

MINUTES OF THE REGULAR MEETING OF THE ANKENY CITY COUNCIL

Monday, April 16, 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. Council member Walter-Ashby was absent. 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: Heather Lillienthal, representing the Ankeny Area Chamber of Commerce, presented an update on the Chamber's activities and events.

APPROVAL OF AGENDA:

1. Approval of the April 16, 2018 Agenda:

Action# B1-1. Whiting made the motion to approve and accept the April 16, 2018 agenda, without amendment, seconded by Bentz.

ROLL CALL

2018-0416.B1-1 YES 4 NO 0

C. PUBLIC HEARING(S):

1. **PH 2018-31:** Proposed Ankeny Boulevard and First Street Intersection Improvements

Mayor Lorenz opened the public hearing. Notice of this hearing was published in the Des Moines Register on the 30th day of March, 2018.

No written objections were filed and no oral objections were offered from the audience.

Mark Mueller, Public Works Director, reported this project includes PCC paving, full depth patching and traffic signal replacement located at the intersection of Ankeny Boulevard (U.S. Highway 69) and First Street in the City of Ankeny.

The bid opening for the project was held on Tuesday, April 10, 2018 at which three (3) bids were received with low bid submitted by Hawkeye Paving Corp., of Bettendorf, Iowa, in the amount of \$831,495.00.

The engineer's estimate for the project was \$765,225.00. The bids ranged from approximately 8% to 24% above the engineer's estimate. After review of results, it is recommended that the project be awarded to Hawkeye Paving Corp., of Bettendorf, Iowa.

The bids were also reviewed with the Iowa DOT due to the state funding involved, and they concur with the recommendation for award.

Action# C1-1. Holm made the motion to close Public Hearing 2018-31, seconded by Whiting.

ROLL CALL

2018-0416.C1-1 YES 4 NO 0

2. PH 2018-32: Proposed Community Entrance Signs Project

Mayor Lorenz opened the public hearing. Notice of this hearing was published in the Des Moines Register on the 2nd day of April, 2018.

No written objections were filed and no oral objections were offered from the audience.

Paul Moritz, Assistant City Manager, reported this project includes construction of two community entrance signs on City of Ankeny owned property. One sign is to be located in northern Ankeny on the west side of Interstate 35 at the northeast corner of the Otter Creek Golf Course. The other sign is in southern Ankeny on the east side of Interstate 35 approximately one-half mile south of Corporate Woods Drive.

The bid opening for the project was held on Tuesday, April 10, 2018 at which four (4) bids were received with low bid submitted by Edge Commercial of Grimes, Iowa, in the amount of \$255,170.00.

The engineer's estimate for the project was \$319,000.00. The total bids ranged from approximately 9% to 20% below the engineer's estimate. After review of results, it is recommended that the project be awarded to Edge Commercial of Grimes, Iowa.

Action# C2-1. Whiting made the motion to close Public Hearing 2018-32, seconded by Holm.

ROLL CALL

2018-0416.C2-1 YES 4 NO 0

D. REPORTS OF ADVISORY BOARDS AND COMMISSION:

1. Park Board Representative, Jim Hallihan, 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 April 2, 2018, as published, subject to correction, as recommended by the City Clerk.

CA - 2 Receive and file minutes of the Civil Service Commission meeting of March 2, 2018.

CA - 3 Receive and file minutes of the Plan and Zoning Commission meeting of March 20, 2018.

- **Licenses and Permits**

CA - 4 Consider motion to approve the issuance of liquor license(s) and/or beer / wine permit(s) in the City of Ankeny.

- **Finance/Budget**

CA - 5 Consider motion to receive and file Financial Reports for March 2018.

CA - 6 Consider motion to receive and file Building Permit Report for March 2018.

CA - 7 Consider motion to receive and file Utility Billing Report for March 2018.

CA - 8 Consider motion to approve Payment #7 in the amount of \$2,695.20 to Civil Design Advantage for engineering services on the Deer Creek Trunk Sewer Extension Design project.

CA - 9 Consider motion to approve Payment #8 in the amount of \$192,482.09 to DDVI, Inc., for construction services performed on the Ankeny Fire Station No. 3 project.

CA - 10 Consider motion to approve Payment #4 in the amount of \$9,092.50 to Nilles Associates, Inc., for engineering services on the SW Market Street Extension project.

CA - 11 Consider motion to approve Payment #8 in the amount of \$3,127.50 to Nilles Associates, Inc., for engineering services on the SW Plaza Parkway and SW College Avenue Detention Basins project.

CA - 12 Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$93,650.00 with Snyder & Associates, Inc., for construction engineering services on the Ankeny Boulevard and First Street Intersection Improvements project.

CA - 13 Consider motion to approve Payment #3 in the amount of \$750.00 to Snyder & Associates, Inc., for engineering services on the Sunset Park Restroom Remodel Project.

CA - 14 Consider motion to approve Payment No. 11 in the amount of \$11,827.40 to SVPA Architects, Inc., for construction administration services provided on the Fire Station No. 3 project.

CA - 15 Consider motion to approve the April 16, 2018 Accounts Payable from the following funds: General \$351,268.69, Hotel Motel Tax \$1,990.00, Road Use Tax \$17,135.71, Police/Fire Pension \$2,862.00, Library Foundation \$470.23, Solid Waste \$50,263.36, Water \$362,793.97, Sewer \$595,812.09, Stormwater \$3,117.00, Golf Course \$27,155.89, Enterprise Project \$5,209.01, Revolving \$19,119.69, Risk Mgmt \$4,625.50, Health Insurance \$1,552.30, Capital Projects \$254,414.23, Payroll \$834,599.34, Less Svc Trnsfrs/ACH Drafts (\$152,722.39), Less Agenda Pymts Apprvd Separately (\$219,974.69), Grand Total \$2,159,691.93. (Finance Committee: M. Holm, Chp, J. McKenna, K. Whiting)

CA - 16 Consider motion to approve the award of the nuisance and rough cut mowing agreement to AAA Lawn Services, LLC of Ankeny, Iowa, and authorize the Mayor to sign the Letter of Agreement.

- **Personnel Items**

CA - 17 Consider motion to approve the Civil Service Commission list of applicants certified eligible for appointment to the position of Police Officer - Police Department, subject to passing all other requirements.

- **Community Development Items**

CA - 18 Consider motion to adopt RESOLUTION 2018-194 accepting the final plat for The Greens at Woodland Hills Plat 4, subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision regulations.

CA - 19 Consider motion to adopt RESOLUTION 2018-195 providing for the notice and hearing of the City Council of the City of Ankeny to rezone certain property owned by Diamond Development, LLC and B&W Farms LLC; located a quarter mile southwest of the intersection of NW 36th Street and NW Irvinedale Drive. (date of hrg: 5/7/18 @ 5:30 p.m.)

CA - 20 Consider motion to adopt RESOLUTION 2018-196 accepting the final plat for Albaugh Industrial Park Plat 9, subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision regulations.

CA - 21 Consider motion to adopt RESOLUTION 2018-197 accepting the final plat for James E Rasmussen Industrial Park Plat 4, subject to applicable Polk County Subdivision requirements in lieu of the City of Ankeny Subdivision regulations.

CA - 22 Consider motion to approve the Cherkas Woods 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 2018-198 accepting final plat, platted easements, letter of credit for seeding and erosion control, performance and maintenance bonds for underground improvements and park site dedication agreement for Northpointe Village Center Plat 3.

CA - 24 Consider motion to adopt RESOLUTION 2018-199 approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of water main and sanitary sewer in Northpointe Village Center Plat 3.

- **Engineering Items**

CA - 25 Consider motion to adopt RESOLUTION 2018-200 accepting public improvements in The Vineyard at Prairie Trail Plat 1 for utilities.

CA - 26 Consider motion to adopt RESOLUTION 2018-201 accepting public improvements in Estates at Prairie Trail Plat 6 for utilities.

CA - 27 Consider motion to adopt RESOLUTION 2018-202 accepting public improvements in Estates at Prairie Trail Plat 6 for paving.

CA - 28 Consider motion to adopt RESOLUTION 2018-203 accepting a proposal from Van Maanen Electric, Inc., in the amount of \$72,681.00 for the construction of the 2018 Prairie Ridge Softball Field Lighting Project.

- **Capital Improvement Projects:** none

- **Administrative Items**

CA - 29 Consider motion to adopt RESOLUTION 2018-204 declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.

CA - 30 Consider motion to adopt RESOLUTION 2018-205 setting dates of a consultation and a public hearing on a proposed Amendment No. 9 to the 1989 Ankeny Economic Development Urban Renewal Plan in the City of Ankeny, State of Iowa. (date of hrg: 5/21/18 @ 5:30 p.m.)

CA - 31 Consider motion to adopt RESOLUTION 2018-206 authorizing the Partial Termination Certificate of the Development Agreement between the City of Ankeny, Iowa and Deer Creek Estates, LLC for the Deer Creek Trunk Sewer Phase 4.

CA - 32 Consider motion to receive and file the 2017 Parks & Recreation Annual Report.

- Approval of Consent Agenda Items

1. Consent Agenda Items CA-1 through CA-32:

Action# E1-1. Bentz made the motion to approve the recommendations for Consent Agenda Items CA-1 through CA-32, seconded by Whiting.

ROLL CALL

2018-0416.E1-1 YES 4 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 1942:** An Ordinance amending Chapter 177 Property Maintenance and Housing Code, of the Municipal Code of the City of Ankeny, Iowa, by adopting the 2015 International Property Maintenance Code with amendments.

Action# H1-1. McKenna made the motion to accept third consideration of ORDINANCE 1942, sending it on its final passage and publication as required by law, seconded by Holm.

ROLL CALL

2018-0416.H1-1 YES 4 NO 0

2. **Ord 1943:** An Ordinance amending Ordinance Nos. 1039, 1189, 1423, 1446 and 1741, providing that general property taxes levied and collected each year on all property located within the Amended 1989 Ankeny Economic Development Urban Renewal Area, in the City of Ankeny, County of Polk, State of Iowa, by and for the benefit of the State of Iowa, City of Ankeny, County of Polk, Ankeny Community School District, Saydel Community School District and other Taxing Districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Amended 1989 Ankeny Economic Development Urban Renewal Area (Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan)

Action# H2-1. Holm made the motion to accept third consideration of ORDINANCE 1943, sending it on its final passage and publication as required by law, seconded by Bentz.

ROLL CALL

2018-0416.H2-1 YES 4 NO 0

- **Boards/Commissions Appointments:**

3. Cultural Arts Board

Action# H3-1. McKenna made the motion to appoint Don Zuck to the Cultural Arts Board, effective 5/1/18 through 4/30/22, seconded by Whiting.

ROLL CALL

2018-0416.H3-1 YES 4 NO 0

I. OLD BUSINESS: none

J. NEW BUSINESS:

1. Proposed Ankeny Blvd and First Street Intersection Improvements Project (PH 2018-31)

Action# J1-1. Holm made the motion to 1) adopt RESOLUTION 2018-207 adopting plans, specifications, form of contract and estimate of cost (\$765,225.00); 2) receive and file report of bids received April 10, 2018; and 3) adopt RESOLUTION 2018-208 making award of construction contract with Hawkeye Paving Corp., of Bettendorf, Iowa, in the amount of \$831,495.00 for the Ankeny Boulevard and First Street Intersection Improvements Project, seconded by Bentz.

ROLL CALL

2018-0416.J1-1 YES 4 NO 0

Action# J1-2. Whiting made the motion to adopt RESOLUTION 2018-209 approving construction contract and bond with Hawkeye Paving Corp., of Bettendorf, Iowa, in the amount of \$831,495.00 for the Ankeny Boulevard and First Street Intersection Improvements Project, seconded by Bentz.

ROLL CALL

2018-0416.J1-2 YES 4 NO 0

2. Proposed Community Entrance Signs Project (PH 2018-32)

Action# J2-1. Bentz made the motion to 1) adopt RESOLUTION 2018-210 adopting plans, specifications, form of contract and estimate of cost (\$319,000.00); 2) receive and file report of bids received April 10, 2018; and 3) adopt RESOLUTION 2018-211 making award of construction contract with Edge Commercial of Grimes, Iowa, in the amount of \$255,170.00 for the Community Entrance Signs Project, seconded by Whiting.

ROLL CALL

2018-0416.J2-1 YES 4 NO 0

Action# J2-2. Holm made the motion to adopt RESOLUTION 2018-212 approving construction contract and bond with Edge Commercial of Grimes, Iowa, in the amount of \$255,170.00 for the Community Entrance Signs Project, seconded by Whiting.

ROLL CALL

2018-0416.J2-2 YES 4 NO 0

3. \$19,640,000 (Subject to Adjustment per Terms of Offering) General Obligation Bonds, Series 2018A

Jon Burmeister, Managing Director and Owner PFM Group, stated a bid-letting was held this morning on the sale of \$19,640,000 GO Bonds, Series 2018A at which eight (8) bids were received from 54 different firms. After the receipt of bids the aggregate par amount decreased to \$17,970,000 resulting in a purchase price of \$19,530,009.13, with a true interest rate of 2.4074% and net interest cost of \$2,292,795.59. The winning bid was received from Citigroup Global Markets, Inc., of Denver, Colorado.

Action# J3-1. McKenna made the motion to receive and file report of bids received on April 16, 2018 at 10:00 A.M., seconded by Holm.

ROLL CALL

2018-0416.J3-1 YES 4 NO 0

Action# J3-2. Holm made the motion to adopt RESOLUTION 2018-213 directing sale of \$17,970,000 General Obligation Bonds, Series 2018A, seconded by Bentz.

ROLL CALL

2018-0416.J3-2 YES 4 NO 0

4. \$6,340,000 (Subject to Adjustment per Terms of Offering) Water Revenue Bonds, Series 2018B

Jon Burmeister, Managing Director and Owner PFM Group, stated a bid-letting was held this morning on the sale of \$6,340,000 Water Revenue Bonds, Series 2018B. After the receipt of bids the aggregate par amount decreased to \$5,990,000 resulting in a purchase price of \$6,210,659.72, with a true interest rate of 2.9442% and net interest cost of \$1,560,104.81. The winning bid was received from Robert W. Baird & Co., Inc., of Milwaukee, Wisconsin.

Action# J4-1. Holm made the motion to receive and file report of bids received on April 16, 2018 at 10:00 A.M., seconded by Whiting.

ROLL CALL

2018-0416.J4-1 YES 4 NO 0

Action# J4-2. Whiting made the motion to adopt RESOLUTION 2018-214 directing sale of \$5,990,000 Water Revenue Bonds, Series 2018B, seconded by Bentz.

ROLL CALL

2018-0416.J4-2 YES 4 NO 0

5. Proposed SW Plaza Parkway and SW College Avenue Extension
Initiate Proceedings

Action# J5-1. Holm made the motion to adopt RESOLUTION 2018-215 ordering construction and fixing a date for hearing thereon and taking of bids therefore, seconded by Bentz. (date of bid-letting: 5/15/18 @ 10:30 a.m. / date of hrg: 5/21/18 @ 5:30 p.m.)

ROLL CALL

2018-0416.J5-1 YES 4 NO 0

6. Proposed NE Delaware Avenue Pedestrian Bridge over Fourmile Creek and Bridge Approach Grading
Initiate Proceedings

Action# J6-1. Whiting made the motion to adopt RESOLUTION 2018-216 ordering construction on the NE Delaware Avenue Pedestrian Bridge over Fourmile Creek and Bridge Approach Grading, and fixing a date for hearing thereon and taking of bids therefor, seconded by Holm. (date of bid-letting: 5/15/18 @ 10:00 a.m./date of hrg: 6/4/18 @ 5:30 p.m.)

ROLL CALL

2018-0416.J6-1 YES 4 NO 0

7. Sanitary Sewer Study and Master Plan
Professional Services Agreement with HDR Engineering, Inc.

Action# J7-1. McKenna made the motion to approve a Professional Services Agreement with HDR Engineering, Inc., for engineering services for the Sanitary Sewer Study and Master Plan in an amount not to exceed \$225,000 and authorize the Mayor to execute said agreement, seconded by Whiting.

ROLL CALL
2018-0416.J7-1 YES 4 NO 0

K. ADMINISTRATIVE BUSINESS:

- Report of the City Staff:

City Manager announced that the City's website has been redesigned and advised the special meeting agenda on Monday, April 23rd will include a resolution related to insurance benefits.

- Report of the Governing Body: none

L. ADJOURNMENT

1. There being no further business, the meeting was adjourned at 6:12 p.m.

Pamela DeMouth, City Clerk

Gary Lorenz, Mayor

Published in the Des Moines Register on the 27th day of April, 2018.
Audio file of meeting is available by contacting the City Clerk's Office.