

MINUTES OF THE ANKENY CITY COUNCIL

Monday, June 1, 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, Jeff Perry, and Todd Shafer were in attendance. Council Member Justin Hollinrake joined the meeting electronically at 6:03 p.m. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led the Pledge of Allegiance.

PUBLIC FORUM

1. Trina Flack, President and CEO of Catch Des Moines, presented information about their funding, economic impact of tourism, budget incentives, marketing, and major events.
2. Chris Doubleday, Ankeny, spoke about the service road next to 1st Street, in front of La Petite Academy of Ankeny.

APPROVAL OF AGENDA

1. Council Member Graber moved, Perry seconded, to approve and accept the June 1, 2026 agenda without amendment. Ayes: 4.

PUBLIC HEARINGS

1. PH 2026-27. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed 100% voluntary urbanized annexation of certain territory adjacent to the northwest quadrant of Ankeny requested by William Kimberley Development Corp. Layman's Description: Approximately 39.79 acres (+/-) of land adjacent to the northwest quadrant of Ankeny and generally located north of NW 18th Street and west of NW Weigel Drive. Notices were mailed to affected property owners as required by law and notice of this hearing was published in the Des Moines Register on the 8th day of May, 2026.

Eric Jensen, Director of Development Services, reported that the City of Ankeny received a request for the annexation of certain territory adjacent to the City's northwestern boundary. The annexation area is located within two miles of the City of Polk City, which per Iowa Code classifies the request as an urbanized annexation. The annexation territory encompasses approximately 38.29 acres (+/-) of land. Approximately 1.5 acres (+/-) of public right-of-way are included in the annexation as well, as the City is required to incorporate all County road right-of-way to the center line of the adjacent road.

Mayor Bentz then asked for any public comment regarding the proposed annexation. Tim Wright, Polk City, spoke in favor of expediting the expansion of NW 18th St. Council Member

Shafer moved, Perry seconded, to close public hearing 2026-27. Ayes: 4. Council Member Graber moved, Davis seconded, to adopt 1) **RESOLUTION 2026-193** annexing certain territory located adjacent to the northwest quadrant of Ankeny requested by William Kimberley Development Corp. Ayes: Graber, Davis, Perry, Shafer.

2. PH 2026-28. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2260, vacating a Public Ingress/Egress Easement, located on Outlot U, Spectrum 36 Plat 1 and Outlot Y, Spectrum 36 Plat 2. Notice of this hearing was published in the Des Moines Register on the 22nd day of May, 2026.

Eric Jensen, Director of Development Services, reported that Threshold Development, LLC requested the vacation to facilitate future development of the sites. This ingress/egress easement served as a maintenance access route for maintaining the Otter Creek Trunk Sewer. With the development of the Spectrum 36 area and extensions of public right-of-way along NE Spectrum Drive, all public purposes served by said easement are no longer necessary. Any future easement needs will be provided during the platting process of either outlot.

Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing none, Council Member Graber moved, Davis seconded, to close public hearing 2026-28. Ayes: 5. Council Member Perry moved, Davis seconded, to accept first consideration of ORDINANCE 2260. Ayes: Perry, Davis, Graber, Hollinrake, Shafer.

3. PH 2026-29. 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 Hawkeye Park Tennis Court Reconstruction project. Notice of this hearing was published in the Des Moines Register on the 15th day of May, 2026.

Nick Lenox, Parks and Recreation Director, reported that the project's base bid includes the demolition and removal of the existing tennis courts, fencing, subdrain system, and PCC pavement. Improvements consist of the construction of six new tennis courts, including new PCC pavement, subdrain system, and perimeter fencing. The project also includes site restoration and all incidental work necessary to complete the improvements in accordance with the plans and specifications.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Graber moved, Davis seconded, to close public hearing 2026-29. Ayes: 5. Council Member Davis moved, Graber seconded, to adopt 1) **RESOLUTION 2026-194** adopting plans, specifications, form of contract, and estimate of cost \$767,180.00; 2) receive and file report of bids received May 26, 2026; 3) **RESOLUTION 2026-195** making award of construction contract with Caliber Concrete LLC in the amount of \$696,530.21; and 4) **RESOLUTION 2026-196** approving contract and bonds with Caliber Concrete LLC in the amount of \$696,530.21. Ayes: Davis, Graber, Hollinrake, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of May 18, 2026, as published, subject to correction as recommended by the City Clerk.
2. Receive and file the minutes of the Civil Service Commission meeting of May 20, 2026, subject to correction as recommended by the commission.
3. Receive and file minutes of the Plan and Zoning Commission meeting of May 5, 2026.
4. Receive and file minutes of the Zoning Board of Adjustment meeting of May 5, 2026.
5. Receive and file minutes of the Library Board of Trustee meeting of April 16, 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. Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$386,700.00 with Veenstra and Kimm, Inc. for construction services on the Elevated Water Tower #4 project.
9. Payment #5 in the amount of \$35,263.00 to Bolton & Menk, Inc., for design engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.
10. Payment #3 in the amount of \$11,747.50 to Confluence for engineering services on the Canyon Creek Park construction project.
11. Payment #6 in the amount of \$3,178.95 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.
12. Payment #2 in the amount of \$5,380.45 to Kirkham Michael & Associates, Inc., for engineering services on the Future NE Spectrum Dr. Over Otter Creek RCB Design project.
13. Payment #13 in the amount of \$588.43 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
14. Payment #2 in the amount of \$14,647.25 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd/Reinhart Dr Signal project.
15. Payment #3 in the amount of \$34,698.25 to Snyder & Associates, Inc., for engineering services on the NE 18th Street Bridge Over I-35 project.
16. Payment #17 in the amount of \$4,620.35 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
17. Payment #4 in the amount of \$5,986.35 to Snyder & Associates, for construction engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: Construction Engineering project.
18. Payment #5 in the amount of \$8,260.25 to Snyder & Associates, Inc., for engineering services on the SW/SE Oralabor Road Traffic Signal Timing Updates project.
19. Payment #2 in the amount of \$14,910.20 to WHKS & Co., for engineering services on the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 project.
20. June 1, 2026 Accounts Payable by fund: General \$201,466; Road Use Tax \$61,784; Police & Fire Retirement \$1,438; Friends of Ankeny Library \$7,027; Solid Waste \$28; Water \$808,778; Water Sinking \$1,659,074; Sewer \$797,210; Storm Water \$10,132; Golf Course \$47,398; Enterprise

Capital Projects \$84,999; Revolving \$37,205; Risk Management \$114,640; Health Insurance \$972; Capital Projects \$160,510; Payroll Totals \$2,314,890; Transfers/ACH (\$240,695); Agenda Payments Approved Separately (\$207,355); Grand Total \$5,859,501.

21. **RESOLUTION 2026-197** authorizing the purchase of a new SCADA System for the Water Department.
22. **RESOLUTION 2026-198** authorizing the purchase of a dump body, plow components, and build of a single axle snow plow truck for the Public Works Department (replace existing truck #221).
23. **RESOLUTION 2026-199** authorizing the purchase of a dump body, plow components, and build of a single axle snow plow truck for the Public Works Department (replace existing truck #223).

Personnel Items

24. Suspend the practices of Iowa Code Chapter 400 Civil Service, Section 400.11(1)(a) regarding the hiring of an employee of a department covered by civil service for the period July 1, 2026 to June 30, 2027, as authorized in Iowa Code Section 400.12A.
25. Accept the Civil Service Commission certified lists for promotion to: Utilities Operator II in the wastewater division of the municipal utilities department, Combination Inspector II in the development services department, Permit Technician II in the development services department, Engineering Technician II in the development engineering division of the municipal utilities department, Traffic Safety Supervisor in the traffic engineering division of the public works department, and Police Sergeant in the police department; subject to passing any further departmental requirements.

Community Development Items

26. **RESOLUTION 2026-200** authorizing the Mayor to sign a development agreement between the City of Ankeny, Iowa and Ankeny Community School District regarding traffic improvement items identified in the April 10, 2026 Traffic Study associated with the development of the Ankeny Community School District Innovative Hub Site Plan.
27. **RESOLUTION 2026-201** authorizing the Mayor to sign a Development Agreement with William Kimberley Development Corp. concerning the reimbursement for improvements associated with the extension of NW 18th Street.
28. **RESOLUTION 2026-202** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on part of Lot 1 Hidden Creek Plat 4 and Lot 2 Hidden Creek Plat 2; and associated with the site improvements at 1606 NW Irvinedale Drive.

Engineering Items

29. **RESOLUTION 2026-203** approving plans and specifications, and accepting contracts, performance and maintenance bonds for the construction of storm sewer, subgrade, and paving for Veridian Credit Union - SE Magazine Road Improvements.
30. **RESOLUTION 2026-204** approving plans and specifications, and accepting contracts, performance and maintenance bonds for the construction of storm sewer, subgrade, and

paving for Spectrum 36 - NE 38th St Turn Lane Widening.

Capital Improvement Projects

31. **NW Northlawn Area Utility Improvements - Phase 4:** approve: a) Final Change Order #1 decreasing the contract amount by \$9,833.35; b) Certificate of Completion; c) **RESOLUTION 2026-205** accepting the public improvements with Absolute Concrete Construction in the amount of \$1,118,993.10; and d) Final Payment #9 in the amount of \$12,124.94; Retainage Payment in the amount of \$55,949.66.
32. **RESOLUTION 2026-206** authorizing acquisition of property for the Westlawn Place Area Utility Improvements - Phase 2B project.
33. **RESOLUTION 2026-207** approving contract and bonds for the 2026 CIPP Lining Project, with SAK Construction, LLC in the amount of \$589,527.00.
34. **RESOLUTION 2026-208** ratifying, confirming, and approving the change in dates for submission of bids and for public hearing on plans, specifications, form of contract and estimate of costs for the Deer Creek Sanitary Trunk Sewer Extension Phase 1.

Administrative Items

35. **RESOLUTION 2026-209** ordering preparation of final plat and schedule of assessments for nuisance abatement within the City of Ankeny, Iowa.

ORDINANCES

36. Accept third consideration of **ORDINANCE 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, sending it on its final passage and publication as required by law.
37. Accept third consideration of **ORDINANCE 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, 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-37. Ayes: Shafer, Perry, Davis, Graber, Hollinrake.

LEGISLATIVE BUSINESS

Approval of Ordinances

38. **Ord 2259.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Richard H. Meredith 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. Council

Member Perry moved, Graber seconded, to accept second consideration of ORDINANCE 2259.
Ayes: Perry, Graber, Davis, Hollinrake, Shafer.

39. **Ord 2261.** An Ordinance amending Chapter 31 of the Code of Ordinances of the City of Ankeny, Iowa by amending provisions pertaining to the Ankeny Human Rights Commission. Council Member Shafer moved, Davis seconded, to accept first consideration of ORDINANCE 2261. Ayes: Shafer, Davis, Graber, Hollinrake, Perry.

NEW BUSINESS

1. **\$19,550,000 General Obligation Bonds, Series 2026A** Council Member Davis moved, Perry seconded, to adopt **RESOLUTION 2026-210** appointing UMB Bank, N.A. of West Des Moines, Iowa, to serve as paying agent, bond registrar, and transfer agent, approving the paying agent and bond registrar and transfer agent agreement and authorizing the execution of the agreement. Ayes: Davis, Perry, Graber, Hollinrake, Shafer. Council Member Graber moved, Perry seconded, to adopt **RESOLUTION 2026-211** authorizing and providing for the issuance of \$19,550,000 General Obligation Bonds, Series 2026A, and amending a levy of taxes to pay said bonds; approval of the tax exemption certificate and continuing disclosure certificate. Ayes: Graber, Perry, Davis, Hollinrake, Shafer.
2. **\$6,615,000 Water Revenue Bonds, Series 2026B** Council Member Davis moved, Graber seconded, to adopt **RESOLUTION 2026-212** appointing UMB Bank, N.A. of West Des Moines, Iowa, to serve as paying agent, bond registrar, and transfer agent, approving the paying agent and bond registrar and transfer agent agreement and authorizing the execution of the agreement. Ayes: Davis, Graber, Hollinrake, Perry, Shafer. Council Member Davis moved, Graber seconded, to adopt **RESOLUTION 2026-213** authorizing and providing for the issuance and securing the payment of \$6,615,000 Water Revenue Bonds, Series 2026B, of the City of Ankeny, State of Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of the bonds, which includes approval of tax exemption certificate and approval of the continuing disclosure certificate. Ayes: Davis, Graber, Hollinrake, Perry, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:36 p.m. and was immediately followed by a Council Action Planning Session.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 6/12/26.