



ANKENY CITY COUNCIL

Regular Meeting
Monday, July 20, 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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ELECTRONIC MEETING INFORMATION

<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtNVHNxcWZFak9Pd09>

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 July 20, 2026 Agenda

Consider motion to approve and accept the July 20, 2026 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2026-33 Proposed Prairie Ridge Sports Complex Baseball Infield Reconstruction

Project

Consider motion to close Public Hearing 2026-33.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost \$613,596.50; 2) receive and file report of bids received July 14, 2026; 3) RESOLUTION making award of construction contract with Musco Sports Lighting LLC dba Iowa Sports Turf Management in the amount of \$670,872.00; and 4) RESOLUTION approving contract and bonds with Musco Sports Lighting LLC dba Iowa Sports Turf Management in the amount of \$ \$670,872.00.

D. APPROVAL OF CONSENT AGENDA:

• MINUTES

- CA - 1.** Approval of official council actions of the regular meeting of July 6, 2026, as published, subject to correction, as recommended by the City Clerk.
- CA - 2.** Receive and file minutes of the Plan and Zoning Commission meeting of June 16, 2026.

• LICENSES AND PERMITS

- CA - 3.** Consider motion to approve the issuance of cigarette permits.
- CA - 4.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• FINANCE/BUDGET

- CA - 5.** Consider motion to receive and file Financial Reports for June 2026.
- CA - 6.** Consider motion to receive and file the Building Permit Report for June 2026.
- CA - 7.** Consider motion to receive and file the Utility Billing Report for June 2026.
- CA - 8.** Consider motion to approve Change Order #3 increasing the contract amount by \$3,376.60 to All Star Concrete, LLC for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
- CA - 9.** Consider motion to approve Change Order #4 decreasing the contract amount by \$60,262.64 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.
- CA - 10.** Consider motion to approve Change Order #2 increasing the contract amount by \$4,950.00 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.
- CA - 11.** Consider motion to approve Change Order #1 increasing the contract amount by \$20,873.84 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.
- CA - 12.** Consider motion to approve Payment #3 in the amount of \$138,364.95 to Absolute Group, for construction services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
- CA - 13.** Consider motion to approve Payment #15 in the amount of \$6,593.20 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street

Interchange Improvements project.

- CA - 14.** Consider motion to approve Payment #3 in the amount of \$184,710.89 to All Star Concrete, LLC, for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
- CA - 15.** Consider motion to approve Payment #1 in the amount of \$105,324.08 to Caliber Concrete, LLC for construction services on the Hawkeye Park Tennis Court Reconstruction project.
- CA - 16.** Consider motion to approve Payment #14 in the amount of \$125,914.81 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.
- CA - 17.** Consider motion to approve Payment #19 in the amount of \$12,431.78 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
- CA - 18.** Consider motion to approve Payment #15 in the amount of \$12,570.63 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
- CA - 19.** Consider motion to approve Payment #3 in the amount of \$24,444.30 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements -Phase 2B: Design Engineering project.
- CA - 20.** Consider motion to approve Payment #5 in the amount of \$6,712.75 to Civil Design Advantage, LLC, for construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering project.
- CA - 21.** Consider motion to approve Payment #3 in the amount of \$15,574.00 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 \$23,801.14 to Concrete Connection, LLC, for construction services on the 2026 Sidewalk Gaps and Replacement Improvements Program project.
- CA - 23.** Consider motion to approve Payment #4 in the amount of \$414,659.83 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.
- CA - 24.** Consider motion to approve Payment #4 in the amount of \$155,616.52 to Con-Struct, Inc., for construction services on the West First Street Widening and Improvements - Phase 2 project.
- CA - 25.** Consider motion to approve Payment #3 in the amount of \$42,345.50 to Foth Infrastructure and Environment, LLC for engineering services on the NW 36th Street Widening - NW Abilene Road to NW Ash Drive project.
- CA - 26.** Consider motion to approve Payment #42 in the amount of \$15,320.76 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 27.** Consider motion to approve Payment #3 in the amount of \$151,193.31 to JAS Construction LLC., for construction services on the 2026 PCC Reconstruction Program -

NE Chambers Parkway project.

- CA - 28.** Consider motion to approve Payment #3 in the amount of \$12,487.26 to Kirkham Michael & Associates, Inc., for engineering services on the Future NE Spectrum Dr. Over Otter Creek RCB Design project.
- CA - 29.** Consider motion to approve Payment #8 in the amount of \$68,824.12 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.
- CA - 30.** Consider motion to approve Payment #3 in the amount of \$133,749.18 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.
- CA - 31.** Consider motion to approve Payment #4 in the amount of \$22,295.55 to McClure Engineering Company, for design engineering services on the SW Oralabor Road Intersection Improvements - Phase 1: Design Engineering project.
- CA - 32.** Consider motion to approve Payment #26 in the amount of \$11,600.82 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.
- CA - 33.** Consider motion to approve Payment #1 in the amount of \$94,902.37 to MNM Concrete Specialists, for construction services on the 2026 Pedestrian Ramp Improvements Program - Seasons Ridge project.
- CA - 34.** Consider motion to approve Payment #4 in the amount of \$55,310.76 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching project.
- CA - 35.** Consider motion to approve Payment #15 in the amount of \$6,552.61 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
- CA - 36.** Consider motion to approve Payment #1 in the amount of \$3,710.00 to Olsson, Inc., for engineering services on the Systems Engineering for Adaptive Signal Control Technology project.
- CA - 37.** Consider motion to approve Payment #14 in the amount of \$4,006.85 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
- CA - 38.** Consider motion to approve Payment #2 in the amount of \$244,982.39 to Parking Lot Specialties, LLC, for construction services on the 2026 PCC Pavement Preservation Program - Crack and Joint Filling project.
- CA - 39.** Consider motion to approve Payment #4 in the amount of \$1,651,938.30 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.
- CA - 40.** Consider motion to approve Payment #6 in the amount of \$7,782.33 to Snyder & Associates, Inc., for engineering services on the SW/SE Oralabor Road Traffic Signal Timing Updates project.
- CA - 41.** Consider motion to approve Payment #5 in the amount of \$13,083.01 to Snyder & Associates, for construction engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: Construction Engineering project.

- CA - 42.** Consider motion to approve Payment #3 in the amount of \$16,851.25 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd/Reinhart Dr Signal project.
- CA - 43.** Consider motion to approve Payment #1 in the amount of \$10,696.67 to TK Concrete, Inc., for construction services on the SE Oralabor Road & SE Four Mile Dr Traffic Signal project.
- CA - 44.** Consider motion to approve Payment #11 in the amount of \$45,952.15 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
- CA - 45.** Consider motion to approve the July 20, 2026 Accounts Payable.
- CA - 46.** Consider motion to approve the purchase of a greens mower at Otter Creek Golf Course for use in the Parks & Recreation Department's fleet.
- CA - 47.** Consider motion to approve the purchase of a Bobcat Toolcat at Prairie Ridge Sports Complex for use in the Parks & Recreation Department's fleet.
- CA - 48.** Consider motion to approve the purchase of a 2027 Ford F250 for Park Maintenance for an amount not to exceed \$43,161.00.
- CA - 49.** Consider motion to approve the purchase of four (4) 2026 Ford Police Interceptor Utility AWD for the Police Department in an amount not to exceed \$194,448.00.

• **COMMUNITY DEVELOPMENT ITEMS**

- CA - 50.** Consider motion to adopt **RESOLUTION** accepting the final plat, parkland dedication agreement, and platted easements for First Street Commons Plat 4.
- CA - 51.** Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Hold Harmless Agreement allowing DB Ankeny 376, LLC to place a ground sign in a portion of the City's Public Gas Easement and in the Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement on Lot 1, 36th Street Centre Plat 2.
- CA - 52.** Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Hold Harmless Agreement allowing Tradition Ankeny Acquisition, LLC, to construct a fence in a portion of the City's Public Sanitary Sewer Easement located on All Units in TRADITION APARTMENTS, a Horizontal Property Regime, now included in and forming a part of the City of Ankeny, Polk County, Iowa, together with the undivided interest in the general and limited common elements appurtenant to such unit as provided in the Declaration of Submission to Horizontal Property Regime referred to below, and located upon the property described therein, as set forth in Declaration of Submission recorded in Book 12416 Page 590, and as amended and with any and all other interests appurtenant to such unit pursuant to said Horizontal Property Regime, associated with the site improvements at 905 SW 28th Street.
- CA - 53.** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider a street right-of-way vacation on a portion of SW Ordinance Road, originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-). (date of hrg: 8/3/26 @ 5:30 p.m.)
- CA - 54.** Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Utility Easement located on Lot 2, Plaza 36 Plat 2 (date of hrg: 8/3/26 @ 5:30 p.m.)

- CA - 55.** 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 Bill Kimberley, LC, from the current R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential, located north of NE 57th Street and east of NE Trilein Drive (date of hrg: 8/3/26 @ 5:30 p.m.)
- CA - 56.** Consider motion accepting the preliminary plat for 1 Oak Estate Plat 1, subject to applicable Polk County Subdivision Requirements in lieu of City of Ankeny Subdivision Regulations.

• **ENGINEERING ITEMS**

- CA - 57.** Consider motion to adopt **RESOLUTION** authorizing Application to Iowa Department of Transportation Traffic Safety Improvement Program (TSIP): SW Oralabor Road Intersection Improvements - Phase 2: SW Oralabor Road & SW Irvinedale Drive.
- CA - 58.** Consider motion to adopt **RESOLUTION** accepting public improvements in First Street Commons Plat 4 for Utilities.
- CA - 59.** Consider motion to adopt **RESOLUTION** authorizing acquisition of property for the N Ankeny Boulevard & Reinhart Drive Traffic Signal & Turn Lanes project.
- CA - 60.** Consider motion to adopt **RESOLUTION** authorizing the City of Ankeny to submit an application for Federal Surface Transportation Block Grant (STBG) Program Funding to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive project and further approving the application which obligates the City of Ankeny to matching funds for the construction of said project.
- CA - 61.** Consider motion to adopt **RESOLUTION** authorizing the execution of an Urban-State Traffic Engineering Program (U-STEP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny for the sharing of construction costs for the spot improvements at the intersection of SW Oralabor Road (IA Hwy. 415) and SW Glenbrooke Boulevard as a part of the SW Oralabor Road Intersection Improvements - Phase 1 project.
- CA - 62.** Consider motion to adopt **RESOLUTION** authorizing the execution of an Urban-State Traffic Engineering Program (U-STEP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny for the sharing of construction costs for the spot improvements at the intersection of SW Oralabor Road (IA Hwy. 415) and SW College Avenue as a part of the SW Oralabor Road Intersection Improvements - Phase 1 project.
- CA - 63.** Consider motion to adopt **RESOLUTION** authorizing the execution of an amendment to the Urban-State Traffic Engineering Program (U-STEP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny, Iowa for the sharing of construction costs for the spot improvements for the proposed SW Oralabor Road and SW Edgewood Lane Intersection Improvements project.

• **ADMINISTRATIVE ITEMS**

- CA - 64.** Consider motion to approve the Order of Dismissal of the first violation of tobacco offense for tobacco permit holder, Fleet Farm Wholesale Supply Co LLC.
- CA - 65.** Consider motion to adopt **RESOLUTION** amending the appointments of Ankeny

representatives to serve on the Central Iowa Water Works Board of Trustees and the Des Moines Metro Wastewater Reclamation Authority.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-65

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-65.

E. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

F. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES**

- 66.** Ord 2262 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Legacy Housby, LLC from R-1, One-Family Residence District to M-1, Light Industrial District.

Consider motion to accept second consideration of ORDINANCE 2262.

- 67.** Ord 2263 An Ordinance vacating part of a Sanitary Sewer Easement filed in book 10243 and page 741 and located on part of the NE 1/4 of SEC 14-80-24.

Consider motion to accept second consideration of ORDINANCE 2263.

- 68.** Ord 2264 An Ordinance amending Chapter 69 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Parking Regulations.

Consider motion to accept first consideration of ORDINANCE 2264.

G. NEW BUSINESS:

1. \$1,084,000 General Obligation Capital Loan Notes, Series 2026C

Consider motion to adopt RESOLUTION approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Ankeny, Iowa and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$1,084,000 General Obligation Capital Loan Notes, Series 2026C, and providing for a method of payment of said Notes.

H. 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 - vacate easement - SW Ordinance Rd, 8/3/26 at 5:30 p.m.
- Public Hearing - vacate easement - Plaza 36 Plat 2, 8/3/26 at 5:30 p.m.
- Public Hearing - rezone Kimberley Estates, 8/3/26 at 5:30 p.m.
- Regular City Council Meeting, 8/17/26 at 5:30 p.m.

I. **ADJOURNMENT**