



ANKENY CITY COUNCIL

Regular Meeting
Monday, July 7, 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=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: Bobbi Bentz, Mayor
Roll Call: Michelle Yuska, City Clerk
Pledge of Allegiance: Bobbi Bentz, Mayor

CEREMONY:

1. Mayor's Proclamation - Ankeny Sesquicentennial

A. PUBLIC FORUM:

1. Special Presentation: Catch Des Moines - Greg Edwards

B. APPROVAL OF AGENDA:

1. Approval of the July 7, 2025 Agenda

Consider motion to approve and accept the July 7, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-50 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by DNF & TJL INVESTMENTS, LLC. from R-1, One-Family Residence District to PUD, Planned Unit Development District.

Consider motion to close Public Hearing 2025-50.

Consider motion to accept first consideration of ORDINANCE 2229.

2. PH 2025-51 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area A) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

Consider motion to close Public Hearing 2025-51.

Consider motion to accept first consideration of ORDINANCE 2230.

3. PH 2025-52 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area B) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter from R-1, One-Family Residence District to PUD, Planned Unit Development.

Consider motion to close Public Hearing 2025-52.

Consider motion to accept first consideration of ORDINANCE 2231.

4. PH 2025-53 Proposed amendment to The Ankeny Plan 2040, Comprehensive Plan, Figure 12.10, Future Land Use Map, for the City of Ankeny, Iowa.

Consider motion to close Public Hearing 2025-53.

Consider motion to adopt RESOLUTION amending the Ankeny Plan 2040, Comprehensive Plan, Figure 12.10 Future Land Use Map for the City of Ankeny, Iowa.

5. PH 2025-54 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area A) owned by Hope K. Farms, LLC from R-1, One-Family Residence District to M-1, Light Industrial District with Use Restrictions.

Consider motion to close Public Hearing 2025-54.

Consider motion to accept first consideration of ORDINANCE 2232.

6. PH 2025-55 Proposed amendment to the Zoning Regulations, Chapter 192, of the

Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area B) owned by Hope K. Farms, LLC, from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District.

Consider motion to close Public Hearing 2025-55.

Consider motion to accept first consideration of ORDINANCE 2233.

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 16, 2025 as published, subject to correction, as recommended by the City Clerk.

CA - 2. Receive and file minutes of the Library Board of Trustee meeting of April 17, 2025.

CA - 3. Receive and file minutes of the Library Board of Trustee meeting of May 15, 2025.

• **LICENSES AND PERMITS**

CA - 4. Consider motion to approve the issuance of Cigarette/Tobacco/Nicotine/Vapor/Device Permits.

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

• **FINANCE/BUDGET**

CA - 6. Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by \$9,186.00 with Bolton & Menk, Inc. for additional construction engineering services on the SE Corporate Woods Drive & SE Crosswinds Drive Traffic Signal.

CA - 7. Consider motion to approve Payment #4 in the amount of \$7,317.00 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.

CA - 8. Consider motion to approve Payment #1 in the amount of \$13,620.30 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr - Concept Study project.

CA - 9. Consider motion to approve Payment #8 in the amount of \$9,608.00 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr - NW 9th St & NW Ash Dr Intersection Improvements project.

CA - 10. Consider motion to approve Payment #8 in the amount of \$655,232.53 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.

CA - 11. Consider motion to approve Payment #3 in the amount of \$9,590.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.

CA - 12. Consider motion to approve Payment #11 in the amount of \$90,612.60 to Foth

Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.

- CA - 13.** Consider motion to approve Payment #3 in the amount of \$3,750.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
- CA - 14.** Consider motion to approve Payment #4 in the amount of \$7,484.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
- CA - 15.** Consider motion to approve Payment #23 in the amount of \$5,413.50 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements - Phase 2 project.
- CA - 16.** Consider motion to approve Payment #30 in the amount of \$14,403.34 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 17.** Consider motion to approve Payment #15 in the amount of \$24,377.30 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.
- CA - 18.** Consider motion to approve Payment #15 in the amount of \$12,836.11 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 19.** Consider motion to approve Payment #4 in the amount of \$31,582.15 to Olsson, Inc., for engineering services on the SW Oralabor Road & SW Irvinedale Drive Intersection Improvements project.
- CA - 20.** Consider motion to approve Payment #23 in the amount of \$3,727.75 to RDG Planning & Design, Inc. for engineering services on the Fourmile Creek and Tributary to Fourmile Creek Restoration project.
- CA - 21.** Consider motion to approve Payment #16 in the amount of \$17,834.95 to Snyder & Associates for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th Street project.
- CA - 22.** Consider motion to approve Payment #46 in the amount of \$8,400.40 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.
- CA - 23.** Consider motion to approve Payment #9 in the amount of \$5,030.90 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements-Phase 4 project.
- CA - 24.** Consider motion to approve Payment #4 in the amount of \$8,408.50 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.
- CA - 25.** Consider motion to approve the July 7, 2025 Accounts Payable.
- CA - 26.** Consider motion to approve the purchase of a new combination jet vacuum truck for the Municipal Utilities - Water Department (replace existing truck #742).

- CA - 27.** Consider motion to approve the purchase of a 2026 Ford F450 Class 4 Truck and Dump Body for the Parks and Recreation Department in an amount not to exceed \$71,790.00.
- CA - 28.** Consider motion to approve the purchase of a 2026 Dodge Ram 2500 Truck for the Parks and Recreation Department in an amount not to exceed \$42,959.00.

• **COMMUNITY DEVELOPMENT ITEMS**

- CA - 29.** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider amending provisions of the Zoning Ordinance related to Chapter 197 of the Municipal Code of the City of Ankeny, Iowa (date of hrg: 7/21/25 @ 5:30 p.m.)
- CA - 30.** 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 DLE Four Way, L.C., Putco, INC., Upper Midwest Properties and Threshold Capital, LLC. (date of hrg: 8/4/25 @ 5:30 p.m.)

• **CAPITAL IMPROVEMENT PROJECTS**

- CA - 31. NW Northlawn Area Utility Improvements - Phase 2:** Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with On Track Construction in the amount of \$2,030,850.00; and c) Final Payment #13 in the amount of \$0.00; Retainage Payment in the amount of \$72,518.38.
- CA - 32. SE Corporate Woods Drive & SE Crosswinds Drive Traffic Signal:** Consider motion to approve: a) Final Change Order #3 decreasing the contract amount by \$27,298.56; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Heartland Underground Solutions in the amount of \$214,717.87; and d) Final Payment #7 in the amount of \$4,440.53; Retainage Payment in the amount of \$10,735.89.
- CA - 33.** Consider motion to adopt **RESOLUTION** accepting a proposal from ALPHA Landscapes LLC in the amount of \$57,850.00 for the construction of the 2025 City-Wide Permanent Surface Restoration project.

• **ADMINISTRATIVE ITEMS**

- CA - 34.** Consider motion to adopt **RESOLUTION** authorizing temporary street closings for the purpose of the Ankeny Youth Triathlon.
- CA - 35.** Consider motion to adopt **RESOLUTION** accepting a perpetual trail easement with Polk County for the connection of Trestle Ridge Park to the High Trestle Trail.
- CA - 36.** Consider motion to approve the renewal of the general insurance policy with Iowa Communities Assurance Pool (ICAP) for the policy year July 16, 2025 through July 15, 2026, with a premium amount of \$815,945.00.
- CA - 37.** Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$1,356,000 Water Revenue Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof (date of hrg: 7/21/25 @ 5:30 p.m.).

• **ORDINANCES**

- CA - 38.** Consider motion to accept third consideration of **ORDINANCE 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 (+/-), sending it on its final passage and publication as required by law.

Consider motion to adopt **RESOLUTION** authorizing the sale of real estate vacated by the City of Ankeny to Jeffrey M. Black and Amy M. Black, Cliff R. Thompson, and Gio Properties, LLC.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-38

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-38.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. RECESS - BOBBI BENTZ, MAYOR

H. LEGISLATIVE BUSINESS:

- **BOARDS/COMMISSIONS APPOINTMENTS:**

- 39.** Economic Development Council Consider mayoral appointments of Scott Port and Thomas Friedman to the Economic Development Council, effective immediately - June 30, 2028.

Consider motion to approve mayoral appointments to the Economic Development Council.

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 - Sawgrass Park Dam Improvements - 7/21/25 @ 5:30 p.m.
- Public Hearing - Chapter 197 - Zoning Ordinance - 7/21/25 @ 5:30 p.m.
- Public Hearing - \$1,356,000 Water Rev Capital Loan Notes - 7/21/25 @ 5:30 p.m.

- Public Hearing - Annexation - DLE Four Way, LC, Putco Inc, Upper Midwest Properties & Threshold Capital, LLC - 8/4/25 @ 5:30 p.m.

L. ADJOURNMENT