ANKENY CITY COUNCIL

Regular Meeting
Monday, July 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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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 July 21, 2025 Agenda

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

C. PUBLIC HEARING(S):

1. PH 2025-56 Proposed Sawgrass Park Dam Improvements project

Consider motion to close Public Hearing 2025-56.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost $403,035.00; 2) receive and file report of bids received July 15, 2025; 3) RESOLUTION making award of construction contract with Jasper Construction Services Inc. in the amount of $325,834.00; and 4) RESOLUTION approving contract and bonds with Jasper Construction Service Inc. in the amount of $325,834.00.

2. PH 2025-57 Proposed amendment to the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 197 of the Zoning Regulations

Consider motion to close Public Hearing 2025-57.

Consider motion to accept first consideration of ORDINANCE 2234.

3. PH 2025-58 Proposed Issuance of Not to Exceed $1,356,000 Water Revenue Capital Loan Notes

Consider motion to close Public Hearing 2025-58.

Consider motion to adopt RESOLUTION instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed $1,356,000 Water Revenue Capital Loan Notes.

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 July 7, 2025 as published, subject to correction, as recommended by the City Clerk.

- **LICENSES AND PERMITS**

CA - 2. Consider motion to approve the issuance of a special permit to Derek Watson for the purpose of bow hunting on private property within the city limits pursuant to Municipal Code Section 41.11(3).

CA - 3. Consider motion to approve the issuance of Cigarette/Tobacco/Nicotine/Vapor/Device 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 June 2025.

CA - 6. Consider motion to receive and file Building Permit Report for June 2025.

CA - 7. Consider motion to receive and file the Utility Billing Report for June 2025.

CA - 8. Consider motion to approve Change Order #1 increasing the contract amount by $9,900.00 to Dave's Dozing and Excavating, for construction services on the 2025 Annual Storm Sewer Repairs - Package 3 project.

CA - 9. Consider motion to approve Payment #2 in the amount of $1,207.26 to Absolute Group for construction services on the 2024 Annual Storm Sewer Repairs - Pkg 2 project.

CA - 10. Consider motion to approve Payment #3 in the amount of $107,915.82 to Absolute Concrete Construction, for construction services on the NW Northlawn Area Utility Improvements – Phase 4.

CA - 11. Consider motion to approve Payment #17 in the amount of $214,194.00 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 - 12. Consider motion to approve Payment #4 in the amount of $16,030.50 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project.

CA - 13. Consider motion to approve Payment #15 in the amount of $14,915.00 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Conceptual Design project.

CA - 14. Consider motion to approve Payment #12 in the amount of $19,242.40 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.

CA - 15. Consider motion to approve Payment #2 in the amount of $32,418.75 to Dave's Dozing and Excavating, for construction services on the 2025 Annual Storm Sewer Repairs - Pkg 3 project.

CA - 16. Consider motion to approve Payment #15 in the amount of $53,995.15 to HPC, LLC for construction services work associated with the Ankeny Fire Station No. 4 project.

CA - 17. Consider motion to approve Payment #31 in the amount of $18,654.80 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

CA - 18. Consider motion to approve Payment #10 in the amount of $24,622.51 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 #1 in the amount of $249,419.17 to Iowa Contracting, Inc., for construction services on the 2025 PCC Street Patching project.

CA - 20. Consider motion to approve Payment #16 in the amount of $23,248.25 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.

CA - 21. Consider motion to approve Payment #1 in the amount of $459,863.41 to OMG Midwest Inc., DBA Des Moines Asphalt & Paving, for construction services on the 2025 Asphalt Street Resurfacing Program project.

CA - 22. Consider motion to approve Payment #3 in the amount of $219,377.04 to On Track Construction, LLC, Inc., for construction services on the SW Walnut Street and SW Ordnance Road Water Main project.

CA - 23. Consider motion to approve Payment #12 in the amount of $123,946.79 to Rognes

Corporation, for construction services on the SE 3rd Street Improvements - Phase 2 project.

CA - 24. Consider motion to approve Payment #3 in the amount of $67,577.76 to Shekar Engineering, PLC, for construction services on the SW Des Moines Street Utility Improvements project.

CA - 25. Consider motion to approve Payment #3 in the amount of $179,733.91 to Shekar Engineering, PLC, for construction services on the 2025 PCC Reconstruction Program - SE 8th Street project.

CA - 26. Consider motion to approve Payment #3 in the amount of $38,821.85 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

CA - 27. Consider motion to approve Payment #11 in the amount of $11,867.00 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.

CA - 28. Consider motion to approve Payment #27 in the amount of $123.17 to SVPA Architects Inc. for construction administration services associated with the Ankeny Fire Station No. 4 project.

CA - 29. Consider motion to approve Payment #2 in the amount of $80,551.45 to TK Concrete, Inc., for construction services on the 2025 Pedestrian Ramp Improvements Program - North Ankeny Boulevard project.

CA - 30. Consider motion to approve Payment #3 in the amount of $59,280.98 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.

CA - 31. Consider motion to approve the July 21, 2025 Accounts Payable.

- **PERSONNEL ITEMS**

CA - 32. Consider motion to approve the Ankeny Professional Fire Fighters Employees' Union Labor Agreement commencing on July 1, 2025, and authorizing execution of said agreement.

- **COMMUNITY DEVELOPMENT ITEMS**

CA - 33. Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed for streets, warranty deed to parkland, platted easement documents and authorizing cost participation for 8' sidewalk, reimbursement for 24-inch sewer extension and pavement shortage payment for NW Reinhart Drive for Trestle Ridge Estates Plat 7.

CA - 34. Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenants and Permanent Easement Agreement, located on part of Outlot Z Trestle Ridge Estates Plat 2 and associated with the development of Trestle Ridge Park Site Plan at 3707 NW Reinhart Drive.

CA - 35. Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed for streets, water connection fee, platted easement documents, parkland dedication agreement, and authorizing cost participation for sidewalk oversizing and truncated domes along NE Trilein Drive for Northgate Plat 7.

CA - 36. Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 3219 SE 36th Circle and associated with the development of the Raptor Properties Site Plan.

CA - 37. Consider motion to grant preliminary approval of Kimberley Crossing Plat 5 Final Plat; and authorize cost participation in an amount not to exceed $95,050.00 for 6" subbase and in an amount not to exceed $82,410.00 for 8" subdrain.

- **ENGINEERING ITEMS**

CA - 38. Consider motion to approve the Professional Services Agreement with RJN Group, for the Saylor Creek Force Main Analysis in an amount not to exceed $78,000.00 and the Mayor to execute said agreement.

CA - 39. Consider motion to adopt **RESOLUTION** accepting the maintenance bond for Utilities in Trestle Ridge Estates Plat 7.

CA - 40. Consider motion to adopt **RESOLUTION** accepting the maintenance bond for Paving in Trestle Ridge Estates Plat 7.

CA - 41. Consider motion to adopt **RESOLUTION** accepting the maintenance bond for Subgrade in Trestle Ridge Estates Plat 7.

CA - 42. Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of paving for the NE 78th Avenue Turn Lane project.

CA - 43. Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of subgrade for the NE 78th Avenue Turn Lane project.

CA - 44. Consider motion to adopt **RESOLUTION** accepting the maintenance bond for utilities in Northgate Plat 7.

CA - 45. Consider motion to adopt **RESOLUTION** accepting the maintenance bond for paving in Northgate Plat 7.

CA - 46. Consider motion to adopt **RESOLUTION** accepting the maintenance bond for subgrade in Northgate Plat 7.

- **CAPITAL IMPROVEMENT PROJECTS**

CA - 47. Consider motion to adopt **RESOLUTION** accepting a proposal from Dave's Firewood & Distributing Inc. (DBA Dave's Dozing) in the amount of $68,560.00 for the construction of the Detention Basin Improvements - South Ankeny Boulevard and SE 16th Street project.

CA - 48. **2025 PCC Pavement Preservation Program - Crack and Joint Filling:** Consider motion to approve: a) Final Change Order #1 increasing the contract amount by $37,936.86; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with National Sealant & Concrete, LLC in the amount of $521,262.18; and d) Final Payment #3 in the amount of $78,443.87; Retainage Payment in the amount of $26,063.11.

CA - 49. Consider motion to adopt **RESOLUTION** accepting a proposal from Iowa Signal, Inc. in

the amount of $77,300.00 for Traffic Signal Upgrades on SE Oralabor Road at SE Delaware Avenue, I-35 SB Ramps and I-35 NB Ramps, and at SW State Street & NE 72nd Place.

CA - 50. Consider motion to adopt **RESOLUTION** ordering construction on the 2025 Trestle Ridge Park Improvements project and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: (8/12/25 @ 10:30 A.M. / date of hrg: 8/18/25 @ 5:30 P.M.)

- **ADMINISTRATIVE ITEMS**

CA - 51. Consider motion to adopt **RESOLUTION** approving Des Moines Metropolitan Planning Organization Fiscal Year 2026 Unified Planning Work Program and Budget and Fiscal Year 2026 Assessment.

CA - 52. Consider motion to adopt **RESOLUTION** authorizing the execution of the Second Amended 28E Agreement by and between the City of Ankeny, Iowa and Ankeny Community School District pertaining to the School Resource Officer Program.

CA - 53. Consider motion to adopt **RESOLUTION** amending the Community Garden license agreement with Hy-Vee Inc.

CA - 54. Consider motion to approve an Estoppel Agreement between the City of Ankeny and MDF Holdings II, LLC.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-54

   Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-54.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES:**

55. Ord 2229 An Ordinance 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 R-1, One-Family Residence District to PUD, Planned Unit Development District.

Consider motion to accept second consideration of ORDINANCE 2229.

56. Ord 2230 An Ordinance 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 R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

Consider motion to accept second consideration of ORDINANCE 2230.

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 2230, sending it on its final passage and publication as required by law.

57. Ord 2231 An Ordinance 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 R-1, One-Family Residence District to PUD, Planned Unit Development.

Consider motion to accept second consideration of ORDINANCE 2231.

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 2231, sending it on its final passage and publication as required by law.

H. OLD BUSINESS:

I. NEW BUSINESS:

J. 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 - Annexation - DLE Four Way, LC, Putco Inc, Upper Midwest Properties & Threshold Capital, LLC - 8/4/25 @ 5:30 p.m.
  • Council Action Planning Session - 8/11/25 @ 5:30 p.m.
  • Public Hearing - Trestle Ridge Park Improvements - 8/18/25 @ 5:30 p.m.

K. ADJOURNMENT