ANKENY CITY COUNCIL

Regular Meeting
Monday, February 16, 2026
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, Dustin Graber, Justin Hollinrake, Jeff Perry

---

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=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09

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: Mayor Bobbi Bentz
Roll Call: City Clerk Michelle Yuska
Pledge of Allegiance: Mayor Bobbi Bentz

A. PUBLIC FORUM:

1. Bravo Greater Des Moines presentation by Sally Dix, President

2. Open Forum

B. APPROVAL OF AGENDA:

1. Approval of the February 16, 2026 Agenda

Consider motion to approve and accept the February 16, 2026 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2026-04 Proposed 2026 PCC Pavement Preservation Program - Crack and Joint Filling

Consider motion to close Public Hearing 2026-04.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost $625,305.00; 2) receive and file report of bids received on February 10, 2026; 3) RESOLUTION making award of a construction contract with Parking Lot Specialties, LLC in the amount of $525,576.80; and 4) RESOLUTION approving contract and bonds with Parking Lot Specialties, LLC in the amount of $525,576.80.

2. PH 2026-05 Proposed NW 17th Street Storm Sewer & Pavement Improvements

Consider motion to close Public Hearing 2026-05.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost $930,000.00; 2) receive and file report of bids received February 10, 2026; 3) RESOLUTION making award of construction contract with All Star Concrete, LLC in the amount of $661,003.70; and 4) RESOLUTION approving contract and bonds with All Star Concrete, LLC in the amount of $661,003.70.

3. PH 2026-06 Proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan

Consider motion to close Public Hearing 2026-06.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan.

4. PH 2026-07 Proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan

Consider motion to close Public Hearing 2026-07.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 5 to

the Amended and Restated 1991 City of Ankeny Urban Renewal Plan.

5. PH 2026-08 Proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan

Consider motion to close Public Hearing 2026-08.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan.

6. PH 2026-09 Proposed 2026 Corporate Woods Business Park Urban Renewal Plan I

Consider motion to close Public Hearing 2026-09.

Consider motion to receive and file the report from the consultation meeting held on January 27, 2026.

Consider motion to receive and file the report of the Planning & Zoning Commission meeting held on February 3, 2026.

Consider motion to adopt RESOLUTION determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the 2026 Corporate Woods Business Park Urban Renewal Plan I.

Consider motion to accept first consideration of ORDINANCE 2248, an Ordinance providing that general property taxes levied and collected each year on all property located within the 2026 Corporate Woods Business Park Urban Renewal Area I, in 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, 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 2026 Corporate Woods Business Park Urban Renewal Area I. (The 2026 Corporate Woods Business Park Urban Renewal Plan I)

D. APPROVAL OF CONSENT AGENDA:

- **MINUTES**

CA - 1. Approval of official council actions of the regular meeting of February 2, 2026, 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 16, 2025.

CA - 3. Receive and file minutes of the Zoning Board of Adjustment meeting of December 16,

2025.

CA - 4. Receive and file minutes of the Civil Service Commission meeting of February 10, 2026, subject to correction as recommended by the Clerk of the Commission.

- **LICENSES AND PERMITS**

CA - 5. Consider motion to approve the issuance of Cigarette, Tobacco, Vapor, and Nicotine Permits.

CA - 6. Consider motion to approve the issuance of liquor licenses and beer/wine permits.

- **FINANCE/BUDGET**

CA - 7. Consider motion to receive and file Financial Reports for January 2026.

CA - 8. Consider motion to receive and file the Building Permit Report for January 2026.

CA - 9. Consider motion to receive and file the Utility Billing Report for January 2026.

CA - 10. Consider motion to approve Payment #10 in the amount of $18,516.07 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.

CA - 11. Consider motion to approve Payment #14 in the amount of $7,236.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension — Phase 4 project.

CA - 12. Consider motion to approve Payment #10 in the amount of $13,387.50 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

CA - 13. Consider motion to approve Payment #37 in the amount of $27,898.79 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

CA - 14. Consider motion to approve Payment #38 in the amount of $3,130.84 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

CA - 15. Consider motion to approve Payment #11 in the amount of $1,775.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.

CA - 16. Consider motion to approve Payment #28 in the amount of $10,298.50 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements — Phase 2 project.

CA - 17. Consider motion to approve Payment #3 in the amount of $228,871.50 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.

CA - 18. Consider motion to approve Payment #10 in the amount of $35,242.40 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.

CA - 19. Consider motion to approve Payment #5 in the amount of $88,380.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.

CA - 20. Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by $6,930.00 with JEO Consulting Group for construction services on the SE 3rd Street Utility Improvements — Phase 2 project.

CA - 21. Consider motion to approve the February 16, 2026 Accounts Payable.

- **PERSONNEL ITEMS**

CA - 22. Consider motion to accept the Civil Service Commission certified lists for promotion to: Permit Technician II and Park Maintenance Technician II, subject to passing any further departmental requirements.

- **COMMUNITY DEVELOPMENT ITEMS**

CA - 23. Consider motion to adopt **RESOLUTION** authorizing the mayor to sign a hold harmless agreement allowing Grand Capital, LC, owner of the property located at 409 S. Ankeny Boulevard, to place its sign relocation due to IDOT S Ankeny Blvd corridor widening, in a portion of the City's public utility easement.

- **ENGINEERING ITEMS**

CA - 24. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent sanitary sewer easement and temporary construction easement for the Otter Creek Trunk Sewer - Phase 4 project in Ankeny, Iowa. (DLE Four Way, LC)

- **CAPITAL IMPROVEMENT PROJECTS**

CA - 25. Consider motion to adopt **RESOLUTION** accepting a proposal from RW Excavating Solutions, LC in the amount of $30,120.00 for the construction of the 2026 Annual Storm Water Subdrain Repairs project.

CA - 26. Consider motion to approve the Professional Services Agreement with Civil Design Advantage, LLC for the construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project in an amount not to exceed $274,353.00.

CA - 27. Consider a motion to approve the Professional Services Agreement with Kirkham Michael & Associates, Inc., for the design engineering services for the NE Spectrum Drive RCB Culvert over Otter Creek for an amount not to exceed $83,400.00 and the Mayor to execute said agreement.

CA - 28. Consider motion to adopt **RESOLUTION** ordering construction on the 2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 3/10/26 @ 10:30 A.M. / date of hearing: 3/16/26 @ 5:30 P.M.)

CA - 29. Consider motion to adopt **RESOLUTION** ordering construction on the North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 3/10/26 @ 10:30 A.M. / date of hearing: 3/16/26 @ 5:30 P.M.)

CA - 30. Consider motion to adopt **RESOLUTION** ratifying, confirming and approving cancellation of receipt of bids and the public hearing for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

- **ADMINISTRATIVE ITEMS**

CA - 31. Consider motion to adopt **RESOLUTION** setting a public hearing on a Development Agreement between the City of Ankeny and Baker Mechanical, Inc. (date of hrg: 3/2/26 @ 5:30 p.m.)

CA - 32. Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa (for essential corporate purposes), and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

CA - 33. Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes (GCP) of the City of Ankeny, State of Iowa (for general corporate purposes), and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

CA - 34. Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa (for essential corporate urban renewal purposes (ECP/UR)), and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

CA - 35. Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof (date of hrg: 3/2/26 @ 5:30 p.m.).

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-35

   Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-35.

E. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES**

36. Ord 2249 An Ordinance amending Chapter 6 of the code of ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to City elections.

Consider motion to accept first consideration of ORDINANCE 2249.

F. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

  City Manager

- **REPORT OF THE GOVERNING BODY:**

  Mayor Bentz

  City Council Members:
  Council Member Davis
  Council Member Graber

Council Member Hollinrake
Council Member Perry
Council Member Shafer

- **FUTURE COUNCIL AGENDA ITEMS:**

• Council Action Planning Session: Budget Workshop, 2/23/2026 at 5:30 p.m.
• Public Hearing - 2026 PCC Reconstruction Program - NE Trilein Drive, 3/2/26 at 5:30 p.m.
• Public Hearing - 2026 PCC Street Patching Program, 3/2/26 at 5:30 p.m.
• Public Hearing - $16,250,000 GO Bonds ECP, 3/2/26 at 5:30 p.m.
• Public Hearing - $1,380,000 GO Bonds GCP, 3/2/26 at 5:30 p.m.
• Public Hearing - $4,700,000 GO Bonds ECP/UR, 3/2/26 at 5:30 p.m.
• Public Hearing - $7,100,000 Water Revenue Bonds, 3/2/26 at 5:30 p.m.
• Public Hearing - Development Agreement - Baker Mechanical, Inc., 3/2/26 at 5:30 p.m.
• Public Hearing - N. Ankeny Blvd Landscaping Improvements - 1st St to 11th St, 3/16/26 at 5:30 p.m.
• Public Hearing - 2026 PCC Pavement Preservation Program - SE Magazine Rd, 3/16/26 at 5:30 p.m.

G. ADJOURNMENT