



ANKENY CITY COUNCIL

Regular Meeting
Monday, December 1, 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: Matt Davis, 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=OEFocWZGS0NYUmtmVHNxcWZFak9Pd09>

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 December 1, 2025 Agenda

Consider motion to approve and accept the December 1, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-68 A request to vacate Public Utility Easements located on Lots 3 & 4, Plaza 36

Consider motion to close Public Hearing 2025-68.

Consider motion to accept first consideration of ORDINANCE 2246.

D. APPROVAL OF CONSENT AGENDA:

• **MINUTES**

- CA - 1.** Approval of official council actions of the regular meeting of November 17, 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 November 4, 2025.
- CA - 3.** Receive and file minutes of the Library Board of Trustees meeting of October 16, 2025.

• **LICENSES AND PERMITS**

- CA - 4.** Consider motion to approve the issuance of Cigarette, Tobacco, Vapor, Nicotine, and Device Retailer Permits.
- CA - 5.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• **FINANCE/BUDGET**

- CA - 6.** Consider motion to approve Change Order #2 increasing the contract amount by \$880.00 to Alpha Landscapes, for construction services on the N Ankeny Blvd and 18th Street Intersection Improvements project.
- CA - 7.** Consider motion to approve Change Order #1 increasing the contract amount by \$23,205.00 to Caliber Concrete, LLC, for construction services on the county NW 72nd Place Westbound Right Turn Lane project.
- CA - 8.** Consider motion to approve Payment #8 in the amount of \$1,839.95 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
- CA - 9.** Consider motion to approve Payment #3 in the amount of \$5,334.44 to Alpha Landscapes, for construction services on the N Ankeny Boulevard and 18th Street Intersection Improvements project.
- CA - 10.** Consider motion to approve Payment #2 in the amount of \$6,309.18 to Alpha Landscapes, for construction services on the NE Delaware Ave Reconstruction: NE 5th to NE 18th: Landscaping project.
- CA - 11.** Consider motion to approve Payment #6 in the amount of \$4,705.00 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr. — Concept Study project.
- CA - 12.** Consider motion to approve Payment #13 in the amount of \$2,604.90 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr — NW 9th St & NW Ash Dr Intersection Improvements project.
- CA - 13.** Consider motion to approve Payment #1 in the amount of \$105,815.61 to Caliber

Concrete, LLC, for construction services on the County NW 72nd Place Westbound Right Turn Lane project.

- CA - 14.** Consider motion to approve Payment #7 in the amount of \$3,925.00 to DIXON Engineering, Inc., for engineering services on the Magazine Ground Storage Reservoir Rehabilitation project.
- CA - 15.** Consider motion to approve Payment #17 in the amount of \$31,336.05 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.
- CA - 16.** Consider motion to approve Payment #35 in the amount of \$24,735.51 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 17.** Consider motion to approve Payment #27 in the amount of \$2,788.75 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements — Phase 2 project.
- CA - 18.** Consider motion to approve Payment #20 in the amount of \$2,676.00 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 19.** Consider motion to approve Payment #3 in the amount of \$40,260.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
- CA - 20.** Consider motion to approve Payment #13 in the amount of \$53,201.35 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
- CA - 21.** Consider motion to approve Payment #9 in the amount of \$1,675.98 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
- CA - 22.** Consider motion to approve Payment #1 in the amount of \$11,560.03 to Olsson, Inc., for engineering services on the Traffic Signal Timing Updates - NE/SE Delaware Avenue project.
- CA - 23.** Consider motion to approve Payment #7 in the amount of \$276,651.72 to Shekar Engineering PLC for construction services on the SW Des Moines Street Utility Improvements.
- CA - 24.** Consider motion to approve Payment #11 in the amount of \$4,225.00 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements—Phase 4 project.
- CA - 25.** Consider motion to approve Payment #49 (FINAL) in the amount of \$3,494.95 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.
- CA - 26.** Consider motion to approve Payment #21 in the amount of \$16,713.05 to Snyder & Associates for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th Street project.
- CA - 27.** Consider motion to approve Payment #9 in the amount of \$6,308.50 to Snyder &

Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.

- CA - 28.** Consider motion to approve Payment #15 in the amount of \$4,524.50 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
- CA - 29.** Consider motion to approve Payment #2 in the amount of \$5,011.65 to Snyder & Associates, Inc., for engineering services on the SW/SE Oralabor Road Traffic Signal Timing Updates project.
- CA - 30.** Consider motion to approve Payment #41 in the amount of \$1,500.00 to Strand Associates, Inc., for engineering services on the Ankeny ASR project.
- CA - 31.** Consider motion to approve the December 1, 2025 Accounts Payable.

- **PERSONNEL ITEMS**

- CA - 32.** Consider motion to authorize a side-by-side position in the police department which would temporarily increase the authorized FTE count by one.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 33.** Consider motion to adopt **RESOLUTION** accepting a Corrected Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and a Corrected Public Water Main Easement, located on Lot 1 in Georgetown Plat 12; and associated with the Triad Kids Gym Site Plan at 1980 NW Briargate Drive.

- **ENGINEERING ITEMS**

- CA - 34.** Consider motion to adopt **RESOLUTION** accepting public improvements in MHC Kenworth of Des Moines (Delaware Landing Plat 3) for water main, sanitary sewer, subgrade, and paving.

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 35.** Consider motion to approve the Professional Services Agreement with Bolton & Menk, Inc. for the design engineering services of the NW 18th Street Reconstruction Project - NW State Street to NW Ash Drive in an amount not to exceed \$658,632.00.
- CA - 36. Vintage Business Park - North Lake Maintenance Project:** Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with RW Excavating Solutions in the amount of \$192,685.00; and c) Final Payment #3 in the amount of \$760.00 and Release of Retainage in the amount of \$9,634.25.
- CA - 37. 2025 Sanitary Manhole Grouting Project:** Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with Visu-Sewer, LLC in the amount of \$39,650.00; and c) Final Payment #2 in the amount of \$16,981.25 and Release of Retainage in the amount of \$1,982.50, which includes previously approved Change Order #1 for \$5,850.00.
- CA - 38. 2025 Sanitary Manhole Rehabilitation Project:** Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with Visu-Sewer, LLC in the amount of \$166,060.00; and c) Final Payment #2 in the amount of

\$52,138.52 and Release of Retainage in the amount of \$8,964.20.

- **ADMINISTRATIVE ITEMS**

CA - 39. Consider motion to adopt **RESOLUTION** approving the Annual Urban Renewal Report for Urban Renewal Areas within the City of Ankeny.

CA - 40. Consider motion to adopt **RESOLUTION** approving a Grant Management Policy of the City of Ankeny, Iowa.

CA - 41. Consider motion to adopt **RESOLUTION** setting a time and place for a public hearing on the proposed 2026-2030 Capital Improvement Program (date of hrg: 12/15/25 @ 5:30 p.m.).

- **ORDINANCES**

CA - 42. Consider motion to accept third consideration of ORDINANCE 2244, an Ordinance amending Chapter 167 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Vegetation Height Restrictions, 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-42

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-42.

E. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES**

43. Ord 2245 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by amending the Crosswinds Business Park Planned Unit Development, PUD zoning.

Consider motion to accept second consideration of ORDINANCE 2245.

F. NEW BUSINESS:

1. Proposed 2026 State Legislative Priorities

Consider motion to adopt RESOLUTION establishing the City of Ankeny's 2026 State Legislative Priorities.

2. \$9,044,000 Water Revenue Capital Loan Notes, Series 2025C

Consider motion to adopt RESOLUTION 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 \$9,044,000 Water Revenue Capital Loan Notes, Series 2025C, 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.

3. Proposed Third Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA)

Consider motion to adopt RESOLUTION approving and authorizing execution and delivery of Third Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), consenting to the issuance of Bonds by the Board of the WRA for the purpose of constructing improvements under the terms of said Agreement, and related matters.

G. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

City Manager

- **REPORT OF THE GOVERNING BODY:**

Mayor Bentz

City Council Members:

Council Member Davis

Council Member Perry

Council Member Ruddy

Council Member Shafer

Council Member Stearns

- **FUTURE COUNCIL AGENDA ITEMS:**

- Public Hearing - Otter Creek Trunk Sewer Ext - Phase 4, 12/15/25 at 5:30 p.m.

- Public Hearing - Westlawn Place Area Utility Improvements - Phase 1, 12/15/25 at 5:30 p.m.

- Public Hearing - 2026-2030 CIP, 12/15/25 at 5:30 p.m.

- Regular City Council Meeting, 1/5/26 at 5:30 p.m.

H. ADJOURNMENT