



## **ANKENY CITY COUNCIL**

**Regular Meeting  
Monday, May 18, 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

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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=OEFocWZGS0NYUmtmVHNxcWZFak9PdZ09>

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

### **CEREMONY:**

1. Mayor's Proclamation - Foster Care Month

### **A. PUBLIC FORUM:**

1. Special Presentation: Metro Waste Authority - Michael McCoy, CEO

2. Open Forum

**B. APPROVAL OF AGENDA:**

1. Approval of the May 18, 2026 Agenda

**Consider motion to approve and accept the May 18, 2026 agenda, with or without amendment.**

**C. PUBLIC HEARING(S):**

1. PH 2026-25 Proposed 2026 CIPP Lining Project

**Consider the motion to close Public Hearing 2026-25.**

**Consider the motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost of \$629,447.00; 2) receive and file report of bids received on May 12, 2026; and 3) RESOLUTION making award of the construction contract with SAK Construction, LLC in the amount of \$589,527.00.**

2. PH 2026-26 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Richard H. Meridith and Martha J. Meredith Revocable Trust from R-1, One-Family Residence District, to R-3 Multiple Family Residence District restricted to 12 units per acre and no apartments.

**Consider motion to close the Public Hearing 2026-26**

**Consider motion to accept the first consideration of ORDINANCE 2259.**

**D. APPROVAL OF CONSENT AGENDA:**

• **MINUTES**

**CA - 1.** Approval of official council actions of the regular meeting of May 4, 2026, as published, subject to correction, as recommended by the City Clerk.

**CA - 2.** Approval of official council actions of the special meeting of May 8, 2026, as published, subject to correction, as recommended by the City Clerk.

**CA - 3.** Receive and file the minutes of the Civil Service Commission meeting of May 4, 2026, subject to correction as recommended by the commission.

**CA - 4.** Receive and file minutes of the Plan and Zoning Commission meeting of April 21, 2026.

**CA - 5.** Receive and file minutes of the Zoning Board of Adjustment meeting of April 21, 2026.

• **LICENSES AND PERMITS**

**CA - 6.** Consider motion to approve the issuance of cigarette, tobacco, vapor product, and alternative nicotine product permits.

**CA - 7.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• **FINANCE/BUDGET**

- CA - 8.** Consider motion to receive and file the Financial Reports for April 2026.
- CA - 9.** Consider motion to receive and file the Building Permit Report for April 2026.
- CA - 10.** Consider motion to receive and file the Utility Billing Report for April 2026.
- CA - 11.** Consider motion to approve Amendment No. 2 to the Professional Services Agreement increasing the contract amount by \$64,955.00 with HDR Engineering, Inc. (HDR) for construction services on the NW Irvinedale Drive Elevated Water Storage project.
- CA - 12.** Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$30,330.00 with HR Green, Inc. for limited construction engineering services on the SE Oralabor Road & SE Four Mile Drive Traffic Signal.
- CA - 13.** Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$28,830.00 with SVPA Architects Inc. for additional design and site survey services on the Public Works Salt Storage Facility project.
- CA - 14.** Consider motion to approve Change Order #1 decreasing the contract amount by \$418.66 to All Star Concrete, LLC for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
- CA - 15.** Consider motion to approve Change Order #2 increasing the contract amount by \$16,566.68 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.
- CA - 16.** Consider motion to approve Change Order #1 increasing the contract amount by \$5,700.00 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.
- CA - 17.** Consider motion to approve Change Order #1 increasing the contract amount by \$23,628.00 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching Program project.
- CA - 18.** Consider motion to approve Payment #1 in the amount of \$179,467.36 to Absolute Group, for construction services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
- CA - 19.** Consider motion to approve Payment #13 in the amount of \$14,925.49 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
- CA - 20.** Consider motion to approve Payment #1 in the amount of \$121,364.46 to All Star Concrete, LLC, for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
- CA - 21.** Consider motion to approve Payment #1 in the amount of \$8,960.75 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements -Phase 2A: Design Engineering project.
- CA - 22.** Consider motion to approve Payment #1 in the amount of \$50,604.00 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements -Phase 2B: Design Engineering project.
- CA - 23.** Consider motion to approve Payment #3 in the amount of \$8,040.88 to Civil Design

Advantage, LLC, for construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering project.

- CA - 24.** Consider motion to approve Payment #13 in the amount of \$9,490.58 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
- CA - 25.** Consider motion to approve Payment #17 in the amount of \$7,335.55 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
- CA - 26.** Consider motion to approve Payment #2 in the amount of \$241,136.84 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.
- CA - 27.** Consider motion to approve Payment #2 in the amount of \$92,957.55 to Con-Struct, Inc., for construction services on the West First Street Widening and Improvements - Phase 2 project.
- CA - 28.** Consider motion to approve Payment #1 in the amount of \$75,712.06 to Foth Infrastructure and Environment, LLC for engineering services on the NW 36th Street Widening - NW Abilene Road to NW Ash Drive project.
- CA - 29.** Consider motion to approve Payment #40 in the amount of \$10,335.89 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 30.** Consider motion to approve Payment #1 in the amount of \$44,704.87 to Howser Concrete Unlimited, LLC, for construction services on the 2026 Pedestrian Ramp Improvements Program-Watercrest project.
- CA - 31.** Consider motion to approve Payment #1 in the amount of \$25,522.22 to JAS Construction LLC., for construction services on the 2026 PCC Reconstruction Program - NE Chambers Parkway project.
- CA - 32.** Consider motion to approve Payment #3 in the amount of \$831.25 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance project.
- CA - 33.** Consider motion to approve Payment #1 in the amount of \$102,154.09 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.
- CA - 34.** Consider motion to approve Payment #6 in the amount of \$64,082.57 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.
- CA - 35.** Consider motion to approve Payment #2 in the amount of \$42,058.75 to McClure Engineering Company, for design engineering services on the SW Oralabor Road Intersection Improvements - Phase 1: Design Engineering project.
- CA - 36.** Consider motion to approve Payment #24 in the amount of \$5,459.55 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.
- CA - 37.** Consider motion to approve Payment #2 in the amount of \$245,187.09 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC

Street Patching project.

- CA - 38. Consider motion to approve Payment #2 in the amount of \$17,311.75 to Olsson, Inc., for engineering services on the Traffic Signal Timing Updates - NE/SE Delaware Avenue project.
- CA - 39. Consider motion to approve Payment #14 in the amount of \$39,181.52 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
- CA - 40. Consider motion to approve Payment #2 in the amount of \$330,586.15 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.
- CA - 41. Consider motion to approve Payment #9 in the amount of \$131,059.73 to Shekar Engineering PLC for construction services on the SW Des Moines Street Utility Improvements.
- CA - 42. Consider motion to approve Payment #8 in the amount of \$29,460.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
- CA - 43. Consider motion to approve Payment #1 in the amount of \$4,983.71 to WHKS & Co., for construction services on the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 project.
- CA - 44. Consider motion to approve the May 18, 2026 Accounts Payable.
- CA - 45. Consider motion to adopt **RESOLUTION** authorizing the purchase of an asphalt distributor for the Public Works Department.
- CA - 46. Consider motion to adopt **RESOLUTION** authorizing the purchase of a truck chassis for Public Works Department single axle snow plow truck (replace existing truck #221).
- CA - 47. Consider motion to adopt **RESOLUTION** authorizing the purchase of a truck chassis for Public Works Department single axle snow plow truck (replace existing truck #223).
- CA - 48. Consider motion to adopt **RESOLUTION** naming depositories for the City of Ankeny, Iowa.

- **PERSONNEL ITEMS**

- CA - 49. Consider motion to accept the Civil Service Commission certified list for promotion to: Utilities Operator II in the water division of the municipal utilities department; subject to passing any further departmental requirements.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 50. Consider motion to grant preliminary approval of Trailside at Trestle Ridge Plat 1 Final Plat and accept private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane; and recommend City Council authorization of cost-sharing for 2,157 square yards of 6-inches of modified subbase under the pavement in an amount not to exceed \$64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed \$12,737.50.
- CA - 51. Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Ingress/Egress Easement, located on Outlot U, Spectrum 36 Plat 1 and Outlot Y,

Spectrum 36 Plat 2. (date of hrg: 6/1/26 @ 5:30 p.m.)

- CA - 52.** Consider motion to adopt **RESOLUTION** accepting final plat, subdivision bonds for seeding and erosion control, platted easements, and cost-participation for 12-inch water main for Piper Properties Plat 5 Final Plat.
- CA - 53.** Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of water main and sanitary sewer in the Piper Properties Plat 5 Final Plat.
- CA - 54.** Consider motion to adopt **RESOLUTION** accepting final plat, subdivision bonds for seeding and erosion control, platted easements, and cost-participation for 12-inch water main for Piper Properties Plat 6 Final Plat.
- CA - 55.** Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of water main in the Piper Properties Plat 6 Final Plat.
- CA - 56.** Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Hold Harmless Agreement allowing Dillon Davenport to construct a fence within a Public Storm Sewer, Drainage and Pond Access Easement on the north 17.5 feet of Lot 19, Grove Landing Plat 6.
- CA - 57.** Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and Ingress/Egress Easement associated with the development of the Elevated Water Storage Tower No. 4 Site Plan.
- CA - 58.** Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement with Central Bank concerning the reimbursement for improvements associated with Piper Properties Plat 5.

- **ENGINEERING ITEMS**

- CA - 59.** Consider motion to adopt **RESOLUTION** authorizing the execution of a Joint Public Service Agreement between the Iowa Department of Transportation (DOT) and the City of Ankeny, Iowa, for the maintenance and repair of primary roads (state highways) within Ankeny.
- CA - 60.** Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the SE Oralabor Road & SE Four Mile Drive Traffic Signal in Ankeny, Iowa. (Heggen Farms, LLC)

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 61.** Consider motion to adopt **RESOLUTION** accepting a proposal from Iowa Signal, Inc. in the amount of \$35,008.70 for East 1st Street & Trilein Drive Traffic Signal Upgrades.
- CA - 62.** **Sunrise Park Parking Lot Reconstruction Project:** Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with TK Concrete, Inc. in the amount of \$89,071.00; and c) Final Payment #1 in the amount of \$84,617.45; Retainage Payment in the amount of \$4,453.55.

- **ADMINISTRATIVE ITEMS**

- CA - 63.** Consider motion to approve Orders Accepting Acknowledgment/Settlement Agreements for tobacco violations.
- CA - 64.** Consider motion to adopt **RESOLUTION** amending the Record Retention Manual for the City of Ankeny, Iowa.
- CA - 65.** Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny to enter into a grant agreement with Bravo Greater Des Moines for a Local Arts and Culture Program Grant.
- CA - 66.** Consider motion to adopt **RESOLUTION** amending the convenience or service fee on debit and credit card transactions.

- **ORDINANCES**

- CA - 67.** Consider motion to accept third consideration of **ORDINANCE 2254**, an Ordinance amending Chapter 107 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to stormwater management fees, sending it on its final passage and publication as required by law.
- CA - 68.** Consider motion to accept third consideration of **ORDINANCE 2255**, an Ordinance amending Chapter 98 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to sewer service charges, sending it on its final passage and publication as required by law.
- CA - 69.** Consider motion to accept third consideration of **ORDINANCE 2256**, an Ordinance amending Chapter 91 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to temporary water service, sending it on its final passage and publication as required by law.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-69

**Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-69.**

**E. LEGISLATIVE BUSINESS:**

- **APPROVAL OF ORDINANCES**

- 70.** Ord 2257      An Ordinance Amending Chapter 41.12 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to trapping and community cats.

**Consider motion to accept second consideration of ORDINANCE 2257.**

- 71.** Ord 2258      An Ordinance Amending Chapter 55 of the Code of Ordinances of The City of Ankeny, Iowa by amending provisions pertaining to animal protection and control.

**Consider motion to accept second consideration of ORDINANCE 2258.**

**F. NEW BUSINESS:**

1. \$20,855,000 (Subject to Adjustment per Terms of Offering) General Obligation Bonds, Series

2026A

**Consider motion to receive and file report of bids received on May 18, 2026 at 10:00 A.M.**

**Consider motion to adopt RESOLUTION directing sale of \$19,550,000 General Obligation Bonds, Series 2026A.**

2. \$6,965,000 (Subject to Adjustment per Terms of Offering) Water Revenue Bonds, Series 2026B

**Consider motion to receive and file report of bids received on May 18, 2026 at 10:00 A.M.**

**Consider motion to adopt RESOLUTION directing sale of \$6,615,000 Water Revenue Bonds, Series 2026B.**

**G. 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:**

• Public Hearing - Annexation - Moeckly Farms, 6/1/26 at 5:30 p.m.

• Public Hearing - Deer Creek Sanitary Trunk Sewer Extension - Phase 1, 6/1/26 at 5:30 p.m.

• Public Hearing - Hawkeye Tennis Court Reconstruction, 6/1/26 at 5:30 p.m.

• Public Hearing - vacate easements - Threshold Development LLC, 6/1/26 at 5:30 p.m.

• Regular City Council Meeting, 6/15/26 at 5:30 p.m.

**H. ADJOURNMENT**