



## ANKENY CITY COUNCIL

**Regular Meeting**  
**Monday, June 15, 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=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:**

#### **B. APPROVAL OF AGENDA:**

1. Approval of the June 15, 2026 Agenda

**Consider motion to approve and accept the June 15, 2026 agenda, with or without amendment.**

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

1. PH 2026-30 Proposed Deer Creek Sanitary Trunk Sewer Extension Phase 1

**Consider the motion to close Public Hearing 2026-30.**

**Consider the motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost of \$1,549,885.00; 2) receive and file report of bids received on June 9, 2026; and 3) adopt RESOLUTION rejecting bids for the Deer Creek Sanitary Trunk Sewer Extension Phase 1.**

**D. APPROVAL OF CONSENT AGENDA:**

• **MINUTES**

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

**CA - 2.** Receive and file minutes of the Ankeny Cultural Arts Board meeting of November 3, 2025.

**CA - 3.** Receive and file minutes of the Plan and Zoning Commission meeting of May 19, 2026.

**CA - 4.** Receive and file minutes of the Zoning Board of Adjustment meeting of May 19, 2026.

• **LICENSES AND PERMITS**

**CA - 5.** Consider motion to approve the issuance of cigarette, tobacco, vapor product, alternative nicotine product, and device retailer permits.

**CA - 6.** Consider motion to approve the issuance of fireworks permits within the City of Ankeny, IA to J & M Displays.

**CA - 7.** Consider motion to approve the issuance of fireworks permits within the City of Ankeny, IA to Flashing Thunder.

**CA - 8.** Consider motion to approve the issuance of a parade permit in the City of Ankeny for the 2026 SummerFest Grand Parade.

**CA - 9.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• **FINANCE/BUDGET**

**CA - 10.** Consider motion to receive and file Financial Reports for May 2026.

**CA - 11.** Consider motion to receive and file the Building Permit Report for May 2026.

**CA - 12.** Consider motion to receive and file the Utility Billing Report for May 2026.

**CA - 13.** Consider motion to approve Change Order #2 increasing the contract amount by \$1,299.70 to All Star Concrete, LLC for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.

**CA - 14.** Consider motion to approve Change Order #3 decreasing the contract amount by \$56,579.29 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Drive - Elevated Water Storage Tank Project.

**CA - 15.** Consider motion to approve Change Order #1 increasing the contract amount by \$42,644.54 to Con-Struct, Inc., for construction services on the West First Street Widening & Improvements - Phase 2 project.

- CA - 16.** Consider motion to approve Change Order #3 increasing the contract amount by \$3,088.00 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.
- CA - 17.** Consider motion to approve Payment #2 in the amount of \$197,173.79 to Absolute Group, for construction services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
- CA - 18.** Consider motion to approve Payment #14 in the amount of \$13,897.71 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
- CA - 19.** Consider motion to approve Payment #2 in the amount of \$104,417.73 to All Star Concrete, LLC, for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
- CA - 20.** Consider motion to approve Payment #13 in the amount of \$204,729.95 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.
- CA - 21.** Consider motion to approve Payment #2 in the amount of \$18,607.00 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 #2 in the amount of \$31,732.00 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 #14 in the amount of \$22,805.15 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
- CA - 24.** Consider motion to approve Payment #18 in the amount of \$3,763.25 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
- CA - 25.** Consider motion to approve Payment #4 in the amount of \$4,435.38 to Civil Design Advantage, LLC, for construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering project.
- CA - 26.** Consider motion to approve Payment #1 in the amount of \$64,233.88 to Concrete Connection, LLC, for construction services on the 2026 Sidewalk Gaps and Replacement Improvements Program project.
- CA - 27.** Consider motion to approve Payment #3 in the amount of \$334,817.37 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 #3 in the amount of \$278,063.88 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.
- CA - 29.** Consider motion to approve Payment #2 in the amount of \$51,448.47 to Foth Infrastructure and Environment, LLC for construction engineering services on the West First Street Widening and Improvements — Phase 2 Construction Engineering project.

- CA - 30. Consider motion to approve Payment #2 in the amount of \$108,192.83 to Howser Concrete Unlimited, LLC, for construction services on the 2026 Pedestrian Ramp Improvements Program-Watercrest project.
- CA - 31. Consider motion to approve Payment #41 in the amount of \$13,311.98 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 32. Consider motion to approve Payment #5 in the amount of \$9,747.49 to HR Green, Inc., for engineering services on the SE Oralabor Road & SE Four Mile Drive Intersection Improvements project.
- CA - 33. Consider motion to approve Payment #2 in the amount of \$147,438.62 to JAS Construction LLC., for construction services on the 2026 PCC Reconstruction Program - NE Chambers Parkway project.
- CA - 34. Consider motion to approve Payment #2 in the amount of \$264,717.37 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.
- CA - 35. Consider motion to approve Payment #7 in the amount of \$382,056.37 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.
- CA - 36. Consider motion to approve Payment #3 in the amount of \$168,266.19 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching project.
- CA - 37. Consider motion to approve Payment #1 in the amount of \$112,964.57 to Parking Lot Specialties, LLC, for construction services on the 2026 PCC Pavement Preservation Program - Crack and Joint Filling project.
- CA - 38. Consider motion to approve Payment #3 in the amount of \$576,252.84 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.
- CA - 39. Consider motion to approve Payment #10 in the amount of \$119,325.99 to Shekar Engineering PLC, for construction services on the SW Des Moines Street Utility Improvements.
- CA - 40. Consider motion to approve the June 15, 2026 Accounts Payable.
- CA - 41. Consider motion to adopt **RESOLUTION** authorizing the purchase of a new camera van for the Municipal Utilities Department.
- CA - 42. Consider motion to adopt **RESOLUTION** authorizing the purchase of a ventrac tractor for the Parks & Recreation Department.

• **COMMUNITY DEVELOPMENT ITEMS**

- CA - 43. Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by Legacy Housby, LLC, from the current R-1, One-Family Residence District to M-1, Light Industrial District located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection.(date of hrg: 7/6/26 @ 5:30pm)

- CA - 44.** Consider motion to adopt **RESOLUTION** accepting the final plat, letter of credit for erosion control, performance and maintenance bonds for public improvements, platted easements, warranty deed for streets and water and sewer connection fees, for Spectrum 36 Plat 4.
- CA - 45.** Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for the construction of subgrade, street paving, water main, sanitary sewer and storm sewer in Spectrum 36 Plat 4.
- CA - 46.** Consider motion to adopt **RESOLUTION** accepting the final plat, subdivision bond for seeding and erosion control, performance and maintenance bonds for paving and underground improvements, warranty deed for streets, platted easements, cost participation for sidewalk oversizing, cost participation for subdrain and subbase, and sanitary sewer connection fee for Pine Lake Estates Plat 3.
- CA - 47.** Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of paving, subgrade, sanitary sewer, storm sewer, and water main in Pine Lake Estates Plat 3.
- CA - 48.** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider a request to vacate part of a Public Sanitary Sewer Easement filed in book 10243 and page 741 and located on part of the NE 1/4 of SEC 14-80-24 (date of hrg: 7/6/26 at 5:30 p.m.)
- CA - 49.** Consider motion to grant preliminary approval of First Street Commons Plat 5 Final Plat; and authorize cost-participation request for 16-inch water main along NE 38th Street in the amount estimated to be \$21,900.00.

- **ENGINEERING ITEMS**

- CA - 50.** Consider motion to adopt **RESOLUTION** authorizing acquisition of property for the NW 18th Street Reconstruction - NW State Street to NW Ash Drive project.
- CA - 51.** **2025 - 2026 Native Vegetation Maintenance:** Consider motion to approve: a) Final Change Order #1 decreasing the contract amount by \$250.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Land Management Resources in the amount of \$52,265.00; and d) Final Payment #4 in the amount of \$45,448.00 and Release of Retainage in the amount of \$2,613.25.

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 52.** Consider motion to approve the Professional Services Agreement with RDG Planning & Design for the design engineering services on the Saylor Creek Channel Improvements project in an amount not to exceed \$545,425.00.
- CA - 53.** Consider motion to adopt **RESOLUTION** ordering construction on the Prairie Ridge Sports Complex Baseball Infield Reconstruction project and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: (7/14/26 @ 10:30 A.M. / date of hrg: 7/20/26 @ 5:30 P.M.)

- **ADMINISTRATIVE ITEMS**

- CA - 54.** Consider motion to adopt **RESOLUTION** approving the schedule of fees for meter costs for the City of Ankeny.

- CA - 55.** Consider motion to set public hearing on the 2026 Tobacco Compliance Check and direct the City Clerk to provide notice of such hearing. (date of hrg: 7/20/26 @ 5:30 p.m.)
- CA - 56.** Consider motion to approve the renewal of the workers' compensation policy with Iowa Municipalities Workers' Compensation Association (IMWCA) for the policy year July 1, 2026 through June 30, 2027, with a premium amount of \$359,361.
- CA - 57.** Consider motion to approve the renewal of the crime and cyber policies with Travelers Casualty and Surety Company for the policy year July 16, 2026 through July 15, 2027, with a premium amount of \$61,950.
- CA - 58.** Consider motion to adopt **RESOLUTION** approving the proposed amendments to the Central Iowa Water Works (CIWW) 28E/28F Agreement and authorizing the Mayor to execute the Member Agency Ballot.
- CA - 59.** Consider motion to approve agreement for ArcGIS Enterprise GIS Workflow Migration Services with Cloudpoint Geospatial of Metamora, Illinois, and authorize the Mayor to sign said agreement.
- CA - 60.** Consider motion to approve agreement for ArcGIS Enterprise Implementation (AWS Cloud) and Cloud Managed Enterprise GIS Services with Cloudpoint Geospatial of Metamora, Illinois, and authorize the Mayor to sign said agreement.
- CA - 61.** Consider motion to adopt **RESOLUTION** amending the schedule of charges and fees for certain fire code operational permits as authorized by the City of Ankeny, Iowa Municipal Code.

- **ORDINANCES**

- CA - 62.** Consider motion to accept third consideration of **ORDINANCE 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. 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, 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-62

**Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-62.**

**E. LEGISLATIVE BUSINESS:**

- **BOARD AND COMMISSION APPOINTMENTS**

- 63.** Polk County Aviation Authority      Proposed reappointment of Todd Ashby as representative of the City of Ankeny to the Polk County Aviation Authority effective July 1, 2026 through June 30, 2030.

**Consider motion to approve mayoral reappointment of Todd Ashby to the Polk County Aviation Authority.**

- **APPROVAL OF ORDINANCES**

64. Ord 2260 An Ordinance vacating a Public Ingress/Egress Easement, located on Outlot U, Spectrum 36 Plat 1 and Outlot Y, Spectrum 36 Plat 2.

**Consider motion to accept second consideration of ORDINANCE 2260.**

65. 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.

**Consider motion to accept second consideration of ORDINANCE 2261.**

**F. NEW BUSINESS:**

1. Proposed final plat and schedule for levying assessments for 2026 Nuisance Abatement

**Consider motion to adopt RESOLUTION adopting and levying final schedule of assessments, and providing for the payment thereof for the 2026 nuisance assessments.**

2. Proposed temporary fabric mural on the public restroom located at the Ankeny Market and Pavilion in Uptown

**Consider motion to adopt RESOLUTION approving a temporary fabric mural on the west side of the AMP restroom facility for a period not to exceed six months.**

3. Proposed 28E agreement to provide Fire and Emergency Medical Services to the City of Alleman

**Consider motion to adopt RESOLUTION approving a 28E agreement to provide Fire and Emergency Medical Services to the City of Alleman.**

4. Proposed 28E agreement to provide Emergency Medical Services to the City of Elkhart

**Consider motion to adopt RESOLUTION approving a 28E agreement to provide Emergency Medical Services to the City of Elkhart.**

**G. ADMINISTRATIVE BUSINESS:**

• **REPORT OF THE CITY STAFF:**

City Manager

1. Call to the Public - Private Service Road

• **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 - rezone Legacy Housby, LLC, 7/6/26 at 5:30 p.m.
- Public Hearing - vacate easement - Ankeny CSD, 7/6/26 at 5:30 p.m.
- Public Hearing - Prairie Ridge Sports Complex Baseball Infield Reconstruction, 7/20/26 at 5:30 p.m.

## H. EXECUTIVE SESSION

1. Request for Executive Session

**Consider motion to go into Executive Session, pursuant to the provisions of Iowa Code Section 21.5, subparagraph (i) "to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session."**

2. Following adjournment of the Executive Session, Council may take action on any matter discussed during the Executive Session.

## I. ADJOURNMENT