

MINUTES OF THE ANKENY CITY COUNCIL

Monday, December 15, 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

Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Matt Davis, 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.

CEREMONY

1. Polk County Supervisor Mark Holm presented the Polk County Community Development Grant for the High Trestle Trail Experience Park.
2. Mayor Bentz formally recognized Council Member Joe Ruddy for his years of service to the City.

APPROVAL OF AGENDA

1. Council Member Ruddy moved, Shafer seconded, to approve and accept the December 15, 2025 agenda without amendment. Ayes: 4.

PUBLIC HEARINGS

1. PH 2025-69. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract, estimate of cost and enhancement of payment for construction of certain public improvements described in general as construction of the Westlawn Place Area Utility Improvements – Phase 1 project. Notice of this hearing was published in the Des Moines Register on the 28th day of November, 2025.

Mark Mueller, Public Works Director, reported that the project includes the excavation and upsizing of the Ankeny Art Center Basin; the installation of both precast and cast-in-place dual cell and single cell reinforced concrete box (RCB) culverts; the installation of a relief storm sewer system along SW Westlawn Drive and through Westside Park; and the replacement of PCC street pavement, storm sewer, water main, and sanitary sewer along SW 4th Street from SW State Street Frontage Road to SW Westlawn Drive in the City of Ankeny.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Perry moved, Ruddy seconded, to close public hearing 2025-69. Ayes: 4. Council Member Ruddy moved, Shafer seconded, to adopt 1) **RESOLUTION 2025-469** 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 December 9, 2025; 3) adopt **RESOLUTION 2025-470** making award of construction contract with S.M. Hentges & Sons, Inc. in the amount of \$5,869,000.00. Ayes: Ruddy, Shafer, Davis, Perry.

2. PH 2025-70. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the Otter Creek Trunk Sewer Extension – Phase 4 project. Notice of this hearing was published in the Des Moines Register on the 26th day of November, 2025.

Don Clark, Municipal Utilities Director, reported that the project includes extending the Otter Creek 24" diameter Trunk Sewer north, terminating just south of NE 54th Street (County NE 118th Ave.) and extending east, terminating just west of NE Four Mile Drive (County NE 29th St.).

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Shafer moved, Davis seconded, to close public hearing 2025-70. Ayes: 4. Council Member Ruddy moved, Davis seconded, to adopt 1) **RESOLUTION 2025-471** 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 2025-472** designating the apparent low bidder. Ayes: Ruddy, Davis, Perry, Shafer.

3. PH 2025-71. Mayor Bentz announced this is the time and place for a public hearing on the proposed 2026-2030 Capital Improvement Program. A notice of hearing was published in the Des Moines Register on December 5, 2025.

Mike Schrock, Interim City Manager, reported that the capital improvement program serves as a planning tool for public improvements, outlining the timing and financing of projects over a five-year period.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Shafer moved, Ruddy seconded, to close public hearing 2025-71. Ayes: 4. Council Member Shafer moved, Ruddy seconded, to adopt **RESOLUTION 2025-473** approving the 2026-2030 Capital Improvement Program. Ayes: Shafer, Ruddy, Davis, Perry.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of December 1, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of November 18, 2025.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of October 21, 2025.

Licenses and Permits

4. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

5. Receive and file Financial Reports for November 2025.
6. Receive and file Building Permit Report for November 2025.
7. Receive and file the Utility Billing Report for November 2025.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Payment #8 in the amount of \$7,965.10 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
14. 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.
15. Payment #8 in the amount of \$1,690.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
16. 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.
17. Payment #2 in the amount of \$38,426.55 to Jasper Construction Services, Inc., for construction services on the Sawgrass Park Dam Improvements project.
18. 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.
19. Payment #1 in the amount of \$95,118.98 to Manatt's Inc. for construction services on the SE Creekview Drive Extension (RISE) project.
20. 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.
21. Payment #17 in the amount of \$146,714.09 to Rognes Corporation, for construction services on the SE 3rd Street Improvements — Phase 2 project.
22. 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.
23. Payment #8 in the amount of \$12,470.00 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
24. Payment #4 in the amount of \$14,730.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
25. December 15, 2025 Accounts Payable by fund: General \$162,787; Fire Gift \$413; Hotel Motel Tax \$105,398; Road Use Tax \$325,951; Police/Fire Pension \$1,395; Debt Service \$1,300; Library Foundation \$473; Solid Waste \$118,531; Water \$17,855,358; Water Sinking \$550; Sewer \$822,447; Storm Water \$61,752; Golf Course \$15,189; Enterprise Project \$414,667; Revolving \$23,081; Risk Management \$134,913; Health Insurance \$583; Capital Projects \$866,377; Payroll

Totals \$1,567,944; Transfers/ACH (\$237,886); Agenda Payments Approved Separately (\$1,111,525); Grand Total \$21,129,698.

Community Development Items

26. **RESOLUTION 2025-474** 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.)
27. **RESOLUTION 2025-475** 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.
28. **RESOLUTION 2025-476** 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

29. **RESOLUTION 2025-477** accepting public improvements in NE Four Mile Dr Raised Median Improvements.
30. **RESOLUTION 2025-478** 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.
31. **RESOLUTION 2025-479** authorizing the execution of an Agreement with Iowa Department of Transportation for DOT-Initiated Detour of Primary Highway onto Local Roads.
32. **RESOLUTION 2025-480** authorizing acquisition of property for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.
33. **RESOLUTION 2025-481** accepting public improvements in Pine Lake Estates - Interim Grading Improvements.

Capital Improvement Projects

34. **Senior Center Cunette:** Approve: a) Final Change Order #1 increasing the contract amount by \$2,500.00; b) Certificate of Completion; c) **RESOLUTION 2025-482** 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

35. **RESOLUTION 2025-483** approving an Artificial Intelligence Use Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.

36. **RESOLUTION 2025-484** approving an Identification Badge Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.
37. 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.
38. 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.
39. **RESOLUTION 2025-485** approving the appointment of Michael Schrock as City Manager.

Ordinances

40. 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

1. Council Member Shafer moved, seconded by Davis, to approve the recommendations for Consent Agenda Items CA-1 through CA-40. Ayes: Shafer, Davis, Perry, Ruddy.

LEGISLATIVE BUSINESS

Boards and Commissions

41. Mayoral Appointments to Boards and Commissions. Council Member Perry moved, Davis seconded, to approve Mayoral appointments to Boards and Commissions as presented, effective January 1, 2026. Ayes: Perry, Davis, Ruddy, Shafer.

Approval of Ordinances

42. **Ord 2246.** An Ordinance vacating Public Utility Easements located on Lots 3 & 4, Plaza 36 Plat 1. Council Member Perry moved, Ruddy seconded, to accept second consideration of ORDINANCE 2246. Ayes: Perry, Ruddy, Davis, Shafer.

NEW BUSINESS

1. **Local Option Sales and Services Tax:** Council Member Ruddy moved, Shafer seconded, to adopt **RESOLUTION 2025-486** regarding a special election on the imposition of a local option sales and services tax within the City of Ankeny, Iowa. Ayes: Ruddy, Shafer, Davis. Nays: Perry.

EXECUTIVE SESSION

Moved by Perry, seconded by Shafer, to go into Executive Session at 6:32 p.m., pursuant to the provisions of Iowa Code 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". Ayes: Perry, Shafer, Ruddy, Davis. Council adjourned the executive session at 6:54 p.m. and returned to regular session.

Council Member Ruddy moved, Davis seconded, to direct legal counsel to file an appeal of a recent district court ruling. Ayes: 4.

ADJOURNMENT

Meeting was adjourned at 6:55 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

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