

MINUTES OF THE REGULAR MEETING OF THE ANKENY CITY COUNCIL

Monday, January 15, 2018 – 5:30 PM
Ankeny City Hall - City Council Chambers
410 West First Street, Ankeny, Iowa
Gary Lorenz, Mayor
Mark Holm, Mayor Pro tem

Council Members: Bobbi Bentz, Jim McKenna, Kerry Walter-Ashby, Kelly Whiting

Mayor Lorenz called the meeting to order at 5:30 p.m. All Council members were present. City Manager, David Jones and City Attorney, Amy Beattie were present.

Mayor Lorenz led the Pledge of Allegiance.

CEREMONY: none

A. PUBLIC FORUM:

1. Open Forum: Todd Wehr, 1024 NW 33rd, representing the Ankeny Area Chamber of Commerce, reported on the events of the Chamber.

B. APPROVAL OF AGENDA:

1. Approval of the January 15, 2018 Agenda:

Action# B1-1. Walter-Ashby made the motion to approve and accept the January 15, 2018 agenda, without amendment, seconded by Whiting.

ROLL CALL

2018-0115.B1-1 YES 5 NO 0

C. PUBLIC HEARING(S):

1. **PH 2018-02:** Proposed Development Agreement - Casey's General Stores, Inc., through its affiliated company, Casey's Retail Company

Mayor Lorenz opened the public hearing. Notice of this hearing was published in the Des Moines Register on the 5th day of January, 2018.

Derek Lord, Economic Development Director, reported Casey's Retail Company is proposing to construct an approximately 60,000 square foot, two-story office addition to their headquarters facility located at One SE Convenience Blvd. The project is expected to begin in 2018 and be completed in 2019.

Casey's has committed to creating 101 new jobs as a result of this expansion, with salaries ranging from \$45,000 to \$100,000+ annually. The average salary for all newly created positions will be \$60,000 annually, or \$28.85/hour. The proposed development agreement includes claw-back provisions on all 101 jobs at the wages listed above.

Doug Beech, Legal Counsel and Director of Government Relations for Casey's General Stores, Inc., addressed the Council giving some background history of Casey's General Store and shared some graphics of the layout for the proposed expansion.

Action# C1-1. Holm made the motion to close Public Hearing 2018-02, seconded by Bentz.

ROLL CALL

2018-0115.C1-1 YES 5 NO 0

2. **PH 2018-03:** Proposed vacation of a public utility and drainage easement located on Lots 5 and 6, Metro North.

Mayor Lorenz opened the public hearing. Notice of this hearing was published in the Des Moines Register on the 5th day of January, 2018.

Eric Jensen, Planning & Building Director, reported Denny Elwell Family, LC has requested to vacate a public utility and drainage easement. The purpose of the vacation request is related to a replat of Lots 5 and 6, shifting the south lot line further south. A new public utility and drainage easement will be created along the new south/north property line with a final plat.

Action# C2-1. Walter-Ashby made the motion to close Public Hearing 2018-03, seconded by Whiting.

ROLL CALL

2018-0115.C2-1 YES 5 NO 0

3. **PH 2018-04:** Proposed 2018-2022 Capital Improvement Program

Mayor Lorenz opened the public hearing. Notice of this hearing was published in the Des Moines Register on the 5th day of January, 2018.

Paul Moritz, Assistant City Manager, reported for the years 2018-2022, the capital improvement program totals \$142,922,999. Of that total, 33% is identified for transportation projects, 28% for municipal utilities (water, sewer and storm water) projects, 25% for municipal buildings, 7% for Prairie Trail projects, 4% for sidewalks and trails and 3% for parks.

Action# C3-1. Holm made the motion to close Public Hearing 2018-04, seconded by Whiting.

ROLL CALL

2018-0115.C3-1 YES 5 NO 0

D. REPORTS OF ADVISORY BOARDS AND COMMISSION:

1. Park Board Representative, Nichoel Church, reported on the activities of the Park Board.

E. APPROVAL OF CONSENT AGENDA:

- **Minutes**

CA - 1 Approval of official council actions of the regular meeting of January 2, 2018, 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 December 19, 2017.

- **Licenses and Permits**

CA - 3 Consider motion to approve the issuance of liquor license(s) and/or beer / wine permit(s) in the City of Ankeny.

- **Finance/Budget**

CA - 4 Consider motion to receive and file Financial Reports for December 2017.

CA - 5 Consider motion to receive and file the Building Permits Report for December 2017.

CA - 6 Consider motion to receive and file Utility Billing Report for December 2017.

CA - 7 Consider motion to approve Payment #5 in the amount of \$13,465.40 to Civil Design Advantage for engineering services on the SE East Lawn Area Utility Improvements - Phase 1 and SE Peterson/SE Trilein Storm Sewer Improvements project.

CA - 8 Consider motion to approve Payment #1 in the amount of \$17,200.00 to FOX Engineering Associates, Inc., for engineering services on the SE Magazine Road Water Main Improvements project.

CA - 9 Consider motion to approve Payment #8 in the amount of \$64,273.47 to HR Green, Inc., for engineering services on the NW Irvinedale Drive Reconstruction (Design) project.

CA - 10 Consider motion to approve Payment #16 in the amount of \$3,697.45 to HR Green, Inc., for engineering services on the 2016-Tradition Park Stormwater Detention Basin Remediation project.

CA - 11 Consider motion to approve Change Order #1 decreasing the contract amount by \$38,139.60 to RW Excavation Solutions, LC for construction services on the Tradition Park Stormwater Detention Basin Remediation project.

CA - 12 Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$29,700.00 with Snyder & Associates, Inc., for construction engineering services on the IA 415 and West First Street Traffic Signal project.

CA - 13 Consider motion to approve Payment #9 in the amount of \$5,845.04 to SVPA Architects, Inc., for construction services on the Fire Station No. 3 Project.

CA - 14 Consider motion to approve the January 15, 2018 Accounts Payable from the following funds: General \$129,511.28, Road Use Tax \$14,381.05, TIF \$2,112.50, Ankeny Foundation \$120.00, Solid Waste \$51,946.76, Water \$377,795.04, Sewer \$593,791.78, Stormwater \$6,731.83, Golf Course \$6,112.30, Enterprise Project \$29,974.39, Revolving \$6,468.17, Risk Mgmt \$56,599.06, Health Insurance \$1,087.00, Equipment Reserve \$126.60, Capital Projects \$81,828.79, Payroll \$871,803.89, Less Svc Trnsfrs/ACH Drafts (\$152,509.88), Less Agenda Pymnts Apprvd Separately (\$102,333.77), Grand Total \$1,975,546.79 (Finance Committee: K. Walter-Ashby, Chp, M. Holm, J. McKenna)

CA - 15 Consider motion to receive and file the City of Ankeny, Iowa, Popular Annual Financial Report (PAFR) for the year ended June 30, 2017.

CA - 16 Consider motion to receive and file the City of Ankeny, Iowa, Comprehensive Annual Financial Report (CAFR) for the year ended June 30, 2017.

CA - 17 Consider motion to adopt RESOLUTION 2018-014 accepting a proposal from All Inclusive Rec Products in the amount of \$85,000 for the purchase of a playground for Deer Creek Park.

- **Personnel Items**

CA - 18 Consider motion to approve the American Federation of State, County and Municipal Employees Union (AFSCME), AFL-CIO Local 1868 Labor Agreement commencing July 1, 2018 and authorize the execution of said agreement.

- **Community Development Items**

CA - 19 Consider motion to adopt RESOLUTION 2018-015 approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of street paving in Community Baptist Church.

CA - 20 Consider motion to adopt RESOLUTION 2018-016 accepting final plat, platted easements and subdivision bonds for seeding and erosion control for Ankeny Hummel's Nissan Plat 1.

CA - 21 Consider motion to adopt RESOLUTION 2018-017 accepting public gas and public utility easements associated with development of the Northwest Booster Station.

CA - 22 Consider motion to approve the Albaugh Industrial Park Plat 10 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

CA - 23 Consider motion to adopt RESOLUTION 2018-018 receiving and filing an application for the annexation of and providing for the giving of notice for annexation of certain territory located adjacent to the northeast quadrant of Ankeny owned by Wayne Abuhl.

CA - 24 Consider motion to adopt RESOLUTION 2018-019 providing for the notice and hearing of the City Council of the City of Ankeny to rezone certain property owned Roger Bauer and located west of SE Delaware Avenue and south of SE 54th Street (date of hrg: 2/5/18 @ 5:30 p.m.)

Engineering Items

CA - 25 Consider motion to adopt RESOLUTION 2018-020 authorizing the mayor to sign a development agreement with Diamond Development, LLC concerning the construction of the Trestle Ridge Sanitary Trunk Sewer in the City of Ankeny, Iowa.

CA - 26 Consider motion to adopt RESOLUTION 2018-021 accepting and approving an acquisition from The Woodland Reserve Townhome Association for a public trail easement.

- **Capital Improvement Projects:** none

- **Administrative Items:** none

- **Approval of Consent Agenda Items:**

1. Consent Agenda Items CA-1 through CA-26:

Action# E1-1. Bentz made the motion to approve the recommendations for Consent Agenda Items CA-1 through CA-26, seconded by Walter-Ashby.

ROLL CALL

2018-0115.E1-1 YES 5 NO 0

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

1. Supplemental and Removed Consent Agenda

Action# F1-1. No action taken.

G. RECESS: none

H. LEGISLATIVE BUSINESS:

- **Approval of Ordinances:**

1. **Ord. 1932:** An Ordinance amending the Municipal Code of the City of Ankeny, Iowa, Chapter 130 liquor licenses and wine and beer permits.

Action# H1-1. Walter-Ashby made the motion to accept third consideration of ORDINANCE 1932, sending it on its final passage and publication as required by law, seconded by Whiting.

ROLL CALL

2018-0115.H1-1 YES 5 NO 0

2. **Ord 1933:** An Ordinance vacating an ingress/egress easement located on Lots 4, 5 and 6 of Northpointe Village Center Plat 1.

Action# H2-1. Holm made the motion to accept second consideration of ORDINANCE 1933, seconded by Bentz.

ROLL CALL

2018-0115.H2-1 YES 5 NO 0

3. **Ord 1934:** An Ordinance vacating a public utility and drainage easement located on Lots 5 and 6, Metro North. (PH 2018-03)

Action# H3-1. Walter-Ashby made the motion to accept first consideration of ORDINANCE 1934, seconded by Bentz.

ROLL CALL

2018-0115.H3-1 YES 5 NO 0

- **Boards/Commissions Appointments:**

4. Metropolitan Planning Organization (MPO) Appointments:

Action# H4-1. Holm made the motion to adopt RESOLUTION 2018-022 appointing Ankeny's representatives to the Metropolitan Planning Organization, seconded by Whiting.

ROLL CALL

2018-0115.H4-1 YES 5 NO 0

5. Metro Waste Authority (MWA) Appointments:

Action# H5-1. Walter-Ashby made the motion to adopt RESOLUTION 2018-023 appointing Ankeny's representatives to the Metro Waste Authority (MWA) Board of Directors for the 2018 calendar year, seconded by McKenna.

ROLL CALL

2018-0115.H5-1 YES 5 NO 0

6. Des Moines Metropolitan Wastewater Reclamation Authority (WRA) Appointments:

Action# H6-1. Holm made the motion to adopt RESOLUTION 2018-024 appointing Ankeny's representatives to the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), seconded by Whiting.

ROLL CALL

2018-0115.H6-1 YES 5 NO 0

7. Des Moines Regional Transit Authority (DART) Appointments:

Action# H7-1. Walter-Ashby made the motion to adopt RESOLUTION 2018-025 appointing persons to serve as Commission and Alternate Members for the Des Moines Regional Transit Authority (DART), seconded by Whiting.

ROLL CALL

2018-0115.H7-1 YES 5 NO 0

8. Mayor/City Council/Staff Subcommittee Appointments:

Ankeny Area Chamber of Commerce:

Gary Lorenz, Mayor and Derek Lord, Economic Development Director

Ankeny Economic Development Corporation:

Gary Lorenz, Mayor and Derek Lord, Economic Development Director

BRAVO:

Kerry Walter-Ashby, Council Member

Central Iowa Regional Drinking Water Commission:

Jim McKenna, Council Member

Don Clark, Municipal Utilities Director - Ex officio and Paul Moritz, Ass't City Mgr - Ex officio (alt)

City/School Subcommittee:

Gary Lorenz, Mayor; Mark Holm and Kelly Whiting, Council Members

Community Education Advisory Committee:

Kerry Walter-Ashby, Council Member

Four Mile Creek Watershed Management Authority:

Amy Bryant. Environmental Engineer and Mark Mueller, Public Works Director/City Engineer (alt)

Greater Des Moines Convention & Visitors Bureau:

Bobbi Bentz and Kelly Whiting (alt), Council Members

Metro Advisory Council:

Gary Lorenz, Mayor; Bobbi Bentz and Kelly Whiting (alt), Council Members

Uptown Ankeny Association:

Kerry Walter-Ashby, Council Member and Derek Lord, Economic Development Director (alt)

Action# H8-1. Holm made the motion to approve the appointments of the Mayor/City Council/Staff Subcommittee Appointments, seconded by McKenna.

ROLL CALL

2018-0115.H8-1 YES 5 NO 0

I. OLD BUSINESS: none

J. NEW BUSINESS:

1. Development Agreement - Casey's General Stores, Inc., through its affiliated company, Casey's Retail Company (PH 2018-02)

Action# J1-1. Holm made the motion to adopt RESOLUTION 2018-026 approving a Development Agreement between the City of Ankeny and Casey's General Stores, Inc., through its affiliated Retail Company, seconded by McKenna.

ROLL CALL

2018-0115.J1-1 YES 5 NO 0

2. High Quality Jobs Program Application for Casey's Retail Company. Iowa Economic Development Authority.

Action# J2-1. Walter-Ashby made the motion to adopt RESOLUTION 2018-027 of the City Council of the City of Ankeny, Iowa, approving the application of Casey's Retail Company to the Iowa Economic Development Authority High Quality Jobs Program, seconded by Whiting.

ROLL CALL

2018-0115.J2-1 YES 5 NO 0

3. Proposed 2018-2022 Capital Improvement Program (PH 2018-04)

Action# J3-1. Holm made the motion to adopt RESOLUTION 2018-028 approving the 2018-2022 Capital Improvement Program, seconded by Walter-Ashby.

ROLL CALL

2018-0115.J3-1 YES 5 NO 0

4. Proposed Ash Tower Feeder Main Project
Initiate Proceedings

Action# J4-1. Walter-Ashby made the motion to adopt RESOLUTION 2018-029 ordering construction on the Ash Tower Feeder Main Project and fixing a date for hearing thereon and taking of bids therefore, seconded by Bentz. (date of bid-letting: 2/13/18 @ 10:30 a.m. / date of hrg: 2/19/18 @ 5:30 p.m.)

ROLL CALL

2018-0115.J4-1 YES 5 NO 0

5. Proposed Northwest Booster Station Project
Initiate Proceedings

Action# J5-1. McKenna made the motion to adopt RESOLUTION 2018-030 ordering construction on the Northwest Booster Station Project and fixing a date for hearing thereon and taking of bids therefore, seconded by Holm. (date of bid-letting: 2/13/18 @ 10:30 a.m. / date of hrg: 2/19/18 @ 5:30 p.m.)

ROLL CALL

2018-0115.J5-1 YES 5 NO 0

6. Proposed SE Peterson Drive / SE Trilein Drive - Storm Sewer Improvements
Initiate Proceedings

Action# J6-1. Holm made the motion to adopt RESOLUTION 2018-031 ordering construction on the SE Peterson Drive / SE Trilein Drive - Storm Sewer Improvements Project and fixing a date for hearing thereon and taking of bids therefore, seconded by Walter-Ashby. (date of bid-letting: 2/13/18 @ 10:30 a.m. / date of hrg: 2/19/18 @ 5:30 p.m.)

ROLL CALL

2018-0115.J6-1 YES 5 NO 0

7. Proposed 28E Agreement for the School Resource Officer Program

Action# J7-1. Holm made the motion to adopt RESOLUTION 2018-032 authorizing the execution of one certain 28E Agreement by and between the City of Ankeny, Iowa and the Ankeny Community School District pertaining to the School Resource Officer Program, seconded by McKenna.

ROLL CALL

2018-0115.J7-1 YES 5 NO 0

K. ADMINISTRATIVE BUSINESS:

- Report of the City Staff:

City Manager, David Jones, gave an update on the “beaver” nuisance in the North Creek area.

- Report of the Governing Body:

Mayor Lorenz reported on upcoming meetings he will be attending.

Council Member Bentz stated she will be absent from the February 5th council meeting.

Council Member Walter-Ashby reported on the Uptown Ankeny Association upcoming new event titled “Art Walk” to be located at the AMP site.

L. ADJOURNMENT

1. There being no further business, the meeting was adjourned at 6:15 p.m.

Pamela DeMouth, City Clerk

Gary Lorenz, Mayor

Published in the Des Moines Register on the 26th day of January, 2018.
Audio file of meeting is available by contacting the City Clerk’s Office.