



ANKENY CITY COUNCIL

Regular Meeting
Monday, October 6, 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 October 6, 2025 Agenda

Consider motion to approve and accept the October 6, 2025 agenda, with or without amendment.

C. APPROVAL OF CONSENT AGENDA:

- **MINUTES**

- CA - 1.** Approval of official council actions of the regular meeting of September 15, 2025 as published, subject to correction, as recommended by the City Clerk.
- CA - 2.** Approval of official council actions of the special meeting of September 29, 2025 as published, subject to correction, as recommended by the City Clerk.
- CA - 3.** Receive and file minutes of the Plan and Zoning Commission meeting of September 3, 2025.
- CA - 4.** Receive and file minutes of the Civil Service Commission meeting of September 11, 2025, subject to correction as recommended by the commission.
- CA - 5.** Receive and file minutes of the Library Board of Trustee meeting of August 21, 2025.

- **LICENSES AND PERMITS**

- CA - 6.** Consider motion to approve the issuance of Retail Tobacco permits.
- CA - 7.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.

- **FINANCE/BUDGET**

- CA - 8.** Consider motion to approve Change Order #6 increasing the contract amount by \$66.00 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.
- CA - 9.** Consider motion to approve Change Order #3 increasing the contract amount by \$6,204.69 to Graphite Construction Group for construction services on the Watercrest Park Expansion project.
- CA - 10.** Consider motion to approve Payment #7 in the amount of \$6,192.38 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
- CA - 11.** Consider motion to approve Payment #11 in the amount of \$11,394.80 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr — NW 9th St & NW Ash Dr Intersection Improvements project.
- CA - 12.** Consider motion to approve Payment #4 in the amount of \$9,470.00 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr. — Concept Study project.
- CA - 13.** Consider motion to approve Payment #10 in the amount of \$636,127.21 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.
- CA - 14.** Consider motion to approve Payment #6 in the amount of \$750.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
- CA - 15.** Consider motion to approve Payment #6 in the amount of \$21,545.25 to Confluence, Inc. for professional services associated with the South Ankeny Boulevard Corridor Plan project.
- CA - 16.** Consider motion to approve Payment #17 in the amount of \$10,665.00 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.

- CA - 17.** Consider motion to approve Payment #15 in the amount of \$135,909.55 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.
- CA - 18.** Consider motion to approve Payment #5 in the amount of \$33,628.21 to Graphite Construction Group for construction services on the Watercrest Park Expansion project.
- CA - 19.** Consider motion to approve Payment #12 in the amount of \$1,830.65 to HGS, LLC, for construction services on the Rock Creek Greenbelt - Native Vegetation project.
- CA - 20.** Consider motion to approve Payment #7 in the amount of \$2,950.40 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
- CA - 21.** Consider motion to approve Payment #26 in the amount of \$2,823.75 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements — Phase 2 project.
- CA - 22.** Consider motion to approve Payment #2 in the amount of \$1,710.00 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance project.
- CA - 23.** Consider motion to approve Payment #18 in the amount of \$18,269.60 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.
- CA - 24.** Consider motion to approve Payment #18 in the amount of \$20,331.46 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 25.** Consider motion to approve Payment #1 in the amount of \$93,780.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
- CA - 26.** Consider motion to approve Payment #7 in the amount of \$23,052.66 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
- CA - 27.** Consider motion to approve Payment #46 in the amount of \$1,433.00 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.
- CA - 28.** Consider motion to approve Payment #19 in the amount of \$17,436.75 to Snyder & Associates for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th Street project.
- CA - 29.** Consider motion to approve Payment #7 in the amount of \$17,931.25 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.
- CA - 30.** Consider motion to approve Payment #10 in the amount of \$6,533.00 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements—Phase 4 project.
- CA - 31.** Consider motion to approve Payment #13 in the amount of \$6,063.75 to Snyder &

Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.

CA - 32. Consider motion to approve the October 6, 2025 Accounts Payable.

• **PERSONNEL ITEMS**

CA - 33. Consider motion to adopt **RESOLUTION** approving an increase in the full-time equivalent (FTE) positions authorized for Fiscal Year 2026 from 381.45 to 383.07.

CA - 34. Consider motion to approve the revised classification position description for Airport Manager and the new classification position description for Airport Maintenance Technician.

CA - 35. Consider motion to approve an Employee Appreciation Day for all full-time and permanent part-time employees.

• **COMMUNITY DEVELOPMENT ITEMS**

CA - 36. Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, platted easements, and authorizing cost participation for 8' sidewalk for Centennial Ridge Plat 4.

CA - 37. Consider motion to approve the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive.

CA - 38. Consider motion to adopt **RESOLUTION** waiving approval of the final plat for The Estates at Woodland Hills Plat 1.

CA - 39. Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by Knapp-Elwell, LC, from the current PUD, Planned Unit Development to PUD, Planned Unit Development located east of Interstate-35 at the Corporate Woods Interchange (date of hrg: 10/20/25 @ 5:30 p.m.)

• **ENGINEERING ITEMS**

CA - 40. 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. (A & G Properties, LC and PTL Holdings, LLC - 2310 W 1st Street)

CA - 41. 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. (FFR Ankeny 1, LLC - 1913 W 1st Street)

CA - 42. Consider motion to adopt **RESOLUTION** accepting the maintenance bonds for public improvements in Centennial Ridge Plat 4.

CA - 43. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent sidewalk easement and temporary construction easement for the Westlawn Place Area Utility Improvements - Phase 1 project in Ankeny, Iowa. (Donald Dean and Jill D. Goforth - 321 SW Westlawn Drive)

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 44.** Consider motion to approve the Final Amendment to the Professional Services Agreement increasing the contract amount by \$48,500.00 with Strand Associates, Inc. for additional construction services on the Aquifer Storage and Recovery (ASR) Well #1 Replacement Project.
- CA - 45. 2024 City-Wide Permanent Surface Restoration:** Consider motion to approve: a) Final Change Order #1 decreasing the contract amount by \$4,900.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Alpha Landscapes LLC in the amount of \$27,972.00; and d) Final Payment #4 in the amount of \$6,265.35 and Release of Retainage in the amount of \$1,398.60.
- CA - 46. 2025 Annual Storm Sewer Repairs — Package 2:** Consider motion to approve: a) Final Change Order #3 decreasing the contract amount by \$1,909.20; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Absolute Group in the amount of \$87,820.93; and d) Final Payment #4 in the amount of \$456.00 and Release of Retainage in the amount of \$4,391.05.
- CA - 47. 2025 Annual Storm Sewer Repairs - Package 3:** Consider motion to approve: a) Final Change Order #2 decreasing the contract amount by \$7,520.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Dave's Dozing and Excavating in the amount of \$99,800.00; and d) Final Payment #4 in the amount of \$11,780.00 and Release of Retainage in the amount of \$4,990.00.
- CA - 48. 2025 Pedestrian Ramp Improvements Program - Briarwood South:** Consider motion to approve: a) Final Change Order #2 decreasing the contract amount by \$2,380.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with TK Concrete, Inc. in the amount of \$174,320.00; and d) Final Payment #3 in the amount of \$28,238.75; Retainage Payment in the amount of \$8,716.00.

- **ADMINISTRATIVE ITEMS**

- CA - 49.** Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$9,100,000 Water Revenue Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof (date of hrg: 10/20/25 @ 5:30 p.m.).

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-49

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-49.

D. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES:**

- 50.** Ord 2239 An Ordinance vacating a Public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement recorded in Book 18048, pages 621-633 of the records of the Polk County Recorder.

Consider motion to accept second consideration of ORDINANCE 2239.

Consider motion to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2239, sending it on its final passage and publication as required by law.

Consider motion to adopt RESOLUTION authorizing the conveyance of real estate vacated by the City of Ankeny to Kwik Trip, Inc. dba Kwik Star pursuant to Iowa Code Section 354.23.

E. 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:**

- Public Hearing - SE Creekview Drive Extension - RISE Project - 10/20/25 @ 5:30 p.m.
- Public Hearing - \$9,100,000 Water Revenue Capital Loan Notes - 10/20/25 @ 5:30 p.m.
- Public Hearing - rezone - Corporate Woods Business Park PUD - 10/20/25 @ 5:30 p.m.
- Council Action Planning Session - 10/20/25 @ 5:30 p.m.
- Council Action Planning Session - 11/3/25 @ 5:30 p.m.
- Council Action Planning Session - 11/10/25 @ 5:30 p.m.

F. ADJOURNMENT