

MINUTES OF THE ANKENY CITY COUNCIL

Monday, August 4, 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, and Kelly Stearns were in attendance. Council Members Joe Ruddy and Todd Shafer attended the meeting electronically. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

APPROVAL OF AGENDA

1. Council Member Graber moved, Stearns seconded, to approve and accept the August 4, 2025 agenda without amendment. Ayes: 5

PUBLIC HEARING

2. PH 2025-59. Mayor Bentz announced this is the time and place for a public hearing on the matter of annexation of certain territory adjacent to the northeast quadrant of Ankeny requested by DLE Four Way, L.C., Putco, Inc., Upper Midwest Properties and Threshold Capital, LLC. Layman's Description: Approximately 439.81 acres (+/-) of land adjacent to the northeast quadrant of Ankeny and generally located south of NE 126th Avenue, west of NE 29th Street and east of Interstate 35; and approximately 55.63 acres (+/-) of land adjacent to the northeast quadrant of Ankeny and generally located south of NE 126th Avenue, west of NE 29th Street and east of Interstate 35. Notices were mailed to affected property owners as required by law and 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 the annexation is located within two miles of the City of Elkhart and the City of Alleman, which classifies the request as an urbanized annexation. The annexation territory encompasses approximately 565.05 acres (+/-), 439.81 acres (+/-) of which are owned by property owners who have signed a petition consenting to the annexation, while 55.63 (+/-) acres are owned by property owners who have not signed a petition consenting to the annexation. The non-consenting properties are included in the annexation request to avoid the creation of islands and to create uniform boundaries, which is required per Iowa Code. Approximately 81.65 (+/-) acres of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all county road right-of-way to the centerline of the adjacent road. Additionally, this annexation includes the adjacent full right-of-way of Interstate 35 lying in Section 6-80-23 and in Section 31-81-23.

Mayor Bentz then asked for any public comment regarding the proposed project. Jim Stoelk inquired about the development timeline. Teresa Stoelk asked for clarification on a prior annexation. Council Member Stearns moved, Graber seconded, to close public hearing 2025-59. Ayes: 5. Council Member Graber moved, Stearns seconded, to receive and file the June 9, 2025 Consultation Meeting Report. Ayes: Graber, Stearns, Perry, Ruddy, Shafer. Council Member Stearns moved, Graber seconded, to file correspondence. Ayes: Stearns, Graber, Perry, Ruddy, Shafer. Council Member Stearns moved, Graber seconded, to adopt **RESOLUTION 2025-320** annexing certain territory located adjacent to the northeast quadrant of Ankeny requested by DLE Four Way, L.C., Putco, Inc., Upper Midwest Properties and

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of July 21, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of June 3, 2025.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of June 3, 2025.
4. Receive and file minutes of the Library Board of Trustee meeting of June 19, 2025.

Licenses and Permits

5. 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).
6. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

7. 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.
8. 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.
9. Payment #4 in the amount of \$10,010.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Payment #11 in the amount of \$14,262.51 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
16. 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.
17. Payment #12 in the amount of \$1,438.40 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
18. 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.
19. 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.
20. August 4, 2025 Accounts Payable by fund: General \$539,340; Hotel Motel Tax \$71,000; Road Use Tax \$134,984; Seizure \$2,572; Police/Fire Pension \$5,668; Library Foundation \$2,157; Water \$668,173; Sewer \$10,460; Storm Water \$2,656; Golf Course \$50,553; Enterprise Project \$17,239; Revolving \$23,908; Risk Management \$41,313; Health Insurance \$70; Capital Projects \$336,413; Payroll Totals \$1,745,477; Transfers/ACH (\$233,968); Agenda Payments Approved Separately (\$279,901); Grand Total \$3,138,114.
21. Receive and file the Adopted Annual Budget Document for Fiscal Year 2026.
22. 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

23. 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

24. **RESOLUTION 2025-321** 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.
25. **RESOLUTION 2025-322** 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.
26. **RESOLUTION 2025-323** 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.)
27. **RESOLUTION 2025-324** accepting a Public Utility Easement associated with the development of Canyon Landing Townhomes Plat 2.
28. **RESOLUTION 2025-325** 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

29. **RESOLUTION 2025-326** 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)
30. **RESOLUTION 2025-327** 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)
31. **RESOLUTION 2025-328** 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)
32. **RESOLUTION 2025-329** 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)
33. **RESOLUTION 2025-330** 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 Jo Iler)
34. **RESOLUTION 2025-331** 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)
35. **RESOLUTION 2025-332** accepting public improvements in Berwick Estates Plat 1 for utilities, paving, and subgrade.
36. **RESOLUTION 2025-333** approving plans and specifications and accepting contracts, performance bond, and maintenance bond for the construction of traffic signals in Plaza 36 Plat 1.

37. **RESOLUTION 2025-334** 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

38. **RESOLUTION 2025-335** 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.
39. **RESOLUTION 2025-336** 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

40. Accept third consideration of 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, sending it on its final passage and publication as required by law.

APPROVAL OF CONSENT AGENDA

1. Council Member Stearns moved, second by Graber, to approve the recommendations for Consent Agenda Items CA-1 through CA-40. Ayes: Stearns, Graber, Perry, Ruddy, Shafer.

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. Council Member Stearns moved, Graber seconded, to accept second consideration of ORDINANCE 2234. Ayes: Stearns, Graber, Perry, Ruddy, Shafer.
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. Council Member Graber moved, Stearns seconded, to accept first consideration of ORDINANCE 2235. Ayes: Graber, Stearns, Perry, Ruddy, Shafer.

NEW BUSINESS

1. \$1,356,000 Water Revenue Capital Loan Notes, Series 2025 Council Member Graber moved, Stearns seconded, to adopt **RESOLUTION 2025-337** 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. Ayes: Graber, Stearns, Perry, Ruddy, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 5:55 p.m.
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Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

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