, Ruddy.

ADJOURNMENT

1. Meeting was adjourned at 5:40 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 6/27/25.