

MINUTES OF THE ANKENY CITY COUNCIL

Monday, August 18, 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 Jeff Perry, Joe Ruddy and Todd Shafer were in attendance. Council Member Dustin Graber attended the meeting electronically. Council Member Kelly Stearns was absent. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

PUBLIC FORUM

1. Mike Hatfield, Ankeny, addressed the council about an undeveloped lot on NW 18th Street that has not been mowed.
2. Kathy Dooley, Ankeny, brought attention to the fountain at DMACC that is no longer working.
3. Tony Mills and Diane Weber, Ankeny Area Chamber of Commerce, provided an annual SummerFest report.
4. Lois O'Donnell, Ankeny Area Historical Society, shared information about the Sesquicentennial celebration and a calendar of monthly events.

APPROVAL OF AGENDA

1. Council Member Perry moved, Shafer seconded, to approve and accept the August 18, 2025 agenda with amendment, removing item CA-3. Ayes: 4

PUBLIC HEARING

1. PH 2025-60. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2236 vacating a Public Utility Easement located on Lot 1, Harvest Ridge Plat 1 and Lot 1, Harvest Ridge Plat 2. Notice of this hearing was published in the Des Moines Register on the 8th day of August, 2025.

Eric Jensen, Director of Community Development, reported that these easements were originally platted with Harvest Ridge Plat 1 and Harvest Ridge Plat 2. With the Courtyards at Harvest Ridge Plat 2 approval, the single-family lots were rotated to front onto NE Oak Lane. New Public Utility Easements are established, and the original easements are no longer necessary.

Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing none, Council Member Ruddy moved, Perry seconded, to close public hearing 2025-60. Ayes: 4. Council Member Ruddy moved, Perry seconded, to accept first consideration of ORDINANCE 2236. Ayes: Ruddy, Perry, Graber, Shafer.

2. PH 2025-61 . 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 2025 Trestle Ridge Park Improvements project. Notice of this hearing was published in the Des Moines Register on the 1st day of August, 2025.

Mike Schrock, Interim City Manager, reported that the project includes grading, utilities, erosion control, High Trestle Trail connection, landscaping, installation of a park shelter, existing lawn improvements, and miscellaneous work necessary to complete the project.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Shafer moved, Ruddy seconded, to close public hearing 2025-61. Ayes: 4. Council Member Ruddy moved, Perry seconded, to adopt 1) **RESOLUTION 2025-338** adopting plans, specifications, form of contract and estimate of cost \$590,980.00, Alt. #1 \$18,000.00; 2) receive and file report of bids received August 12, 2025; and 3) adopt **RESOLUTION 2025-339** making award of construction contract with Jasper Construction Services, Inc. in the amount of \$469,159.00. Ayes: Ruddy, Perry, Graber, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of August 4, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of July 22, 2025.
3. Item removed from agenda. Receive and file minutes of the Zoning Board of Adjustment meeting of July 22, 2025.
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

5. Issuance of Cigarette/Tobacco/Nicotine/Vapor/Device permits.
6. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

7. Receive and file Financial Reports for July 2025.
8. Receive and file Building Permit Report for July 2025.
9. Receive and file the Utility Billing Report for July 2025.
10. 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.
11. Change Order #5 increasing the contract amount by \$3,050.00 with HPC, LLC for construction services associated with Fire Station No. 4.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

19. Payment #32 in the amount of \$18,047.82 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
20. Payment #2 in the amount of \$143,753.05 to Iowa Contracting, Inc., for construction services on the 2025 PCC Street Patching project.
21. Payment #1 in the amount of \$1,662.50 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance project.
22. 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.
23. 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.
24. 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.
25. Payment #13 in the amount of \$141,774.91 to Rognes Corporation, for construction services on the SE 3rd Street Improvements - Phase 2 project.
26. 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.
27. 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.
28. 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.
29. Payment #4 in the amount of \$125,735.35 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
30. Payment #2 in the amount of \$14,730.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
31. August 18, 2025 Accounts Payable by fund: General \$302,030; Hotel Motel Tax \$273,586; Road Use Tax \$56,324; Police/Fire Pension \$9,172; Library Foundation \$246; Solid Waste \$112,989; Water \$137,978; Sewer \$781,270; Storm Water \$18,172; Golf Course \$44,348; Enterprise Project \$932,667; Revolving \$25,520; Risk Management \$35,441; Health Insurance \$269; BAN/Bond Activity \$5,785; Capital Projects \$911,132; Payroll Totals \$1,672,292; Transfers/ACH (\$233,301); Agenda Payments Approved Separately (\$1,616,240); Grand Total \$3,469,680.
32. 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.
33. 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.
34. Approve the purchase of replacement parts for the FlowRider at the Cascade Falls Aquatic Center in an amount not to exceed \$142,295.00.
35. 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

36. Accept the Civil Service Commission certified list for promotion to Civil Engineering Technician II, subject to passing any further departmental requirements.

Community Development Items

37. Approve the Trestle Ridge Estates Phase 3 Preliminary Plat and accept the public street name NW Trailside Drive.
38. **RESOLUTION 2025-340** 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

39. **RESOLUTION 2025-341** 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 Castelline - 102 SW Sharmin Drive)
40. **RESOLUTION 2025-342** 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)
41. **RESOLUTION 2025-343** 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)
42. **RESOLUTION 2025-344** 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)
43. **RESOLUTION 2025-345** 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)
44. **RESOLUTION 2025-346** 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)
45. **RESOLUTION 2025-347** 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)
46. **RESOLUTION 2025-348** 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)
47. **RESOLUTION 2025-349** 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)
48. **RESOLUTION 2025-350** 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)
49. **RESOLUTION 2025-351** 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)
50. **RESOLUTION 2025-352** 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)

51. **RESOLUTION 2025-353** 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)
52. **RESOLUTION 2025-354** 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.
53. Accept a proposal from Visu-Sewer, LLC in the amount of \$13,750.00 for the construction of the 2025 Storm Structure Grouting project.
54. 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.
55. **RESOLUTION 2025-355** 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.
56. **RESOLUTION 2025-356** accepting public improvements in I-80 Commerce Center for utilities.

Capital Improvement Projects

57. **2025 Pedestrian Ramp Improvements Program - North Ankeny Boulevard**: a) Final Change Order #1 increasing the contract amount by \$600.00; b) Certificate of Completion; c) **RESOLUTION 2025-357** 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.
58. **RESOLUTION 2025-358** authorizing the execution of the Certificate of Substantial Completion for the Fire Station No. 4 Construction Improvements as completed by HPC, LLC.

Administrative Items

59. **RESOLUTION 2025-359** 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.
60. Receive and file the Ankeny SummerFest 2025 Report.
61. **RESOLUTION 2025-360** 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

62. Accept third consideration of Ord 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

1. Council Member Shafer moved, second by Perry, to approve the recommendations for Consent Agenda Items CA-1 through CA-62, removing item CA-3. Ayes: Shafer, Perry, Graber, Ruddy.

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. Council Member Perry moved, Ruddy seconded, to accept second consideration of ORDINANCE 2235. Nays: Perry, Ruddy, Graber, Shafer. Motion failed.
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. Council Member Shafer moved, Ruddy seconded, to accept first consideration of ORDINANCE 2237. Ayes: Shafer, Ruddy, Graber, Perry.
65. **Ord 2238.** An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 151, Excavations. Council Member Perry moved, Ruddy seconded, to accept first consideration of ORDINANCE 2238. Ayes: Perry, Ruddy, Graber, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:13 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 8/29/25.