



ANKENY CITY COUNCIL

Council Action Planning Session Monday, August 17, 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=OEFocWZGS0NYUmtnVHNxcWZFak9PdZ09>

Meeting ID: 973 1299 2966
Passcode: 1234

Dial in: +1 312 626 6799; Meeting ID: 973 1299 2966; Passcode: 1234

A. SIDEWALK INSPECTION & REPAIR PROGRAM AND UPDATES TO MUNICIPAL CODE CHAPTER 152

1. Sidewalk Inspection and Repair Program Presentation

B. 2026/2027 STRATEGIC PLANNING DISCUSSION

C. ADJOURNMENT

No official action will take place during this planning session.



Sidewalk Inspection and Repair Program

**Council Action Planning Session
August 17, 2026**

Agenda

- Purpose and Need
- City Code Changes
- Policy on Inspection and Repair of Sidewalks
- Sidewalk Inspection and Repair Process
- Schedule for Implementation
- Next Steps
- Questions

Purpose and Need

- Recommended by Iowa Communities Assurance Pool (ICAP) and the City's insurance broker due to June 14, 2024, Iowa Supreme Court decision which shifted liability for accidents caused by defective sidewalks from abutting property owners to municipalities.
- Goal #1 in the City's Strategic Plan is "Upgrade Essential Infrastructure". An action item for the goal is "Maintain Aging Infrastructure".
- Sidewalks are an important part of Ankeny's transportation system because:
 - They connect neighborhoods, schools, parks, and businesses.
 - They provide a way for people to safely travel around the community.
- Other cities in the DM metro have sidewalk programs including Des Moines, West Des Moines, Urbandale, Altoona, Johnston, Clive, and Polk City.

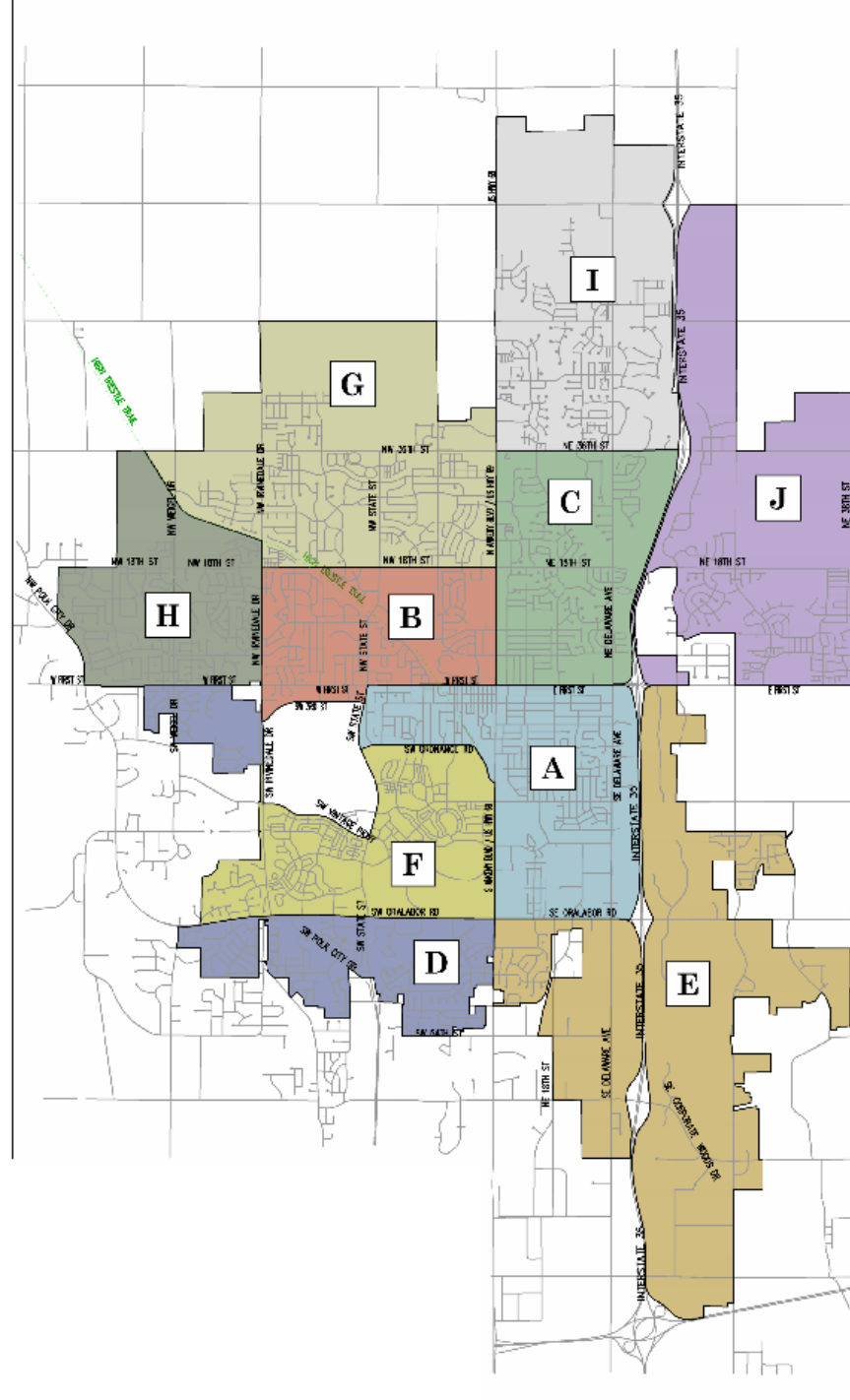
City Code Changes

- Iowa Code Section 364.12(d) and Ankeny Code Chapter 152 have established that the maintenance and repair of public sidewalks is the responsibility of the abutting property owner. Among other things, these laws grant the City the ability to require a property owner to repair or replace a sidewalk abutting their property.
- Changes to Chapter 152 are based on recommendations from the City's insurance broker and review of other cities' codes. Major changes include:
 - Added a section about the City's responsibility to inspect public sidewalks.
 - Added references to the new "Policy on Inspection and Repair of Sidewalks".
 - Simplified Section 152.02 "Definitions". Specific tolerances for what constitutes a sidewalk defect are now included in the Sidewalk Policy, Appendix A.
 - Added a section about indemnification and liability limitation as recommended by the City's insurance broker.

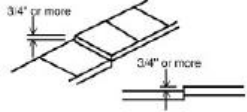
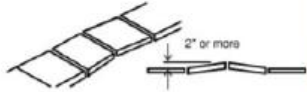
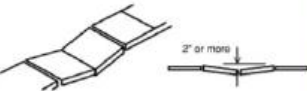
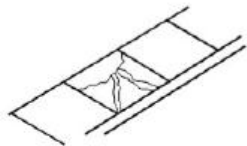
Policy on Inspection and Repair of Sidewalks

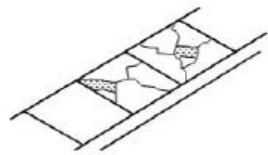
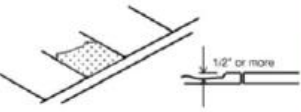
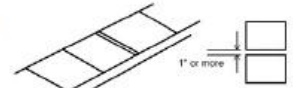
- The Sidewalk Policy formalizes a program where the City will inspect sidewalks and, if necessary, order their repair or replacement. The goal of the program is to ensure sidewalks are adequately maintained to enhance user safety and ensure the continuity of sidewalks to create a more walkable community.
- City staff will be responsible for inspecting public sidewalks for defects on a 10-year cycle. The City has been divided into 10 Sidewalk Inspection Zones with each zone having approximately 50 to 60 miles of public sidewalks.
- Inspection zones may need to be revised and/or added in the future as Ankeny continues to grow.

Sidewalk Inspection Zones



Sidewalk Defects and Repair Options

SIDEWALK DEFECT CODES WITH DESCRIPTIONS City of Ankeny, Public Works Department				
Defect Code	Description			Acceptable Repair Options
A	The sidewalk is cracked with a vertical separation equal to three-quarter inch (3/4") or more. This may occur within one (1) panel or between two (2) intact panels.			•Removal and replacement of the sidewalk panel(s) •Mud Jacking/Lifting Panels to eliminate vertical displacement •Mechanical grinding to remove vertical displacement (Grinding of more than one inch (1") of vertical displacement is not recommended.)
B	The sidewalk is raised and has caused more than two inches (2") of vertical separation between panels or the slope is greater than 5% on either panel adjacent to the raised area.			•Removal and replacement of the sidewalk panels
C	The sidewalk is depressed and has caused more than two inches (2") of vertical separation between panels or the slope is greater than 5% on either panel adjacent to the depressed area.			•Removal and replacement of the sidewalk panels •Mud jacking / lifting panels to eliminate vertical displacement
D	The sidewalk has cracked into four (4) or more pieces per panel, AND there is a vertical or horizontal separation of three-quarter inch (3/4") or more.			•Removal and replacement of the sidewalk panel(s) •Epoxy sealing of horizontal crack three-quarter inch (3/4") or less

SIDEWALK DEFECT CODES WITH DESCRIPTIONS City of Ankeny, Public Works Department				
Defect Code	Description			Acceptable Repair Options
E	The sidewalk has cracked and part of the sidewalk is missing, forming holes.			•Removal and replacement of the sidewalk panel(s)
F	More than half of the panel has spalled AND there is a one-half inch (1/2") or more vertical depression caused by the spalling.			•Removal and replacement of the sidewalk panel(s)
G	The sidewalk has a gap between panels or a horizontal separation/crack within a panel greater than one inch (1").			•Removal and replacement of the sidewalk panels •Clean areas of loose material and seal cracks with a polyurethane or acrylic type material for outdoor use

Sidewalk Inspection and Repair Process

- 1) City staff completes initial inspections in the designated zone.
- 2) Written notices of defect(s) are mailed to affected property owners.
- 3) Property owners complete repairs (or replacements) by a specified date.
- 4) City staff completes re-inspections of sidewalks identified for repair and compiles a list of repairs that are not completed or are unsatisfactory.
- 5) City solicits bids from contractors for replacement of defective sidewalks and has the contractor complete the work as part of a CIP project.
- 6) After the CIP project is accepted by Council, property owners are invoiced for the actual costs of the sidewalk replacement plus a 20% administrative fee (maximum \$500).
- 7) If the invoice is not paid within 30 days, the amount is added to the owner's property taxes as an assessment with a repayment period of 2 years at a 9% annual interest rate.

Schedule for Implementation

- Fall 2026 to Fall 2027: City inspects and replaces defective sidewalks adjacent to City facilities (buildings, parks, pools).
- Oct./Nov. 2027: City staff completes initial inspections in Zone A.
- Feb. 1, 2028: Property owners are notified by mail of the need to repair sidewalk defects.
- May 1, 2028: City receives responses from property owners regarding whether they will complete the repairs themselves or use a contractor.
- Sept. 1, 2028: Deadline for property owners to complete the repairs (or replacements).
- Sept. 2028: City staff completes re-inspections to confirm whether repairs have been completed; and prepares CIP Sidewalk Repair project for bidding in Winter 2029 and construction in Spring/Summer 2029.
- Oct./Nov. 2028: City staff completes initial inspections in Zone B.

Next Steps

- 1) City Council adopts ordinance revising Chapter 152 “Sidewalk Regulations” of Ankeny Code and adopts new Sidewalk Policy: **Fall 2026**
- 2) City staff inspects and replaces defective sidewalks adjacent to City facilities: **Fall 2026 to Fall 2027**
- 3) City provides public communication about Sidewalk Policy: **Winter 2027**
- 4) City staff begin implementing Sidewalk Policy for Zone A: **Fall 2027**



Questions?

Defect A



Defect B



Defect C



Defect D



Defect E



Defect F



Defect G

