

MINUTES OF THE ANKENY CITY COUNCIL

Monday, July 21, 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, Todd Shafer, and Kelly Stearns were in attendance. Council Member Joe Ruddy attended the meeting electronically. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

PUBLIC FORUM

1. Tim Pitts, Ankeny, requested council consider renaming Village Park to Cheese Park.
2. Jeanne Houge, Elkhart/Ankeny, expressed appreciation of communications regarding proposed Ordinance 2230.
3. David Schmitt, Ankeny, commended city workers for doing a great job in replacing a leaking pipe.

APPROVAL OF AGENDA

1. Council Member Graber moved, Shafer seconded, to approve and accept the July 21, 2025 agenda without amendment. Ayes: 5

PUBLIC HEARING

1. PH 2025-56. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the Sawgrass Park Dam Improvements project. Notice of this hearing was published in the Des Moines Register on the 3rd day of July, 2025.

Mark Mueller, Public Works Director, reported that the project at Sawgrass Park includes raising the existing embankment and lowering the auxiliary overflow of the dam, protecting the dam embankment with grid-tied concrete block mat and lining the outlet pipe.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing no comments, Council Member Graber moved, Perry seconded, to close public hearing 2025-56. Ayes: 5. Council Member Graber moved, Stearns seconded, to adopt 1) **RESOLUTION 2025-297** adopting plans, specifications, form of contract and estimate of cost \$403,035.00; 2) receive and file report of bids received July 15, 2025; 3) adopt **RESOLUTION 2025-298** making award of construction contract with Jasper Construction Services, Inc. in the amount of \$325,834.00; and 4) adopt **RESOLUTION 2025-299** approving contract and bonds with Jasper Construction Services, Inc. in the amount of \$325,834.00. Ayes: Graber, Stearns, Perry, Ruddy, Shafer.

2. PH 2025-57. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2234 amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 197 Zoning Ordinance Administration. Notice of this hearing was published in the Des Moines Register on the 11th day of July, 2025.

Eric Jensen, Director of Community Development, reported that House File 652 amended the Iowa Code to grant additional powers to Boards of Adjustment. The law allows boards to authorize variances in specific cases where strict enforcement of the ordinance would create a "practical difficulty". The proposed Ordinance Amendment will ensure that the City's Zoning Ordinance complies with the new law enacted by the State Legislature.

Mayor Bentz then asked for any public comment regarding the proposed ordinance. Hearing no comments, Council Member Stearns moved, Graber seconded, to close public hearing 2025-57. Ayes: 5. Council Member Perry moved, Stearns seconded, to accept first consideration of ORDINANCE 2234. Ayes: Perry, Stearns, Graber, Ruddy, Shafer.

3. PH 2025-58. Mayor Bentz announced this is the time and place for a public hearing and meeting on the matter of the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$1,356,000 Water Revenue Capital Loan Notes, of the City of Ankeny, State of Iowa, to evidence the obligations of the City under the said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Water Utility, including those costs associated with water main improvements around SW Walnut Street and SW Ordinance Road. Notice of this public hearing was published in the Des Moines Register on the 15th day of July 2025 pursuant to the provisions of Sections 384.24A and 384.83 of the Code of Iowa.

Jennifer Sease, Administrative Services Director, reported that the not to exceed \$1,356,000 Water Revenue Capital Loan Notes are being proposed to fund the design and construction of the SW Walnut Street and SW Ordinance Road Water Main Improvements in the 2025 Capital Improvement Program.

Mayor Bentz then asked for any public comment regarding the proposed Water Capital Loan Notes issuance. Hearing no comments, Council Member Shafer moved, Stearns seconded, to close public hearing 2025-58. Ayes: 5. Council Member Perry moved, Stearns seconded, to adopt **RESOLUTION 2025-300** 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. Ayes: Perry, Stearns, Graber, Ruddy, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of July 7, 2025, as published.

Licenses and Permits

2. 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).
3. Issuance of Cigarette/Tobacco/Nicotine/Vapor/Device Permits.
4. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

5. Receive and file Financial Reports for June 2025.
6. Receive and file Building Permit Report for June 2025.
7. Receive and file the Utility Billing Report for June 2025.

8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Payment #31 in the amount of \$18,654.80 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
18. 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.
19. Payment #1 in the amount of \$249,419.17 to Iowa Contracting, Inc., for construction services on the 2025 PCC Street Patching project.
20. 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.
21. 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.
22. 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 Ordinance Road Water Main project.
23. Payment #12 in the amount of \$123,946.79 to Rognes Corporation, for construction services on the SE 3rd Street Improvements - Phase 2 project.
24. 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.
25. 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.
26. 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.
27. Payment #11 in the amount of \$11,867.00 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
28. 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.
29. 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.
30. Payment #3 in the amount of \$59,280.98 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
31. July 21, 2025 Accounts Payable by fund: General \$539,570; Road Use Tax \$86,033; Seizure \$4,940; Library Foundation \$3,600; Water \$157,272; Sewer \$1,510,480; Storm Water \$31,078; Golf Course \$35,427; Enterprise Project \$592,208; Revolving \$56,163; Risk Management \$96,273; Health Insurance \$5,417; BAN/Bond Activity \$14,777; Capital Projects \$1,614,403; Payroll Totals \$2,328,850; Transfers/ACH (\$235,495); Agenda Payments Approved Separately (\$2,121,514); Grand Total \$4,719,482.

Personnel Items

32. Approve the Ankeny Professional Fire Fighters Employees' Union Labor Agreement commencing on July 1, 2025, and authorizing execution of said agreement.

Community Development Items

33. **RESOLUTION 2025-301** 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.
34. **RESOLUTION 2025-302** 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.
35. **RESOLUTION 2025-303** 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.
36. **RESOLUTION 2025-304** 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.
37. 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

38. 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.
39. **RESOLUTION 2025-305** accepting the maintenance bond for Utilities in Trestle Ridge Estates Plat 7.
40. **RESOLUTION 2025-306** accepting the maintenance bond for Paving in Trestle Ridge Estates Plat 7.
41. **RESOLUTION 2025-307** accepting the maintenance bond for Subgrade in Trestle Ridge Estates Plat 7.
42. **RESOLUTION 2025-308** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of paving for the NE 78th Avenue Turn Lane project.
43. **RESOLUTION 2025-309** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of subgrade for the NE 78th Avenue Turn Lane project.
44. **RESOLUTION 2025-310** accepting the maintenance bond for utilities in Northgate Plat 7.
45. **RESOLUTION 2025-311** accepting the maintenance bond for paving in Northgate Plat 7.
46. **RESOLUTION 2025-312** accepting the maintenance bond for subgrade in Northgate Plat 7.

Capital Improvement Projects

47. **RESOLUTION 2025-313** 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.

48. **2025 PCC Pavement Preservation Program - Crack and Joint Filling:** a) Final Change Order #1 increasing the contract amount by \$37,936.86; b) Certificate of Completion; c) **RESOLUTION 2025-314** 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.
49. **RESOLUTION 2025-315** 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.
50. **RESOLUTION 2025-316** 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

51. **RESOLUTION 2025-317** approving Des Moines Metropolitan Planning Organization Fiscal Year 2026 Unified Planning Work Program and Budget and Fiscal Year 2026 Assessment.
52. **RESOLUTION 2025-318** 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.
53. **RESOLUTION 2025-319** amending the Community Garden license agreement with Hy-Vee Inc.
54. Approve an Estoppel Agreement between the City of Ankeny and MDF Holdings II, LLC.

APPROVAL OF CONSENT AGENDA

1. Council Member Graber moved, second by Shafer, to approve the recommendations for Consent Agenda Items CA-1 through CA-54. Ayes: Graber, Shafer, Perry, Ruddy, Stearns.

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. Council Member Stearns moved, Shafer seconded, to accept second consideration of ORDINANCE 2229. Ayes: Stearns, Shafer, Graber, Perry, Ruddy.
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. Council Member Graber moved, Perry seconded, to accept second consideration of ORDINANCE 2230. Ayes: Graber, Perry, Ruddy, Shafer, Stearns. Council Member Stearns moved, Graber seconded, 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. Ayes: Stearns, Graber, Perry, Ruddy, Shafer.
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. Council Member Stearns moved, Graber seconded, to accept second consideration of ORDINANCE 2231. Ayes: Stearns, Graber, Perry, Ruddy, Shafer. Council Member Graber moved, Stearns seconded, 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. Ayes: Graber, Stearns, Perry, Ruddy, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:09 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

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