

MINUTES OF THE ANKENY CITY COUNCIL

Monday, June 3, 2024 5:30 p.m.

Ankeny Kirkendall Library - City Council Chambers

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

Mayor Mark Holm called the meeting to order at 5:30 p.m. Council Members Bobbi Bentz, Jeff Perry, Joe Ruddy, Todd Shafer, and Kelly Stearns were in attendance. City Manager David Jones and City Attorney Amy Beattie were also present. Mayor Holm led in the Pledge of Allegiance.

PUBLIC FORUM

1. David Carney, 2613 NW 30th Lane, shared concerns about D.R. Horton's construction in his private subdivision, with an emphasis on poor street and sidewalk conditions.

APPROVAL OF AGENDA

1. Council Member Stearns moved, Shafer seconded, to approve and accept the June 3, 2024 agenda without amendment. Ayes: 5.

PUBLIC HEARING

1. PH 2024-30. Mayor Holm announced this is the time and place for a public hearing on a proposed amendment to the Ankeny Plan 2040 (Figure 12.10) Future Land Use Map for the City of Ankeny from Office/Business Park to Low Density Residential. Property Description: approximately 57.74-acres (+/-) located south of NE 126th Avenue and east of NE Delaware Avenue and west of Interstate 35. Notice of this hearing was published in the Des Moines Register on the 24th day of May, 2024 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Hope K Farms LLC is the property owner of the approximate 57.74 acres. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park. The applicant is now proposing to reclassify the future land use to Low Density Residential. This request is accompanied by Rezoning Area A.

Mayor Holm then asked for any public comment regarding the proposed amendment. Hearing no comments, Council Member Bentz moved, Stearns seconded, to close public hearing 2024-30. Ayes: 5.

2. PH 2024-31. Mayor Holm announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2172 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain real estate owned by Hope K Farms, LLC., from its current R-1, One-Family Residence District to PUD, Planned Unit Development (Rezoning Area A). Layman's Description – approximately 88.86 acres (+/-) located south of NE 126th Avenue, east of NE Delaware Avenue, and west of I-35. Notice of this hearing was published in the Des Moines Register on the 24th day of May, 2024 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Hope K Farms LLC is requesting to rezone 88.86 acres (Area A) from R-1, One-Family Residential District to PUD, Planned Unit Development District. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. Lots within the proposed PUD

area would allow detached, single-family homes with minimum lot widths of 55 feet and a minimum lot area of 6,650 square feet or 3.33 units per acre. The PUD Concept Plan outlines bulk regulations, landscape screening, which is provided by a 20' buffer easement along NE Delaware Avenue. Also included in the concept plans is an 8-acre park, and the general plan for development with tentative lot lines, public streets, utilities, parkland area and storm water detention. This rezoning request accompanies the applicant's requests to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, LUPA #1, from Office/Business Park to Low Density Residential.

Mayor Holm then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Ruddy moved, Bentz seconded, to close public hearing 2024-31. Ayes: 5.

3. PH 2024-32. Mayor Holm announced this is the time and place for a public hearing on a proposed amendment to the Ankeny Plan 2040 (Figure 12.10) Future Land Use Map for the City of Ankeny, from Office/Business Park to Medium Density Residential (LUPA Area #2). Property Description: approximately 15.71-acres (+/-) located south of NE 126th Avenue and east of NE Delaware Avenue and west of Interstate 35. Notice of this hearing was published in the Des Moines Register on the 24th day of May, 2024 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Hope K Farms LLC is the property owner of the approximate 15.71 acres. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park. The applicant is now proposing to reclassify the future land use to Medium Density Residential. This request is accompanied by Rezoning Area B.

Mayor Holm then asked for any public comment regarding the proposed amendment. Hearing no comments, Council Member Stearns moved, Perry seconded, to close public hearing 2024-32. Ayes: 5.

4. PH 2024-33. Mayor Holm announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2173 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain real estate owned by Hope K Farms, LLC., from its current R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area B). Layman's Description – approximately 15.71 acres (+/-) located south of NE 126th Avenue, east of NE Delaware Avenue, and west of I-35. Notice of this hearing was published in the Des Moines Register on the 24th day of May, 2024 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Hope K Farms LLC is requesting to rezone 15.71 acres (Area B) from R-1, One-Family Residential District to R-3, Multiple-Family Residence District, restricted to 10 units per acre. This rezoning request accompanies the applicant's requests to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, LUPA #2, from Office/Business Park to Medium Density Residential.

Mayor Holm then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Ruddy moved, Stearns seconded, to close public hearing 2024-33. Ayes: 5.

5. PH 2024-34. Mayor Holm announced this is the time and place for a public hearing on a proposed amendment to the Ankeny Plan 2040 (Figure 12.10) Future Land Use Map for the

City of Ankeny, from Office/Business Park to High Density Residential (LUPA Area #3). Property Description: approximately 6.36-acres (+/-) located south of NE 126th Avenue and east of NE Delaware Avenue and west of Interstate 35. Notice of this hearing was published in the Des Moines Register on the 24th day of May, 2024 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Hope K Farms LLC is the property owner of approximately 6.36 acres; Land Use Plan Amendment Area #3 is located southeast corner of the subject area, east of NE Delaware Avenue, and West of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park. The applicant is now proposing to reclassify the future land use to High Density Residential. This request is accompanied by Rezoning Area C.

Mayor Holm then asked for any public comment regarding the proposed amendment. Hearing no comments, Council Member Perry moved, Stearns seconded, to close public hearing 2024-34. Ayes: 5.

6. PH 2024-35. Mayor Holm announced this is the time and place for a public hearing on a proposed amendment to the Ankeny Plan 2040 (Figure 12.10) Future Land Use Map for the City of Ankeny, from Low Density Residential to High Density Residential (LUPA Area #4). Property Description: approximately 8.37-acres (+/-) located south of NE 126th Avenue and east of NE Delaware Avenue and west of Interstate 35. Notice of this hearing was published in the Des Moines Register on the 24th day of May, 2024 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Hope K Farms LLC is the property owner of approximately 8.37 acres; Land Use Plan Amendment Area #4 is located southeast corner of the subject area, east of NE Delaware Avenue, and West of I-35. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential. The applicant is now proposing to reclassify the future land use to High Density Residential. This request is accompanied by Rezoning Area C.

Mayor Holm then asked for any public comment regarding the proposed amendment. Hearing no comments, Council Member Bentz moved, Stearns seconded, to close public hearing 2024-35. Ayes: 5.

7. PH 2024-36. Mayor Holm announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2174 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain real estate owned by Hope K Farms, LLC., from its current R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 20 units per acre (Rezoning Area C). Layman's Description – approximately 14.73 acres (+/-) located south of NE 126th Avenue, east of NE Delaware Avenue, and west of I-35. Notice of this hearing was published in the Des Moines Register on the 24th day of May, 2024 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Hope K Farms LLC is requesting to rezone 14.73 acres (Area C) from R-1, One-Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre. The subject area is located in the south of the NE 126th Avenue, east of NE Delaware Avenue, and west of I-35. This rezoning request accompanies the applicant's requests to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, LUPA #3 and #4, from

Office/Business Park to High Density Residential (LUPA #3) and Low Density Residential to High Density Residential (LUPA #4).

Mayor Holm then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Ruddy moved, Bentz seconded, to close public hearing 2024-36. Ayes: 5.

8. PH 2024-37. Mayor Holm announced this is the time and place for a public hearing on the matter of a proposed amended development agreement between the City of Ankeny and Pet Parents, LLC. The amended agreement will provide Pet Parents, LLC a twelve-month extension to allow additional time to create the new jobs pledged as part of their original agreement. The Notice of Hearing on this proposal was published in the Des Moines Register on the 24th day of May, 2024.

Derek Lord, Director of Economic Development, reported that Pet Parents, LLC committed to creating 28 new jobs within 36 months of approval of their development agreement approved by the City Council on March 1, 2021. This development agreement provided TIF rebates to support the project and outlined the terms of their award, which included claw back provisions. They have created three new jobs over the past 36 months and have requested a 12-month extension to allow for additional time to meet the new jobs requirement of their agreement. The proposed extension and amendment will provide them four years to create the positions and one year to maintain the positions. The original agreement required them to create the positions within three years and maintain the positions for two years.

Mayor Holm then asked for any public comment regarding the proposed amended agreement. Hearing no comments, Council Member Shafer moved, Stearns seconded, to close public hearing 2024-37. Ayes: 5.

9. PH 2024-38. Mayor Holm announced this is the time and place for a public hearing on the matter of a proposed amended development agreement between the City of Ankeny and SPAL USA, Inc. The amended agreement will provide SPAL - USA, Inc. a total of 36 months to commence construction on an approximately 215,000 square foot office and manufacturing facility. The Notice of Hearing on this proposal was published in the Des Moines Register on the 24th day of May, 2024.

Derek Lord, Director of Economic Development, reported that this amendment provides SPAL - USA an additional twenty (24) months to commence construction on their proposed office and manufacturing facility. The original development agreement approved May 1, 2023, required SPAL to commence construction, defined as footings in the ground, within twelve (12) months of approval. A twenty-four (24) month extension would give SPAL until May, 1, 2026 to commence construction. This change is being requested due to primary customers extending the roll out date for new products that will use SPAL equipment, which gives SPAL additional time to begin manufacturing in Ankeny. SPAL has acquired approximately 23 acres since the original development agreement was approved.

Mayor Holm then asked for any public comment regarding the proposed amended agreement. Hearing no comments, Council Member Bentz moved, Perry seconded, to close public hearing 2024-38. Ayes: 5.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of May 20, 2024, as published.

2. Receive and file minutes of the special meeting of May 24, 2024, as published.
3. Receive and file minutes of the Plan and Zoning Commission meeting of May 7, 2024.

Licenses and Permits

4. Issuance of cigarette/tobacco/nicotine/vapor permit in the City of Ankeny.
5. Issuance of fireworks permits within the City of Ankeny to J & M Displays, to be held at Promenade Park at the conclusion of the following events: Sips & Songs: July 5, 2024 at approximately 10:00 PM (pending receipt of updated operator certificate); SummerFest: July 14, 2024 at approximately 9:30 PM (pending receipt of updated operator certificate).
6. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

7. Change Order #1 decreasing the contract amount by \$15,039.00 with HPC, LLC for construction services associated with Fire Station No. 4.
8. Payment #3 in the amount of \$27,553.75 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
9. Payment #12 in the amount of \$100,942.19 to Snyder & Associates, for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St project.
10. Payment #2 in the amount of \$16,962.03 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements - Phase 4 project.
11. Payment #8 in the amount of \$68,017.09 to Snyder & Associates, for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th Street project.
12. Payment #8 in the amount of \$6,154.45 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements - Phase 3 project.
13. Payment #20 in the amount of \$4,251.69 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements - Phase 2 project.
14. Payment #34 in the amount of \$20,911.89 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.
15. Payment #34 in the amount of \$34,002.00 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd Landscape Improvements project.
16. Payment #12 in the amount of \$10,077.54 to Snyder & Associates, for engineering services on the SE Delaware Ave and SE 54th St Traffic Signal project.
17. Payment #39 in the amount of \$10,526.32 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.
18. Payment #4 in the amount of \$11,025.50 to Snyder & Associates, Inc. for engineering services on the Watercrest Park Expansion project.
19. Payment #1 in the amount of \$11,762.25 to Snyder & Associates, for engineering services on the Sawgrass Park Dam Improvements project.
20. June 3, 2024 Accounts Payable by fund: General \$395,629; Road Use Tax \$80,004; Library Foundation \$261; Water \$577,707; Sewer \$19,350; Storm Water \$10,251; Golf Course \$35,078; Enterprise Project \$99,043; Revolving \$25,482; Risk Management \$39,375; Health Insurance \$411; Capital Projects \$491,742; Payroll Totals \$1,995,632; Transfers/ACH (\$206,619); Agenda Payments Approved Separately (\$333,556); Grand Total \$3,229,790.

Community Development

21. **RESOLUTION 2024-239** authorizing cost participation for 10-foot sidewalk; and accepting a Storm Water Management Facility Maintenance Covenants and Permanent Easement Agreement located on Lot 3, Campus Town Plat 1, and associated with the development of 1155 SW Prairie Trail Parkway, The Standard Site Plan.
22. **RESOLUTION 2024-240** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 610 SE

Creekview Drive; and associated with the development of the Manatts Building Addition Site Plan.

23. **RESOLUTION 2024-241** accepting a Public Water Main Easement, Private Water Main Easement, Public Ingress/Egress Easement, and a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located at Lot 2, Vintage Business Park at Prairie Trail Plat 5; and associated with the development of the Roseann Lofts Site Plan at 1630 and 1640 SW Magazine Road.

Engineering

24. **RESOLUTION 2024-242** approving and authorizing the acquisition of property and property interests for the N Ankeny Boulevard - 1st Street to 11th Street Improvements.
25. **RESOLUTION 2024-243** to adopt the City of Ankeny's Supplemental Specifications to the 2024 Edition of the Iowa Statewide Urban Design and Specifications as prepared by the Public Works Department and the Municipal Utilities Department for the City of Ankeny, Iowa.
26. **RESOLUTION 2024-244** authorizing the Mayor to sign a Development, Easement, and Maintenance Agreement with The District Association, Inc., concerning seasonal gate installation in City right-of-way for the District Event Center in the City of Ankeny, Iowa.

Capital Improvement Projects

27. **Westwinds, Plat 9, Storm Sewer Extension:** Approve: a) Certificate of Completion; b) **RESOLUTION 2024-245** accepting the public improvements with J&K Contracting in the amount of \$130,388.10; and c) Final Payment #2 in the amount of \$4,849.75 and Release of Retainage in the amount of \$6,519.41.
28. Professional Services Agreement with SystemWorks, LLC for Fire Station No. 4 building commissioning services.
29. **RESOLUTION 2024-246** ordering construction on the Watercrest Park Expansion project and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: (6/25/24 @ 10:30 A.M. / date of hrg: 7/1/24 @ 5:30 P.M.)

Administrative

30. Agreement for crossing guard services for the 2024-2025 and 2025-2026 school years between the City of Ankeny, the Ankeny Community School District and All City Management Services, Inc.
31. **RESOLUTION 2024-247** authorizing the City of Ankeny to accept funding from the U.S. Department of Energy for the Energy Efficiency & Conservation Block Grant Program.
32. **RESOLUTION 2024-248** setting public hearing on an amendment to an existing development agreement between the City of Ankeny and MCF Operating, LLC (dba Mrs. Clark's Foods). (date of hrg: 6/17/2024 @ 5:30 p.m.)
33. Authorize the Mayor to execute an agreement with the Iowa Department of Transportation for a RISE grant for the extension of SE Creekview Drive in the Metro North Business Park.
34. Agreement with Barkpass, LLC for pet Licensing software as a Service (SaaS).
35. **RESOLUTION 2024-249** approving a mowing contract for Ankeny's South Zones with Perficut Commercial Site Management & Landscaping.

APPROVAL OF CONSENT AGENDA

1. Council Member Stearns moved, second by Shafer, to approve the recommendations for Consent Agenda Items CA-1 through CA-35. Ayes: Stearns, Shafer, Bentz, Ruddy, Perry.

LEGISLATIVE BUSINESS

Boards/Commissions Appointments

1. Motioned by Ruddy, second by Stearns, to approve mayoral reappointments of 4-year terms from 7/01/2024 through 6/30/2028: Library Board of Trustees - Gene Lucht and John Meyer; and Polk County Aviation Authority - Jeff Wangsness. Ayes: Ruddy, Stearns, Bentz, Perry, Shafer.

Approval of Ordinances

1. **Ord 2168.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain real estate owned by Berwick Holdings, LLC. (PH 2024-29) Council Member Stearns moved, Ruddy seconded, to accept third consideration of ORDINANCE 2168, sending it on its final passage and publication as required by law. Ayes: Stearns, Ruddy, Bentz, Perry, Shafer.
2. **Ord 2169.** An Ordinance clarifying the Code of Ordinances of the City of Ankeny, Iowa, 2008, pertaining to the chapter reference for Mobile Food Vendors. Council Member Ruddy moved, Stearns seconded, to accept second consideration of ORDINANCE 2169. Ayes: Ruddy, Stearns, Bentz, Perry, Shafer.
3. **Ord 2170.** An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Chapter 142 Mobile Food Vendors. Council Member Stearns moved, Shafer seconded, to accept second consideration of ORDINANCE 2170. Ayes: Stearns, Shafer, Bentz, Perry, Ruddy. Council Member Shafer 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 2170, sending it on its final passage and publication as required by law. Ayes: Shafer, Ruddy, Bentz, Perry, Stearns.
4. **Ord 2171.** An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Chapter 11 Special Events. Council Member Ruddy moved, Stearns seconded, to accept second consideration of ORDINANCE 2171. Ayes: Ruddy, Stearns, Bentz, Perry, Shafer. Council Member Ruddy moved, Stearns seconded, to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2171, sending it on its final passage and publication as required by law. Ayes: Ruddy, Stearns, Bentz, Perry, Shafer.
5. **Ord 2172.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope K Farms LLC, R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area A) (PH 2024-31). Council Member Perry moved, Bentz seconded, to accept first consideration of ORDINANCE 2172. Ayes: Perry, Bentz, Ruddy, Shafer, Stearns.
6. **Ord 2173.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope K Farms LLC, R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area B) (PH 2024-33). Council Member Bentz moved, Stearns seconded, to accept first consideration of ORDINANCE 2173. Ayes: Bentz, Stearns, Perry, Ruddy, Shafer.
7. **Ord 2174.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope K Farms LLC, R-1 One Family Residential District to R-3, Multiple-Family Residence District, restricted to 20 units per acre (Rezoning Area C) (PH 2024-36). Council Member Ruddy moved, Shafer seconded, to accept first consideration of ORDINANCE 2174. Ayes: Ruddy, Shafer, Bentz, Perry, Stearns.

NEW BUSINESS

1. Proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for the City of Ankeny, Iowa, reclassifying property owned by Hope K Farms LLC from Office/Business Park to Low Density Residential use classification (LUPA Area #1) (PH 2024-30). Council Member Perry moved, Stearns seconded, to adopt **RESOLUTION**

- 2024-250** approving a proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from Office/Business Park to Low Density Residential (LUPA Area #1). Ayes: Perry, Stearns, Bentz, Ruddy, Shafer.
2. Proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for the City of Ankeny, Iowa, reclassifying property owned by Hope K Farms LLC from Office/Business Park to Medium Density Residential use classification (LUPA Area #2) (PH 2024-32). Council Member Shafer moved, Ruddy seconded, to adopt **RESOLUTION 2024-251** approving a proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from Office/Business Park to Medium Density Residential (LUPA Area #2). Ayes: Shafer, Ruddy, Bentz, Shafer, Stearns.
 3. Proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for the City of Ankeny, Iowa, reclassifying property owned by Hope K Farms LLC from Office/Business Park to High Density Residential use classification (LUPA Area #3) (PH 2024-34). Council Member Bentz moved, Ruddy seconded, to adopt **RESOLUTION 2024-252** approving a proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from Office/Business Park to High Density Residential (LUPA Area #3). Ayes: Bentz, Ruddy, Perry, Shafer, Stearns.
 4. Proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for the City of Ankeny, Iowa, reclassifying property owned by Hope K Farms LLC from Low Density to High Density Residential use classification (LUPA Area #4) (PH 2024-35). Council Member Ruddy moved, Stearns seconded, to adopt **RESOLUTION 2024-253** approving a proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from Low Density to High Density Residential (LUPA Area #4). Ayes: Ruddy, Stearns, Bentz, Perry, Shafer.
 5. Proposed Amended Development Agreement between the City of Ankeny and Pet Parents, LLC. (PH 2024-37). Council Member Ruddy moved, Perry seconded, to adopt **RESOLUTION 2024-254** approving an amended Development Agreement between the City of Ankeny and Pet Parents, LLC. Ayes: Perry, Bentz, Shafer, Stearns. Nays: Ruddy.
 6. Proposed Amended Development Agreement - SPAL-USA, Inc. (PH 2024-38) Council Member Perry moved, Ruddy seconded, to adopt **RESOLUTION 2024-255** approving an Amended Development Agreement between the City of Ankeny and SPAL-USA, Inc. Ayes: Perry, Ruddy, Bentz, Shafer, Stearns.
 7. \$16,260,000 General Obligation Bonds, Series 2024A. Council Member Perry moved, Stearns seconded, to adopt **RESOLUTION 2024-256** appointing UMB Bank, N.A. of West Des Moines, Iowa, to serve as paying agent, bond registrar, and transfer agent, approving the paying agent and bond registrar and transfer agent agreement and authorizing the execution of the agreement. Ayes: Perry, Stearns, Bentz, Ruddy, Shafer. Council Member Stearns moved, Perry seconded, to adopt **RESOLUTION 2024-257** authorizing and providing for the issuance of \$16,260,000 General Obligation Bonds, Series 2024A, and amending the levy of taxes to pay said bonds; approval of the tax exemption certificate and continuing disclosure certificate. Ayes: Stearns, Perry, Bentz, Ruddy, Shafer.
 8. \$3,780,000 Water Revenue Bonds, Series 2024B Council Member Bentz moved, Stearns seconded, to adopt **RESOLUTION 2024-258** appointing UMB Bank, N.A. of West Des Moines, Iowa, to serve as paying agent, bond registrar, and transfer agent, approving the paying agent and bond registrar and transfer agent agreement and authorizing the execution of the agreement. Ayes: Bentz, Stearns, Perry, Ruddy, Shafer. Council Member Perry moved, Stearns seconded, to adopt **RESOLUTION 2024-259** authorizing and providing for the issuance and securing the payment of \$3,780,000 Water Revenue Bonds, Series 2024B, 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 bonds, which includes approval of tax exemption certificate and approval of the continuing disclosure certificate. Ayes: Perry, Stearns, Bentz, Ruddy, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:25 p.m.

Michelle Yuska, City Clerk

Mark E. Holm, Mayor

Published in the Des Moines Register on 6/14/24.