



ANKENY CITY COUNCIL

Regular Meeting
Monday, August 18, 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

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the August 18, 2025 Agenda

Consider motion to approve and accept the August 18, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-60 A request to vacate a Public Utility Easement located on Lot 1, Harvest Ridge

Plat 1 and Lot 1, Harvest Ridge Plat 2

Consider motion to close Public Hearing 2025-60.

Consider motion to accept first consideration of ORDINANCE 2236.

2. PH 2025-61 Proposed 2025 Trestle Ridge Park Improvements

Consider motion to close Public Hearing 2025-61.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost \$590,980.00, Alt. #1 \$18,000.00; 2) receive and file report of bids received August 12, 2025; and 3) RESOLUTION making award of construction contract with Jasper Construction Services, Inc. in the amount of \$469,159.00.

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 August 4, 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 July 22, 2025.
- CA - 3.** Receive and file minutes of the Zoning Board of Adjustment meeting of July 22, 2025.
- CA - 4.** Receive and file minutes of the Civil Service Commission meeting of August 13, 2025, subject to correction as recommended by the Clerk of the Commission.

• **LICENSES AND PERMITS**

- CA - 5.** Consider motion to approve the issuance of Cigarette/Tobacco/Nicotine/Vapor/Device Permits.
- CA - 6.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• **FINANCE/BUDGET**

- CA - 7.** Consider motion to receive and file Financial Reports for July 2025.
- CA - 8.** Consider motion to receive and file Building Permit Report for July 2025.
- CA - 9.** Consider motion to receive and file the Utility Billing Report for July 2025.
- CA - 10.** Consider motion to approve Change Order #2 increasing the contract amount by \$0 to Absolute Group for construction services on the 2025 Annual Storm Sewer Repairs - Package 2 project.
- CA - 11.** Consider motion to approve Change Order #5 increasing the contract amount by \$3,050.00 with HPC, LLC for construction services associated with Fire Station No. 4.
- CA - 12.** Consider motion to approve Change Order #1 increasing the contract amount by \$1,700.00 to TK Concrete, Inc. for construction services on the 2025 Pedestrian Ramp Improvements Program - Briarwood South project.

- CA - 13.** Consider motion to approve Payment #3 in the amount of \$11,918.22 to Absolute Group for construction services on the 2024 Annual Storm Sewer Repairs - Pkg 2 project.
- CA - 14.** Consider motion to approve Payment #4 in the amount of \$105,744.98 to Absolute Concrete Construction, for construction services on the NW Northlawn Area Utility Improvements – Phase 4.
- CA - 15.** Consider motion to approve Payment #18 in the amount of \$55,920.99 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 - 16.** Consider motion to approve Payment #5 in the amount of \$4,982.27 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
- CA - 17.** Consider motion to approve Payment #9 in the amount of \$431,015.00 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.
- CA - 18.** Consider motion to approve Payment #5 in the amount of \$79,603.14 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project.
- CA - 19.** Consider motion to approve Payment #32 in the amount of \$18,047.82 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 20.** Consider motion to approve Payment #2 in the amount of \$143,753.05 to Iowa Contracting, Inc., for construction services on the 2025 PCC Street Patching project.
- CA - 21.** Consider motion to approve Payment #1 in the amount of \$1,662.50 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance project.
- CA - 22.** Consider motion to approve Payment #17 in the amount of \$19,591.80 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.
- CA - 23.** Consider motion to approve Payment #2 in the amount of \$229,413.60 to OMG Midwest Inc., DBA Des Moines Asphalt & Paving, for construction services on the 2025 Asphalt Street Resurfacing Program project.
- CA - 24.** Consider motion to approve Payment #4 in the amount of \$86,571.03 to On Track Construction, LLC, Inc., for construction services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 25.** Consider motion to approve Payment #13 in the amount of \$141,774.91 to Rognes Corporation, for construction services on the SE 3rd Street Improvements - Phase 2 project.
- CA - 26.** Consider motion to approve Payment #4 in the amount of \$47,728.51 to Shekar Engineering, PLC, for construction services on the 2025 PCC Reconstruction Program - SE 8th Street project.

- CA - 27.** Consider motion to approve Payment #28 in the amount of \$561.22 to SVPA Architects Inc. for reimbursable expenses associated with construction administration services for the Ankeny Fire Station No. 4 project.
- CA - 28.** Consider motion to approve Payment #1 in the amount of \$57,992.75 to TK Concrete, Inc., for construction services on the 2025 Pedestrian Ramp Improvements Program - Briarwood South project.
- CA - 29.** Consider motion to approve Payment #4 in the amount of \$125,735.35 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
- CA - 30.** Consider motion to approve Payment #2 in the amount of \$14,730.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
- CA - 31.** Consider motion to approve the August 18, 2025 Accounts Payable.
- CA - 32.** Consider motion to approve Supplemental Agreement No. 2 to the Professional Services Agreement increasing the contract amount by \$36,540.71 with Snyder & Associates, Inc. for construction administration, construction observation, construction staking, and record drawings for the Sawgrass Park Dam Improvements project.
- CA - 33.** Consider motion to approve the purchase of a towable grapple trailer for the Public Works Department in an amount not to exceed \$44,900.00, plus up to 10% of the estimated purchase price (\$4,490.00) for potential increases in the cost of the trailer due to market conditions.
- CA - 34.** Consider motion to approve the purchase of replacement parts for the FlowRider at the Cascade Falls Aquatic Center in an amount not to exceed \$142,295.00.
- CA - 35.** Consider motion to approve the purchase of a 2026 Chevrolet Silverado 1500 4WD for the Police Department in an amount not to exceed \$30,665.50.

- **PERSONNEL ITEMS**

- CA - 36.** Consider motion to accept the Civil Service Commission certified list for promotion to Civil Engineering Technician II, subject to passing any further departmental requirements.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 37.** Consider motion to approve the Trestle Ridge Estates Phase 3 Preliminary Plat and accept the public street name NW Trailside Drive.
- CA - 38.** Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 6925 SE Four Mile Drive and associated with the development of the Old Dominion Freight Line Ankeny Terminal Expansion Site Plan.

- **ENGINEERING ITEMS**

- CA - 39.** 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. (Garrett and Haley Casteline - 102 SW Sharmin Drive)
- CA - 40.** 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 Iler - 101 SW Arlan Drive)

- CA - 41.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent storm sewer and overland flowage easement for the Westlawn Place Area Utility Improvements - Phase 1 project in Ankeny, Iowa. (Vince T. Weber and Sharon E. Lesan as Trustees of the Lesan-Weber Trust - 401 SW Westlawn Drive)
- CA - 42.** 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. (MCL Properties 2, LLC - 2020 W 1st Street)
- CA - 43.** 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. (MCL Properties 2, LLC - 2010 W 1st Street)
- CA - 44.** 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. (Colonial Developers 2, LLC - 1901 W 1st Street)
- CA - 45.** 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. (Bloyer Rentals, LLC - 2302 W 1st Street)
- CA - 46.** 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. (Bradley and Carmen Brown - 2210 W 1st Street)
- CA - 47.** 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. (Sleister Properties, LLC - 2201 W 1st Street)
- CA - 48.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent storm sewer and overland flowage easement for the Westlawn Place Area Utility Improvements - Phase 1 project in Ankeny, Iowa. (Barbara Birtcher & Randy and Jaycianna Ashley - 514 SW Westlawn Drive)
- CA - 49.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of fee title & permanent storm sewer and overland flowage easement for the Westlawn Place Area Utility Improvements - Phase 1 project in Ankeny, Iowa. (JaDee Holdings, L.L.C. - 1515/1517 SW 4th Street)
- CA - 50.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of fee title and permanent storm sewer easement for the Westlawn Place Area Utility Improvements - Phase 1 project in Ankeny, Iowa. (Seidl Properties, LLC - 1514/1516 SW 4th Street)

- CA - 51.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent sanitary sewer, permanent storm sewer, and overland flowage easement for the Westlawn Place Area Utility Improvements - Phase 1 project in Ankeny, Iowa. (JaDee Holdings, L.L.C. - 402/404 SW Westview Drive)
- CA - 52.** Consider motion to adopt **RESOLUTION** authorizing the execution of an agreement between Polk County, Iowa, and the City of Ankeny, Iowa, for the Fourmile Creek Stream Restoration (NE 54th St. to NE 47th St.) project.
- CA - 53.** Consider motion to accept a proposal from Visu-Sewer, LLC in the amount of \$13,750.00 for the construction of the 2025 Storm Structure Grouting project.
- CA - 54.** Consider motion to accept a proposal from Visu-Sewer, LLC in the amount of \$15,807.00 for the construction of the Injection Grout and Joint Sealing - 72-inch RCP project.
- CA - 55.** Consider motion to adopt **RESOLUTION** authorizing the execution of a Predesign Agreement For Primary Road Project between the Iowa Department of Transportation (DOT) and the City of Ankeny, Iowa for the sharing of responsibilities for the proposed Roundabout at the intersection of US 69 and NE 126th Avenue project.
- CA - 56.** Consider motion to adopt **RESOLUTION** accepting public improvements in I-80 Commerce Center for utilities.

• **CAPITAL IMPROVEMENT PROJECTS**

- CA - 57. 2025 Pedestrian Ramp Improvements Program - North Ankeny Boulevard:** Consider motion to approve: a) Final Change Order #1 increasing the contract amount by \$600.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with TK Concrete, Inc. in the amount of \$170,640.00; and d) Final Payment #3 in the amount of \$30,960.98; Retainage Payment in the amount of \$8,532.00.
- CA - 58.** Consider motion to adopt **RESOLUTION** authorizing the execution of the Certificate of Substantial Completion for the Fire Station No. 4 Construction Improvements as completed by HPC, LLC.

• **ADMINISTRATIVE ITEMS**

- CA - 59.** Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny to submit an application for funding through the Polk County Community Development Grant Program for amenities associated with the High Trestle Trail Experience Park and commitment of matching funds for proposed improvements.
- CA - 60.** Consider motion to receive and file the Ankeny SummerFest 2025 Report.
- CA - 61.** Consider motion to adopt **RESOLUTION** authorizing the execution of a Memorandum of Understanding between the City of Ankeny, Iowa, and the cities of Madrid, Sheldahl, Slater, and Woodward; and the Boone County Conservation Board, Polk County Conservation Board, Dallas County Conservation Board and Story County Conservation Board for joint maintenance of the High Trestle Trail.

• **ORDINANCES**

- CA - 62.** Consider motion to accept third consideration of **ORDINANCE 2234**, an Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 197, Zoning Regulations, 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-62

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-62.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES:**

- 63.** 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 second consideration of ORDINANCE 2235.

- 64.** Ord 2237 An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 122, Non-Franchise Utility Accommodation.

Consider motion to accept first consideration of ORDINANCE 2237.

- 65.** Ord 2238 An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 151, Excavations.

Consider motion to accept first consideration of ORDINANCE 2238.

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:**

- Council Action Planning Session - 9/2/25 @ 5:30 p.m.
- Regular City Council Meeting - 9/15/25 @ 5:30 p.m.

K. ADJOURNMENT