

## **MINUTES OF THE ANKENY CITY COUNCIL**

Monday, December 1, 2025, 5:30 p.m.  
Ankeny Kirkendall Library - City Council Chambers  
Bobbi Bentz, Mayor  
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

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Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Matt Davis, Jeff Perry, and Kelly Stearns were in attendance. Council Members Joe Ruddy and Todd Shafer joined the meeting electronically. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

1. Council Member Stearns moved, Perry seconded, to approve and accept the December 1, 2025 agenda without amendment. Ayes: 5.

### **PUBLIC HEARINGS**

1. PH 2025-68. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2246 vacating Public Utility Easements, located on Lots 3 & 4, Plaza 36 Plat 1. Notice of this hearing was published in the Des Moines Register on the 21st day of November 2025.

Eric Jensen, Director of Community Development, reported that DRA Properties LC has requested the vacation of Public Utility Easements on Lots 3 & 4, Plaza 36 Plat 1. DRA Properties, LC recently did a plat of survey that redrew the lot lines for Lots 2, 3, and 4 of Plaza 36 Plat 1, combining them and making two larger lots. The vacated easements will be replaced with other easement(s) once future development occurs.

Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing none, Council Member Stearns moved, Davis seconded, to close public hearing 2025-68. Ayes: 5. Council Member Stearns moved, Perry seconded, to accept first consideration of ORDINANCE 2246. Ayes: Stearns, Perry, Davis, Ruddy, Shafer.

### **APPROVAL OF CONSENT AGENDA**

#### **Minutes**

1. Official council actions of the regular meeting of November 17, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of November 4, 2025.
3. Receive and file minutes of the Library Board of Trustees meeting of October 16, 2025.

#### **Licenses and Permits**

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

## Finance/Budget

6. 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.
7. Change Order #1 increasing the contract amount by \$23,205.00 to Caliber Concrete, LLC, for construction services on the county NW 72<sup>nd</sup> Place Westbound Right Turn Lane project.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. Payment #7 in the amount of \$3,925.00 to DIXON Engineering, Inc., for engineering services on the Magazine Ground Storage Reservoir Rehabilitation project.
15. 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.
16. Payment #35 in the amount of \$24,735.51 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
17. 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.
18. 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.
19. Payment #3 in the amount of \$40,260.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
20. Payment #13 in the amount of \$53,201.35 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
21. 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.
22. 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.
23. Payment #7 in the amount of \$276,651.72 to Shekar Engineering PLC for construction services on the SW Des Moines Street Utility Improvements.
24. 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.
25. 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.
26. 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.
27. 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.
28. Payment #15 in the amount of \$4,524.50 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
29. 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.
30. Payment #41 in the amount of \$1,500.00 to Strand Associates, Inc., for engineering services on the Ankeny ASR project.

31. December 1, 2025 Accounts Payable by fund: General \$332,196; Fire Gift \$522; Hotel Motel Tax \$1,997; Road Use Tax \$161,799; Tax Increment Financing \$61,651; Police/Fire Pension \$589; Library Foundation \$708; Solid Waste \$112,989; Water \$681,323 Water Sinking \$158,588; Sewer \$7,633; Storm Water \$2,047; Golf Course \$10,728; Enterprise Project \$453,569; Revolving \$21,272; Risk Management \$14,318; Health Insurance \$9,483; Capital Projects \$259,043; Payroll Totals \$2,165,520; Transfers/ACH (\$236,375); Agenda Payments Approved Separately (\$707,658); Grand Total \$3,511,942.

#### Personnel Items

32. Authorize a side-by-side position in the police department which would temporarily increase the authorized FTE count by one.

#### Community Development Items

33. **RESOLUTION 2025-458** 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

34. **RESOLUTION 2025-459** accepting public improvements in MHC Kenworth of Des Moines (Delaware Landing Plat 3) for water main, sanitary sewer, subgrade, and paving.

#### Capital Improvement Projects

35. 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.
36. **Vintage Business Park - North Lake Maintenance Project**: Approve: a) Certificate of Completion; b) **RESOLUTION 2025-460** 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.
37. **2025 Sanitary Manhole Grouting Project**: Approve: a) Certificate of Completion; b) **RESOLUTION 2025-461** 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.
38. **2025 Sanitary Manhole Rehabilitation Project**: Approve: a) Certificate of Completion; b) **RESOLUTION 2025-462** 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

39. **RESOLUTION 2025-463** approving the Annual Urban Renewal Report for Urban Renewal Areas within the City of Ankeny.
40. **RESOLUTION 2025-464** approving a Grant Management Policy of the City of Ankeny, Iowa.
41. **RESOLUTION 2025-465** 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

42. 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

1. Council Member Stearns moved, seconded by Perry, to approve the recommendations for Consent Agenda Items CA-1 through CA-42. Ayes: Stearns, Perry, Davis, Ruddy, Shafer.

## 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. Council Member Stearns moved, Perry seconded, to accept second consideration of ORDINANCE 2245. Ayes: Stearns, Perry, Davis, Ruddy, Shafer.

## NEW BUSINESS

1. Proposed 2026 State Legislative Priorities Council Member Perry moved, Stearns seconded, to adopt **RESOLUTION 2025-466** establishing the City of Ankeny's 2026 State Legislative Priorities. Ayes: Perry, Stearns, Davis, Ruddy, Shafer.
2. \$9,044,000 Water Revenue Capital Loan Notes, Series 2025C Council Member Stearns moved, Davis seconded, to adopt **RESOLUTION 2025-468** 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. Ayes: Stearns, Davis, Perry, Ruddy, Shafer.
3. Proposed Third Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) Council Member Stearns moved, Perry seconded, to adopt **RESOLUTION 2025-467** 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. Ayes: Stearns, Perry, Davis, Ruddy, Shafer.

## ADJOURNMENT

1. Meeting was adjourned at 5:50 p.m.

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Michelle Yuska, City Clerk

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Bobbi B. Bentz, Mayor