

MINUTES OF THE ANKENY CITY COUNCIL

Monday, May 18, 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, Jeff Perry, and Todd Shafer were in attendance. Council Members Dustin Graber and Justin Hollinrake joined the meeting electronically. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led the Pledge of Allegiance.

CEREMONY

By proclamation, Mayor Bentz designated the month of May 2026 as Foster Care Month.

PUBLIC FORUM

1. Michael McCoy, CEO of Metro Waste Authority, presented information about their facilities, services, community benefits, and hazards.

APPROVAL OF AGENDA

1. Council Member Davis moved, Shafer seconded, to approve and accept the May 18, 2026 agenda without amendment. Ayes: 5.

PUBLIC HEARINGS

1. PH 2026-25. 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 CIPP Lining Project. Notice of this hearing was published in the Des Moines Register on the 1st day of May, 2026.

Don Clark, Municipal Utilities Director, reported that the project includes cured in place pipe (CIPP) lining existing sanitary sewer collection mains in various neighborhoods within the City of Ankeny.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Shafer moved, Davis seconded, to close public hearing 2026-25. Ayes: 5. Council Member Davis moved, Shafer seconded, to adopt 1) **RESOLUTION 2026-169** 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 2026-170** making award of the construction contract with SAK Construction, LLC in the amount of \$589,527.00.

Ayes: Davis, Shafer, Graber, Hollinrake, Perry.

2. PH 2026-26. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2259 amending 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. Meridith Revocable Trust, from the current R-1, One-Family Residence District to R-3, Multiple Family Residence District to 12 units per acre and no apartments. Layman's Description – approximately 16.62 acres (+/-) located west of Interstate 35, east of NE Delaware Avenue, south of NE 15th Street and north of NE 9th Street. Notice of this hearing was published in the Des Moines Register on the 8th day of May, 2026 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Development Services, reported that the applicant, Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, has proposed the rezoning. The area subject to the proposed rezoning consists of one parcel.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Russell Adams, Ankeny, spoke in opposition of the rezoning. Council Member Perry moved, Shafer seconded, to close public hearing 2026-26. Ayes: 5. Council Member Perry moved, Shafer seconded, to accept first consideration of ORDINANCE 2259. Ayes: Perry, Davis, Hollinrake, Graber. Nays: Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of May 4, 2026, as published, subject to correction as recommended by the City Clerk.
2. Official council actions of the special meeting of May 8, 2026, as published, subject to correction, as recommended by the City Clerk.
3. Receive and file the minutes of the Civil Service Commission meeting of May 4, 2026, subject to correction as recommended by the commission.
4. Receive and file minutes of the Plan and Zoning Commission meeting of April 21, 2026.
5. Receive and file minutes of the Zoning Board of Adjustment meeting of April 21, 2026.

Licenses and Permits

6. Issuance of cigarette, tobacco, vapor, and alternative nicotine product permits.
7. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

8. Receive and file the Financial Reports for April 2026.
9. Receive and file the Building Permit Report for April 2026.

10. Receive and file the Utility Billing Report for April 2026.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. Payment #13 in the amount of \$9,490.58 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
25. 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.
26. 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.
27. 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.
28. 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.
29. Payment #40 in the amount of \$10,335.89 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

30. 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.
31. 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.
32. Payment #3 in the amount of \$831.25 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance project.
33. 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.
34. Payment #6 in the amount of \$64,082.57 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.
35. 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.
36. 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.
37. 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.
38. 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.
39. Payment #14 in the amount of \$39,181.52 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
40. 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.
41. Payment #9 in the amount of \$131,059.73 to Shekar Engineering PLC for construction services on the SW Des Moines Street Utility Improvements.
42. Payment #8 in the amount of \$29,460.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
43. 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.
44. May 18, 2026 Accounts Payable by fund: General \$377,210; Hotel/Motel Tax \$78,123; Road Use Tax \$59,031; Police & Fire Retirement \$1,438; Debt Service \$24,892,684; Friends of Ankeny Library \$6,300; Miracle Park \$2,065; Solid Waste \$115,346; Water \$86,615; Water Sinking \$1,520,263; Sewer \$15,807; Storm Water \$2,548; Golf Course \$35,639; Enterprise Capital Projects \$790,110; Revolving \$87,200; Risk Management \$41,431; Health Insurance \$2,189; Capital Projects \$1,215,709; Payroll Totals \$1,670,458; Transfers/ACH (\$241,500); Agenda Payments Approved Separately \$1,991,986; Grand Total \$32,750,652.
45. **RESOLUTION 2026-172** authorizing the purchase of an asphalt distributor for the Public Works Department.
46. **RESOLUTION 2026-173** authorizing the purchase of a truck chassis for Public Works Department single axle snowplow truck (replace existing truck #221).
47. **RESOLUTION 2026-174** authorizing the purchase of a truck chassis for Public Works Department single axle snowplow truck (replace existing truck #223).
48. **RESOLUTION 2026-175** naming depositories for the City of Ankeny, Iowa.

Personnel Items

49. 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

50. 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.
51. **RESOLUTION 2026-176** 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.)
52. **RESOLUTION 2026-177** 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.
53. **RESOLUTION 2026-178** 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.
54. **RESOLUTION 2026-179** 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.
55. **RESOLUTION 2026-180** 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.
56. **RESOLUTION 2026-181** 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.
57. **RESOLUTION 2026-182** 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.
58. **RESOLUTION 2026-183** authorizing the Mayor to sign a Development Agreement with Central Bank concerning the reimbursement for improvements associated with Piper Properties Plat 5.

Engineering Items

59. **RESOLUTION 2026-184** 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.
60. **RESOLUTION 2026-185** 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

61. **RESOLUTION 2026-186** accepting a proposal from Iowa Signal, Inc. in the amount of \$35,008.70 for East 1st Street & Trilein Drive Traffic Signal Upgrades.
62. **Sunrise Park Parking Lot Reconstruction Project:** a) Certificate of Completion; b) **RESOLUTION 2026-187** 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

63. Approve Orders Accepting Acknowledgment/Settlement Agreements for tobacco violations.
64. **RESOLUTION 2026-188** amending the Record Retention Manual for the City of Ankeny, Iowa.
65. **RESOLUTION 2026-189** authorizing the City of Ankeny to enter into a grant agreement with Bravo Greater Des Moines for a Local Arts and Culture Program Grant.
66. **RESOLUTION 2026-190** amending the convenience or service fee on debit and credit card transactions.

ORDINANCES

67. 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.
68. 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.
69. 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

1. Council Member Shafer moved, seconded by Perry, to approve the recommendations for Consent Agenda Items CA-1 through CA-69. Ayes: Shafer, Perry, Davis, Graber, Hollinrake.

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. Council

Member Perry moved, Shafer seconded, to accept second consideration of ORDINANCE 2257.
Ayes: Perry, Shafer, Davis, Graber, Hollinrake.

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. Council Member Perry moved, Davis seconded, to accept second consideration of ORDINANCE 2258.
Ayes: Perry, Davis, Graber, Hollinrake, Shafer.

NEW BUSINESS

1. **\$20,855,000 (Subject to Adjustment per Terms of Offering) General Obligation Bonds, Series 2026A** Council Member Davis moved, Shafer seconded, to receive and file report of bids received on May 18, 2026 at 10:00 A.M. Ayes: Davis, Shafer, Graber, Hollinrake, Perry. Council Member Davis moved, Perry seconded, to adopt **RESOLUTION 2026-191** directing sale of \$19,550,000 General Obligation Bonds, Series 2026A. Ayes: Davis, Perry, Graber, Hollinrake, Shafer.
2. **\$6,965,000 (Subject to Adjustment per Terms of Offering) Water Revenue Bonds, Series 2026B** Council Member Davis moved, Shafer seconded, to receive and file report of bids received on May 18, 2026 at 10:00 A.M. Ayes: Davis, Shafer, Graber, Hollinrake, Perry. Council Member Perry moved, Davis seconded, to adopt **RESOLUTION 2026-192** directing sale of \$6,615,000 Water Revenue Bonds, Series 2026B. Ayes: Perry, Davis, Graber, Hollinrake, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:39 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 5/29/26.