

MINUTES OF THE ANKENY CITY COUNCIL

Monday, February 16, 2026, 5:30 p.m.

Ankeny Kirkendall Library - City Council Chambers

Mayor Bobbi Bentz

Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry, and Todd Shafer were in attendance. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

PUBLIC FORUM

1. Sally Dix, President, Bravo Greater Des Moines presented information about Bravo's mission, funding, and leadership, and impacts.

APPROVAL OF AGENDA

2. Council Member Graber moved, Shafer seconded, to approve and accept the February 16, 2026 agenda without amendment. Ayes: 5.

PUBLIC HEARINGS

1. PH 2026-04. 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 2026 PCC Pavement Preservation Program – Crack & Joint Filling project. Notice of this hearing was published in the Des Moines Register on the 30th day of January, 2026.

Mark Mueller, Public Works Director, reported that the project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations: Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Shafer moved, Hollinrake seconded, to close public hearing 2026-04. Ayes: 5. Council Member Graber moved, Davis seconded, to adopt 1) **RESOLUTION 2026-045** adopting plans, specifications, form of contract and estimate of cost \$625,305.00; 2) receive and file report of bids received February 10, 2026; 3) adopt **RESOLUTION 2026-046** making award of construction contract with Parking Lot Specialties, LLC in the amount of \$525,576.80 and 4) adopt **RESOLUTION 2026-047** approving contract and bonds with Parking Lot Specialties, LLC in the amount of \$525,576.80. Ayes: Graber, Davis, Hollinrake, Perry Shafer.

2. PH 2026-05. 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 NW 17th Street Storm Sewer and Pavement Improvements project. Notice of this hearing was published in the Des Moines Register on the 30th day of January, 2026.

Mark Mueller, Public Works Director, reported that the project includes reconstructing street pavement and storm sewer structures along NW 17th Street/NW Linden Street, NW Applewood Street, and NW Beechwood Street.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Hollinrake moved, Perry seconded, to close public hearing 2026-05. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to adopt 1) **RESOLUTION 2026-048** 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 2026-049** making award of construction contract with All Star Concrete, LLC in the amount of \$661,003.70; and 4) **RESOLUTION 2026-050** approving contract and bonds with All Star Concrete, LLC in the amount of \$661,003.70. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

3. PH 2026-06. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan. Notice of this hearing was published in the Des Moines Register on the 6th day of February, 2026.

Derek Lord, Economic Development Director, reported that the proposed amendment includes the following updates: Update to project description to include: Design and complete improvements to intersections at: (i) SW Oralabor Road and SW Irvinendale Drive; (ii) SW Glennbrooke Blvd and SW Oralabor Road; and (iii) SW College Ave and SW Oralabor Road, and Increases the estimated costs of the project to reflect the expanded scope of project. The amendment adds existing right-of-way for the aforementioned project to the urban renewal area and has no effect on the duration of the plan or the area.

Mayor Bentz then asked for any public comment regarding the proposed item. Hearing none, Council Member Perry moved, Graber seconded, to close public hearing 2026-06. Ayes: 5. Council Member Davis moved, Hollinrake seconded, to receive and file the report from the consultation meeting held on January 27, 2026. Ayes: Davis, Hollinrake, Graber, Perry, Shafer. Council Member Graber moved, Davis seconded, to adopt **RESOLUTION 2026-051** 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. Ayes: Graber, Davis, Hollinrake, Perry, Shafer.

4. PH 2026-07. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan. Notice of this hearing was published in the Des Moines Register on the 6th day of February, 2026.

Derek Lord, Economic Development Director, reported that the proposed amendment includes the following updates: The addition of SW 4th Street road reconstruction and on-street parking between SW Maple Street and SW Cherry Street, The addition of on-street parking on the south side of SW 2nd Street, east of SW Cherry Street, and The ability to conduct property acquisition activities and create facade improvement program.

Mayor Bentz then asked for any public comment regarding the proposed item. Hearing none, Council Member Davis moved, Perry seconded, to close public hearing 2026-07. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to receive and file the report from the consultation meeting held on January 27, 2026. Ayes: Graber, Hollinrake, Davis, Perry, Shafer. Council Member Davis moved, Hollinrake seconded, to adopt **RESOLUTION 2026-052** 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. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.

5. PH 2026-08. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan. Notice of this hearing was published in the Des Moines Register on the 6th day of February, 2026.

Derek Lord, Economic Development Director, reported that the proposed amendment includes the following updates: Updates the description of the design and construction of NE Spectrum Drive over Otter Creek to include an RCB culvert or bridge, as well as increases est. costs and Adds land use planning for NE 36th Street corridor and increases planning, engineering, attorney fees and admin costs for future work in this area. The amendment adds right-of-way east of NE 29th Street/NE Four Mile Drive, as well as six additional parcels fronting both the north and south sides of NE 36th Street, east of NE 29th Street/NE Four Mile Drive.

Mayor Bentz then asked for any public comment regarding the proposed item. Hearing none, Council Member Perry moved, Hollinrake seconded, to close public hearing 2026-08. Ayes: 5. Council Member Hollinrake moved, Davis seconded, to receive and file the report from the consultation meeting held on January 27, 2026. Ayes: Hollinrake, Davis, Graber, Shafer, Perry. Council Member Hollinrake moved, Perry seconded, to adopt **RESOLUTION 2026-053** 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. Ayes: Hollinrake, Perry, Davis, Graber, Shafer.

6. PH 2026-09. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed 2026 Corporate Woods Business Park Urban Renewal Plan I. Notice of this hearing was published in the Des Moines Register on the 6th day of

February, 2026.

Derek Lord, Economic Development Director, reported that the proposed amendment includes a single parcel located at 1600 SE Corporate Woods Drive. Establishing this urban renewal area will allow the City to support new investment and job creation by providing tax incentives for future business expansion on this parcel. Any such incentives will be incorporated into a development agreement in accordance with the City Council's Targeted Industry Incentive Policy and will need to be considered by the City Council following a public hearing on any such incentives. Establishing this urban renewal area now puts the City in a position to support economic growth should new investment on this parcel be contemplated in the future.

Mayor Bentz then asked for any public comment regarding the proposed item. Hearing none, Council Member Davis moved, Hollinrake seconded, to close public hearing 2026-09. Ayes: 5. Council Member Hollinrake moved, Graber seconded, to receive and file the report from the consultation meeting held on January 27, 2026. Ayes: Hollinrake, Graber, Davis, Perry, Shafer. Council Member Graber moved, Hollinrake seconded, to receive and file the report of the Planning & Zoning Commission meeting held on February, 2026. Ayes: Graber, Hollinrake, Davis, Perry, Shafer. Council Member Davis moved, Graber seconded, to adopt **RESOLUTION 2026-054** determining an area of the City to be an economic development 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. Ayes: Davis, Graber, Hollinrake, Perry, Shafer. Council Member Hollinrake moved, Perry seconded, 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) Ayes: Hollinrake, Perry, Davis, Graber, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of February 2, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of December 16, 2025.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of December 16, 2025.

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

5. Issuance of Cigarette, Tobacco, Vapor, and Nicotine Permits.
6. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

7. Receive and file Financial Reports for January 2026.
8. Receive and file the Building Permit Report for January 2026.
9. Receive and file the Utility Billing Report for January 2026.
10. 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.
11. 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.
12. Payment #10 in the amount of \$13,387.50 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
13. Payment #37 in the amount of \$27,898.79 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
14. Payment #38 in the amount of \$3,130.84 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
15. 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.
16. 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.
17. Payment #3 in the amount of \$228,871.50 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.
18. Payment #10 in the amount of \$35,242.40 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
19. Payment #5 in the amount of \$88,380.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
20. 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.
21. February 16, 2026 Accounts Payable by fund: General \$319,666; Hotel Motel Tax \$72,505; Road Use Tax \$28,855; Friends of Ankeny Library \$629; Solid Waste \$114,789; Water \$20,940; Sewer \$742,913; Storm Water \$1,020; Golf Course \$6,616; Enterprise Project \$159,064; Revolving \$4,131; Risk Management \$27,606; Health Insurance \$143; Capital Projects \$338,279; Payroll Totals \$1,580,404; Transfers/ACH (\$241,331); Agenda Payments Approved Separately (\$434,737); Grand Total \$2,741,492.

Personnel Items

22. 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

23. **RESOLUTION 2026-055** 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

24. **RESOLUTION 2026-056** 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

25. **RESOLUTION 2026-057** 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.
26. 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.
27. 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.
28. **RESOLUTION 2026-058** 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.)
29. **RESOLUTION 2026-059** 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.)
30. **RESOLUTION 2026-060** 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

31. **RESOLUTION 2026-061** 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.)

32. **RESOLUTION 2026-062** 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.).
33. **RESOLUTION 2026-063** 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.).
34. **RESOLUTION 2026-064** 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.).
35. **RESOLUTION 2026-065** 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

1. Council Member Shafer moved, seconded by Davis, to approve the recommendations for Consent Agenda Items CA-1 through CA-35. Ayes: Shafer, Davis, Graber, Hollinrake, Perry.

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. Council Member Graber moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2249. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

ADJOURNMENT

Meeting was adjourned at 6:24 p.m.

DocuSigned by:

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Michelle Yuska, City Clerk

Signed by:

D4FA23105D40460...
Bobbi B. Bentz, Mayor

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