

MINUTES OF THE ANKENY CITY COUNCIL

Monday, July 7, 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, Joe Ruddy, Todd Shafer, and Kelly Stearns were in attendance. Council Member Jeff Perry attended the meeting electronically and departed at 5:45 p.m. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

CEREMONY

1. By proclamation, Mayor Bentz designated the year of 2025 as Ankeny Sesquicentennial Year.

PUBLIC FORUM

1. Steve Van Oort and Bob Fontana shared a presentation titled "From Farmland to Frontline."
2. JoAnn Adamson, Ankeny Area Historical Society, spoke about the Sesquicentennial.
3. Greg Edwards and Trina Flack presented the Catch Des Moines annual report.

APPROVAL OF AGENDA

1. Council Member Shafer moved, Ruddy seconded, to approve and accept the July 7, 2025 agenda without amendment. Ayes: 4

PUBLIC HEARING

1. PH 2025-50. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2229 amending 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 its current R-1, One-Family Residence District to PUD, Planned Unit Development. Layman's Description – approximately 37.2 acres (+/-) located north of NW 18th Street, west of NW Weigel Drive and south of NW 36th Street. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that DNF & TJL Investments and ATI Group are requesting the rezoning. Property to the north and west of the subject property is zoned R-1, One-Family Residence District. Property to the south is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre. Property to the east is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre and PUD, Trestle Ridge Phase 3 property. Per the Ankeny 2040 Future Land Use Plan Map, the subject property is identified as Medium Density Residential on the east side of the subject property and Low Density Residential on the west side of the property. The proposed land uses within the PUD generally meet the land use and density standards outlined in the Ankeny Plan 2040.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Stearns moved, Graber seconded, to close public hearing 2025-50. Ayes: 4. Council Member Graber moved, Stearns seconded, to accept first consideration of ORDINANCE 2229. Ayes: Graber, Stearns, Ruddy, Shafer.

2. PH 2025-51. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2230 amending 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 its current R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. Layman's Description – approximately 47.94 acres (+/-) located south of NE 72nd Street, east of NE Delaware Avenue and West of Interstate 35. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter are requesting the rezoning. This area was annexed in 2022 as a part of the Hope Kimberley annexation. Property to the north is zoned R-1. Property to the east is interstate right-of-way. Property to the west is zoned both R-3, Multiple Family Residence District and C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was recently rezoned in July of 2024 from R-1, One-Family Residence District to PUD and R-3, Multiple-Family Residential District. Rezoning Area A generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the area as being Community Commercial. According to Figure 12.5 in the City's Comprehensive Plan, the C-2 zoning category is compatible with the Community Commercial land use.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Jeanne Houge, SW Cascade Falls Dr, addressed council regarding concerns about the process of changing street names to city addresses. Rory and Cindy Welcher, 126th Ave, addressed council about increased traffic and concerns regarding the proposed rezoning. Council Member Graber moved, Ruddy seconded, to close public hearing 2025-51. Ayes: 4. Council Member Ruddy moved, Stearns seconded, to accept first consideration of ORDINANCE 2230. Ayes: Ruddy, Stearns, Graber, Shafer.

3. PH 2025-52. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2231 amending 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 its current R-1, One-Family Residence District to PUD, Planned Unit Development. Layman's Description – approximately 27.04 acres (+/-) located south of NE 72nd Street, east of NE Delaware Avenue and West of Interstate 35. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have requested the rezoning. This area was annexed in 2022 as a part of the Hope Kimberley annexation. Property to the north is part of the Area A rezoning, which is currently zoned R-1, but proposed C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was rezoned in July of 2024 from R-1, One-Family Residence District to PUD and R-3, Multiple-Family Residential District. Area B of the proposed rezoning proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning, which outlines specific uses, required bulk regulations as well as screening requirements and elevated materials requirements. Rezoning Area B generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of this area as being Community Commercial. According to Figure 12.5 in the City's Comprehensive Plan, the PUD zoning category is listed as partially

compatible with the Community Commercial use.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Ruddy moved, Stearns seconded, to close public hearing 2025-52. Ayes: 4. Council Member Graber moved, Stearns seconded, to accept first consideration of ORDINANCE 2231. Ayes: Graber, Stearns, Ruddy, Shafer.

4. PH 2025-53. Mayor Bentz announced this is the time and place for a public hearing on a proposed amendment to the Ankeny Plan 2040 (Figure 12.10) Future Land Use Map for the City of Ankeny from Office/Business Park, Community Commercial and Neighborhood Mixed Use to Light Industrial. Property Description: approximately 117.50-acres (+/-) located northeast of the NE 72nd Street and NE Delaware Avenue intersection. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that the applicant, Hope K. Farms, LLC, is proposing to amend the subject area of the Future Land Use Map to Light Industrial land use. The proposed amendment is associated with and will run in conjunction with the Hope Industrial Park Rezoning, which is proposing that approximately 117.50 acres (+/-) of land be rezoned to M-1, Light Industrial District (Area 'A').

Mayor Bentz then asked for any public comment regarding the proposed amendment. Jared Murray, Civil Design Advantage, spoke on behalf of the developer. Council Member Stearns moved, Ruddy seconded, to close public hearing 2025-53. Ayes: 4. Council Member Stearns moved, Ruddy seconded, to adopt **RESOLUTION 2025-287** amending the Ankeny Plan 2040, Comprehensive Plan, Figure 12.10 Future Land Use Map for the City of Ankeny, Iowa. Nays: Stearns, Ruddy, Graber, Shafer. Motion failed.

5. PH 2025-54. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2232 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Hope K Farms, LLC from its current R-1, One-Family Residence District to M-1, Light Industrial District with Use Restrictions (Area A). Layman's Description – approximately 117.50 acres (+/-) of land located northeast of the NE 72nd Street and NE Delaware Avenue intersection. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that the applicant, Hope K. Farms, LLC is requesting the rezoning. The subject property is surrounded by properties to the south and west that are also zoned R-1, One-Family Residence District, while the properties to the north and east are not within Ankeny's Corporate Limits. The applicant is proposing that the subject property be rezoned to consist of two separate zoning areas/classifications; M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District. The two zoning classifications are depicted on the applicant's rezoning exhibit as Area 'A' and Area 'B'. Area 'A' is approximately 117.50 acres (+/-) and is situated to the north of the properties that front NE 72nd Street, while Area 'B' is approximately 7.24 acres (+/-) and fronts NE 72nd Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10 Future Land Use Map currently identifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. The proposed amendment would line up with Area 'A' (M-1, Light Industrial District) on the proposed rezoning.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Stearns moved, Ruddy seconded, to table the proposed

rezoning. Ayes: Stearns, Ruddy, Graber, Shafer.

6. PH 2025-55. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2233 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Hope K Farms, LLC from its current R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Area B). Layman's Description – approximately 7.24 acres (+/-) of land located northeast of the NE 72nd Street and NE Delaware Avenue intersection. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that the applicant, Hope K. Farms, LLC is requesting to rezone property from R-1, One-Family Residence District, to M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District. The area subject to the proposed rezoning consists of approximately 124.74 acres (+/-) of land located northeast of the NE Delaware Avenue and NE 72nd Street intersection. The property is currently zoned R-1, One-Family Residence District, which was the zoning district assigned to the property when it was annexed into Ankeny in 2022. The subject property is surrounded by properties to the south and west that are zoned R-1, One-Family Residence District, while the properties to the north and east are not within Ankeny's Corporate Limits. The applicant is proposing that the subject property be rezoned to consist of two separate zoning areas/classifications; M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District. The two zoning classifications are depicted on the applicant's rezoning exhibit as *Area 'A' and Area 'B'*. *Area 'A'* is approximately 117.50 acres (+/-) and is situated to the north of the properties that front NE 72nd Street, while *Area 'B'* is approximately 7.24 acres (+/-) and fronts NE 72nd Street. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10 Future Land Use Map* currently identifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. The proposed amendment would line up with *Area 'A'* (M-1, Light Industrial District) on the proposed rezoning.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Stearns moved, Ruddy seconded, to table the proposed rezoning. Ayes: Stearns, Ruddy, Graber, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of June 16, 2025, as published.
2. Receive and file minutes of the Library Board of Trustee meeting of April 17, 2025.
3. Receive and file minutes of the Library Board of Trustee meeting of May 15, 2025.

Licenses and Permits

4. Issuance of Cigarette/Tobacco/Nicotine/Vapor/Device Permits.
5. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

6. 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.

7. 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.
8. 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.
9. 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.
10. 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.
11. Payment #3 in the amount of \$9,590.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
12. 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.
13. 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.
14. 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.
15. 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.
16. Payment #30 in the amount of \$14,403.34 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. July 7, 2025 Accounts Payable by fund: General \$532,048; Hotel Motel Tax \$395,560; Road Use Tax \$115,935; Debt Service \$5,150; Library Foundation \$6,379; Solid Waste \$110,744; Water \$161,319; Water Sinking \$2,350; Sewer \$30,397; Storm Water \$17,319; Golf Course \$59,706; Enterprise Project \$950,830; Revolving \$25,121; Risk Management \$844,152; Health Insurance \$8,745; BAN/Bond Activity \$33,000; Capital Projects \$465,343; Payroll Totals \$3,999,670; Transfers/ACH (\$245,938); Agenda Payments Approved Separately (\$1,016,924); Grand Total \$6,500,906.
26. Purchase of a new combination jet vacuum truck for the Municipal Utilities - Water Department (replace existing truck #742).
27. 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.
28. 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

29. **RESOLUTION 2025-288** 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.)
30. **RESOLUTION 2025-289** 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

31. **NW Northlawn Area Utility Improvements - Phase 2:** approve: a) Certificate of Completion; b) **RESOLUTION 2025-290** 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.
32. **SE Corporate Woods Drive & SE Crosswinds Drive Traffic Signal:** approve: a) Final Change Order #3 decreasing the contract amount by \$27,298.56; b) Certificate of Completion; c) **RESOLUTION 2025-291** 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.
33. **RESOLUTION 2025-292** 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

34. **RESOLUTION 2025-293** authorizing temporary street closings for the purpose of the Ankeny Youth Triathlon.
35. **RESOLUTION 2025-294** accepting a perpetual trail easement with Polk County for the connection of Trestle Ridge Park to the High Trestle Trail.
36. 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.
37. **RESOLUTION 2025-295** 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

38. Accept third consideration of 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 (+/-), sending it on its final passage and publication as required by law.

RESOLUTION 2025-296 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

1. Council Member Graber moved, second by Ruddy, to approve the recommendations for Consent Agenda Items CA-1 through CA-38. Ayes: Graber, Ruddy, Shafer, Stearns.

LEGISLATIVE BUSINESS

Board/Commission Appointments

39. Council Member Stearns moved, Shafer seconded, to approve appointments of Scott Port and Thomas Friedman to the Economic Development Council, effective immediately - June 30, 2028. Ayes: Stearns, Shafer, Graber, Ruddy.

ADJOURNMENT

1. Meeting was adjourned at 7:02 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 7/18/25.