



ANKENY CITY COUNCIL

Regular Meeting
Monday, August 4, 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:

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the August 4, 2025 Agenda

Consider motion to approve and accept the August 4, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-59 Proposed 80/20 voluntary urbanized annexation of certain territory adjacent to the NE quadrant of Ankeny requested by DLE Four Way, L.C., Putco, INC., Upper Midwest Properties and Threshold Capital, LLC.

Consider motion to close Public Hearing 2025-59.

Consider motion to receive and file the June 9, 2025 Consultation Meeting Report.

Consider motion to file correspondence.

Consider motion to adopt RESOLUTION annexing certain territory located adjacent to the northeast quadrant of Ankeny requested by DLE Four Way, L.C., Putco, INC., Upper Midwest Properties and Threshold Capital, LLC.

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 21, 2025 as published, subject to correction, as recommended by the City Clerk.
- CA - 2. Receive and file minutes of the Plan and Zoning Commission meeting of June 3, 2025.
- CA - 3. Receive and file minutes of the Zoning Board of Adjustment meeting of June 3, 2025.
- CA - 4. Receive and file minutes of the Library Board of Trustee meeting of June 19, 2025.

• **LICENSES AND PERMITS**

- CA - 5. Consider motion to approve the issuance of a special permit to Eric Weichers for the purpose of bow hunting on private property within the city limits pursuant to Municipal Code Section 41.11(3).
- CA - 6. Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• **FINANCE/BUDGET**

- CA - 7. Consider motion to approve Payment #2 in the amount of \$17,434.00 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr - Concept Study project.
- CA - 8. Consider motion to approve Payment #9 in the amount of \$31,105.00 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr - NW 9th St & NW Ash Dr Intersection Improvements project.
- CA - 9. Consider motion to approve Payment #4 in the amount of \$10,010.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
- CA - 10. Consider motion to approve Payment #13 in the amount of \$96,672.40 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.
- CA - 11. Consider motion to approve Payment #5 in the amount of \$4,725.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary

Sewer Study project.

- CA - 12.** Consider motion to approve Payment #24 in the amount of \$3,421.25 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements - Phase 2 project.
- CA - 13.** Consider motion to approve Payment #16 in the amount of \$9,277.89 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 14.** Consider motion to approve Payment #5 in the amount of \$41,679.49 to Olsson, Inc., for engineering services on the SW Oralabor Road & SW Irvinedale Drive Intersection Improvements project.
- CA - 15.** Consider motion to approve Payment #11 in the amount of \$14,262.51 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
- CA - 16.** Consider motion to approve Payment #5 in the amount of \$14,771.00 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.
- CA - 17.** Consider motion to approve Payment #12 in the amount of \$1,438.40 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
- CA - 18.** Consider motion to approve Payment #17 in the amount of \$23,042.05 to Snyder & Associates for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th Street project.
- CA - 19.** Consider motion to approve Payment #47 in the amount of \$12,062.55 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.
- CA - 20.** Consider motion to approve the August 4, 2025 Accounts Payable.
- CA - 21.** Consider motion to receive and file the Adopted Annual Budget Document for Fiscal Year 2026.
- CA - 22.** Consider motion to approve the purchase of a 2026 Chevrolet Silverado 3500 Truck for the Fire Department for an amount not to exceed \$53,298.75.

• **PERSONNEL ITEMS**

- CA - 23.** Consider motion to approve the side letter agreement with the Ankeny Police Department Teamsters Local Union #238 amending the parental leave language and to authorize the City Manager to execute the agreement.

• **COMMUNITY DEVELOPMENT ITEMS**

- CA - 24.** Consider motion to adopt **RESOLUTION** accepting a Public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located in Northstar Power Plat 1 and associated with the development of the New Horizon Cuisine Site Plan at 7405 SE Northstar Drive.
- CA - 25.** Consider motion to adopt **RESOLUTION** accepting a Public Storm Water Management

Facility Maintenance and Permanent Easement Agreement, located on Lot 21, Ankeny Industrial Park Plat 1 and Lot 1, Ankeny Industrial Park Plat 2 E. 440', W. 515', N. 520', S631.7' of Sec. 25-80-24, in the City of Ankeny Iowa and associated with the development of the Mrs. Clark's Foods West Production Facility Site Plan at 700 SE Dalbey Drive.

- CA - 26.** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa to consider a request to vacate a Public Utility Easement located on Lot 1, Harvest Ridge Plat 1 and Lot 1, Harvest Ridge Plat 2 (date of hrg: 8/18/2025 @ 5:30 p.m.)
- CA - 27.** Consider motion to adopt **RESOLUTION** accepting a Public Utility Easement associated with the development of Canyon Landing Townhomes Plat 2.
- CA - 28.** Consider motion to adopt **RESOLUTION** accepting a Public No Build Easement, located on Lot 1, Ankeny Industrial Park Plat 2; and associated with the development of Mrs. Clarks Food Warehouse West Food Production Facility Site Plan at 700 SE Dalbey Drive.

• **ENGINEERING ITEMS**

- CA - 29.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (1st Street Flats, LLC)
- CA - 30.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (1906 Residential Housing Cooperative)
- CA - 31.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (Martin Investments, LLC)
- CA - 32.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (Ankeny Christian Academy)
- CA - 33.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (Scott and Rebekah Joller)
- CA - 34.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent ingress/egress easement and temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (1913 W 1st Street Housing Cooperative Association)
- CA - 35.** Consider motion to adopt **RESOLUTION** accepting public improvements in Berwick Estates Plat 1 for utilities, paving, and subgrade.
- CA - 36.** Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance bond, and maintenance bond for the construction of

traffic signals in Plaza 36 Plat 1.

- CA - 37.** Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance bond, and maintenance bond for the construction of SW Plaza Parkway & SW State Street Intersection Improvements project.

• **CAPITAL IMPROVEMENT PROJECTS**

- CA - 38.** Consider a motion to adopt **RESOLUTION** accepting a proposal from Howser Concrete Unlimited, in the amount of \$87,654.00 for the construction of the Prairie Ridge Softball Batting Cages project.

- CA - 39.** Consider motion to adopt **RESOLUTION** accepting a proposal from OnTrack Construction LLC in the amount of \$133,903.00 for the construction of the Vintage Business Park - North Lake Maintenance Phase 2 project.

• **ORDINANCES**

- CA - 40.** Consider motion to accept third consideration of **ORDINANCE 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, sending it on its final passage and publication as required by law.

• **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-40

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-40.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. LEGISLATIVE BUSINESS:

• **APPROVAL OF ORDINANCES:**

- 41.** Ord 2234 An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 197, Zoning Regulations.

Consider motion to accept second consideration of ORDINANCE 2234.

- 42.** Ord 2235 An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 41, Public Health and Safety.

Consider motion to accept first consideration of ORDINANCE 2235.

H. OLD BUSINESS:

I. NEW BUSINESS:

1. \$1,356,000 Water Revenue Capital Loan Notes, Series 2025

Consider motion to adopt RESOLUTION approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Ankeny and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$1,356,000 Water Revenue Capital Loan Notes, Series 2025, of the City of Ankeny, State

of Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of the Notes; approval of Tax Exemption Certificate.

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:**

- Council Action Planning Session - 8/11/25 @ 5:30 p.m.

- Public Hearing - Trestle Ridge Park Improvements - 8/18/25 @ 5:30 p.m.

- Public Hearing - vacate PUE - Harvest Ridge - 8/18/25 @ 5:30 p.m.

K. ADJOURNMENT