

MINUTES OF THE ANKENY CITY COUNCIL

Monday, October 6, 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, Joe Ruddy, and Todd Shafer were in attendance. 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. June Kepley, Kathy Loder, and Linda Wilson shared concerns about potential changes to Des Moines Area Regional Transit Authority (DART) routes. Citizens presented a petition to preserve accessible DART Transportation.
2. Mya Brumm requested that the leash law be reviewed.

APPROVAL OF AGENDA

1. Council Member Shafer moved, Graber seconded, to approve and accept the October 6, 2025 agenda without amendment. Ayes: 4.

APPROVAL OF CONSENT AGENDA

Minutes

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

Licenses and Permits

6. Issuance of Retail Tobacco permits.
7. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

8. 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.
9. Change Order #3 increasing the contract amount by \$6,204.69 to Graphite Construction Group for construction services on the Watercrest Park Expansion project.
10. 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.

11. 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.
12. 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.
13. 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.
14. Payment #6 in the amount of \$750.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
15. Payment #6 in the amount of \$21,545.25 to Confluence, Inc. for professional services associated with the South Ankeny Boulevard Corridor Plan project.
16. 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
17. 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.
18. Payment #5 in the amount of \$33,628.21 to Graphite Construction Group for construction services on the Watercrest Park Expansion project.
19. Payment #12 in the amount of \$1,830.65 to HGS, LLC, for construction services on the Rock Creek Greenbelt - Native Vegetation project.
20. 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.
21. 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.
22. Payment #2 in the amount of \$1,710.00 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance project.
23. 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.
24. 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.
25. Payment #1 in the amount of \$93,780.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. Payment #13 in the amount of \$6,063.75 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
32. October 6, 2025 Accounts Payable by fund: General \$863,901; Hotel Motel Tax \$134,200; Road Use Tax \$455,938; Seizure \$4,570; Police/Fire Pension \$1,020; Library Foundation \$2,495; Water \$579,002; Sewer \$600,474; Storm Water \$8,498; Golf Course \$43,046; Enterprise Project \$822,376; Revolving \$103,205; Risk Management \$70,466; Health Insurance \$398; Capital Projects \$397,439; Payroll Totals \$2,250,113; Transfers/ACH (\$235,846); Agenda Payments Approved Separately (\$1,146,064); Grand Total \$4,955,231.

Personnel Items

33. **RESOLUTION 2025-411** approving an increase in the full-time equivalent (FTE) positions authorized for Fiscal Year 2026 from 381.45 to 383.07.

34. Approve the revised classification position description for Airport Manager and the new classification position description for Airport Maintenance Technician.
35. Approve an Employee Appreciation Day for all full-time and permanent part-time employees.

Community Development Items

36. **RESOLUTION 2025-412** accepting final plat, warranty deed to streets, platted easements, and authorizing cost participation for 8' sidewalk for Centennial Ridge Plat 4.
37. Approve the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive.
38. **RESOLUTION 2025-413** waiving approval of the final plat for The Estates at Woodland Hills Plat 1.
39. **RESOLUTION 2025-414** 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

40. **RESOLUTION 2025-415** 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)
41. **RESOLUTION 2025-416** 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)
42. **RESOLUTION 2025-417** accepting the maintenance bonds for public improvements in Centennial Ridge Plat 4.
43. **RESOLUTION 2025-418** 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

44. 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.
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 2025-419** 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.
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 2025-420** 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.
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 2025-421** 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.

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 2025-422** 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

49. **RESOLUTION 2025-423** 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

1. Council Member Perry moved, second by Graber, to approve the recommendations for Consent Agenda Items CA-1 through CA-49. Ayes: Perry, Graber, Shafer, Ruddy.

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. Council Member Ruddy moved, Graber seconded, to accept second consideration of ORDINANCE 2239. Ayes: Ruddy, Graber, Perry, Shafer. Council Member Graber moved, Ruddy seconded, 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. Ayes: Graber, Ruddy, Perry, Shafer. Council Member Ruddy moved, Graber seconded, to adopt **RESOLUTION 2025-424** 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. Ayes: Ruddy, Graber, Perry, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 5:58 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

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