



ANKENY CITY COUNCIL

Regular Meeting
Monday, December 15, 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=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

CEREMONY:

1. Polk County Community Development Grant for the High Trestle Trail Experience Park – Supervisor Mark Holm
2. Special Presentation: Recognition of Joe Ruddy for service on the Ankeny City Council

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the December 15, 2025 Agenda

Consider motion to approve and accept the December 15, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-69 Proposed Westlawn Place Area Utility Improvements - Phase 1

Consider motion to close Public Hearing 2025-69.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost (\$6,201,840.00) and enhancement of payment; 2) receive and file report of bids received on December 9, 2025; and 3) RESOLUTION making award of a construction contract with S.M. Hentges & Sons, Inc. in the amount of \$5,869,000.00.

2. PH 2025-70 Proposed Otter Creek Trunk Sewer Extension — Phase 4

Consider the motion to close Public Hearing 2025-70.

Consider the motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost of \$1,525,000.00; 2) receive and file report of bids received on December 9, 2025; and 3) RESOLUTION designating the apparent low bidder.

3. PH 2025-71 Proposed 2026-2030 Capital Improvement Program

Consider motion to close Public Hearing 2025-71.

Consider motion to adopt RESOLUTION approving the 2026-2030 Capital Improvement Program.

D. APPROVAL OF CONSENT AGENDA:

• MINUTES

CA - 1. Approval of official council actions of the regular meeting of December 1, 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 18, 2025.

CA - 3. Receive and file minutes of the Zoning Board of Adjustment meeting of October 21, 2025.

• LICENSES AND PERMITS

CA - 4. Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• FINANCE/BUDGET

CA - 5. Consider motion to receive and file Financial Reports for November 2025.

CA - 6. Consider motion to receive and file Building Permit Report for November 2025.

CA - 7. Consider motion to receive and file the Utility Billing Report for November 2025.

- CA - 8.** Consider motion to approve Change Order #2 increasing the contract amount by \$1,440.00 to Jasper Construction Services, Inc. for construction services on the Sawgrass Park Dam Improvements project.
- CA - 9.** Consider motion to approve Change Order #3 decreasing the contract amount by \$34,152.28 to Rognes Corporation for construction services on the SE 3rd Street Utility Improvements — Phase 2 project.
- CA - 10.** Consider motion to approve Change Order #3 increasing the contract amount by \$12,108.02 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 11.** Consider motion to approve Payment #8 in the amount of \$105,689.12 to Absolute Concrete Construction, for construction services on the NW Northlawn Area Utility Improvements – Phase 4.
- CA - 12.** Consider motion to approve Payment #12 in the amount of \$5,085.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension — Phase 4 project.
- CA - 13.** Consider motion to approve Payment #8 in the amount of \$7,965.10 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
- CA - 14.** Consider motion to approve Payment #9 in the amount of \$23,106.10 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements — Phase 1 project.
- CA - 15.** Consider motion to approve Payment #8 in the amount of \$1,690.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
- CA - 16.** Consider motion to approve Payment #13 in the amount of \$48,532.80 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 17.** Consider motion to approve Payment #2 in the amount of \$38,426.55 to Jasper Construction Services, Inc., for construction services on the Sawgrass Park Dam Improvements project.
- CA - 18.** Consider motion to approve Payment #9 in the amount of \$14,589.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
- CA - 19.** Consider motion to approve Payment #1 in the amount of \$95,118.98 to Manatt's Inc. for construction services on the SE Creekview Drive Extension (RISE) project.
- CA - 20.** Consider motion to approve Payment #21 in the amount of \$22,159.40 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.
- CA - 21.** Consider motion to approve Payment #17 in the amount of \$146,714.09 to Rognes Corporation, for construction services on the SE 3rd Street Improvements — Phase 2 project.
- CA - 22.** Consider motion to approve Payment #7 in the amount of \$533,057.43 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street

Intersection Improvements project.

- CA - 23.** Consider motion to approve Payment #8 in the amount of \$12,470.00 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
- CA - 24.** Consider motion to approve Payment #4 in the amount of \$14,730.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
- CA - 25.** Consider motion to approve the December 15, 2025 Accounts Payable.

• **COMMUNITY DEVELOPMENT ITEMS**

- CA - 26.** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider a request to vacate a Public Sanitary Sewer Easement located on Parcel 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW FRL ¼ SEC 3-80-24 (date of hrg: 1/5/26 at 5:30 p.m.)
- CA - 27.** Consider motion to adopt **RESOLUTION** accepting final plat, letter of credit for seeding and erosion control, warranty deed for streets, performance and maintenance bonds for public improvements, platted easements, and authorizing cost participation requests for extensions and upsizing of public sanitary and public water mains, modified subbase and perforated subdrain, and for sidewalk oversizing and truncated domes along NE Delaware Avenue and NE 72nd Street for King's Pointe Commercial Plat 1.
- CA - 28.** Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for construction of paving, subgrade, sanitary sewer, storm sewer and water main in King's Pointe Commercial Plat 1.

• **ENGINEERING ITEMS**

- CA - 29.** Consider motion to adopt **RESOLUTION** accepting public improvements in NE Four Mile Dr Raised Median Improvements.
- CA - 30.** Consider motion to adopt **RESOLUTION** authorizing the execution of a Preconstruction Agreement for Primary Road Project between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny, Iowa, for the sharing of construction costs for the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street project.
- CA - 31.** Consider motion to adopt **RESOLUTION** authorizing the execution of an Agreement with Iowa Department of Transportation for DOT-Initiated Detour of Primary Highway onto Local Roads.
- CA - 32.** Consider motion to adopt **RESOLUTION** authorizing acquisition of property for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.
- CA - 33.** Consider motion to adopt **RESOLUTION** accepting public improvements in Pine Lake Estates - Interim Grading Improvements.

• **CAPITAL IMPROVEMENT PROJECTS**

- CA - 34. Senior Center Cunette:** Consider motion to Approve: a) Final Change Order #1 increasing the contract amount by \$2,500.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with I-80 Concrete Design, LLC, in the

amount of \$42,191.50; and d) Final Payment #1 in the amount of \$40,925.75 and Release of Retainage in the amount of \$1,265.75.

- **ADMINISTRATIVE ITEMS**

- CA - 35.** Consider motion to adopt **RESOLUTION** approving an Artificial Intelligence Use Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.
- CA - 36.** Consider motion to adopt **RESOLUTION** approving an Identification Badge Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.
- CA - 37.** Consider motion to approve certification to the Treasurer of State of Iowa the population of the NE Ankeny DRA Properties annexed territory as determined by the last certified federal census of said territory.
- CA - 38.** Consider motion to approve certification to the Treasurer of State of Iowa the population of the Berwick Holdings annexed territory as determined by the last certified federal census of said territory.
- CA - 39.** Consider motion to adopt **RESOLUTION** approving the appointment of Michael Schrock as City Manager.

- **ORDINANCES**

- CA - 40.** Consider motion to accept third consideration of **ORDINANCE 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, 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-40

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-40.

E. LEGISLATIVE BUSINESS:

- **BOARDS AND COMMISSIONS APPOINTMENTS**

- 41.** Boards & Mayoral Appointments to Boards and Commissions
Commissions

Consider motion approving Mayoral appointments to Boards and Commissions as presented, effective January 1, 2026.

- **APPROVAL OF ORDINANCES**

- 42.** Ord 2246 An Ordinance vacating Public Utility Easements located on Lots 3 & 4, Plaza 36 Plat 1.

Consider motion to accept second consideration of ORDINANCE 2246.

F. NEW BUSINESS:

1. Local Option Sales and Services Tax

Consider motion to adopt RESOLUTION regarding a special election on the imposition of a local option sales and services tax within the City of Ankeny, Iowa.

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 - vacate easement - Hope Crest Plat 1, 1/5/26 at 5:30 p.m.
- Regular City Council Meeting, 1/20/26 at 5:30 p.m.

H. EXECUTIVE SESSION

1. Request for Executive Session under Code Section 21.5.1 (C)

Consider motion to go into Executive Session, pursuant to the provisions of Iowa Code Section 21.5.1, subparagraph (c) “to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation”.

Following adjournment of the Executive Session, Council may take action on any matter discussed during the Executive Session.

I. ADJOURNMENT