MINUTES OF THE ANKENY CITY COUNCIL

Monday, March 2, 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

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Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry, and Todd Shafer were in attendance. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

PUBLIC FORUM

1. Merrill Knight, resident of Ankeny, expressed concerns of safety regarding after school traffic around Ankeny Christian Academy.
2. Kyle Paxton, resident of Ankeny, spoke about open gym space for adult men's basketball.

APPROVAL OF AGENDA

1. Council Member Graber moved, Shafer seconded, to approve and accept the March 2, 2026 agenda without amendment. Ayes: 5.

PUBLIC HEARINGS

1. PH 2026-10. Mayor Bentz announced this is the time and place for a public hearing on 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 PCC Street Patching Program. Notice of this hearing was published in the Des Moines Register on the 13th day of February, 2026.

   Mark Mueller, Public Works Director, reported that the project includes the full depth removal and replacement of PCC street pavement at five separate sites, generally located at or on: East First Street between Ankeny Boulevard and Delaware Avenue, SW White Birch Drive Roundabout, and SW Polk City Drive just west of SW State Street, City Hall Parking Lot and Hawkeye Park Parking Lot, SE Shurfine Drive between SE Hulsizer Road and SE Delaware Avenue, and SE Hulsizer Road between SE Shurfine Drive and SE Dalbey Drive, and NW Westwood Street just south of NW 5th Street, and Carlson Ridge Estates, Diamond Hills, and Tradition Greens Neighborhoods.

   Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Graber moved, Shafer seconded, to close public hearing 2026-10. Ayes: 5. Council Member Graber moved, Davis seconded, to adopt 1) **RESOLUTION 2026-066** adopting plans, specifications, form of contract and estimate of cost $1,189,140.00; 2) receive and file report of bids received February 24, 2026; 3) adopt **RESOLUTION 2026-067** making award of construction contract with MPS Engineers, PC dba Kingston Services, PC in the

amount of $796,427.20 and 4) adopt **RESOLUTION 2026-068** approving contract and bonds with MPS Engineers, PC dba Kingston Services, PC in the amount of $796,427.20. Ayes: Graber, Davis, Hollinrake, Perry, Shafer.

2. PH 2026-11. 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 PCC Reconstruction Program – NE Trilein Drive. Notice of this hearing was published in the Des Moines Register on the 13th day of February, 2026.

   Mark Mueller, Public Works Director, reported that the project includes pavement reconstruction and minor utility improvements along NE Trilein Drive from just north of NE 18th Street to just south of NE Cambridge Court in the City of Ankeny.

   Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Davis moved, Hollinrake seconded, to close public hearing 2026-11. Ayes: 5. Council Member Davis moved, Graber seconded, to adopt 1) **RESOLUTION 2026-069** adopting plans, specifications, form of contract and estimate of cost $1,212,582.50; 2) receive and file report of bids received February 24, 2026; 3) adopt **RESOLUTION 2026-070** making award of construction contract with Manatt's Inc. in the amount of $1,062,752.25 and 4) adopt **RESOLUTION 2026-071** approving contract and bonds with Manatt's Inc. in the amount of $1,062,752.25. Ayes: Davis, Graber, Hollinrake, Perry, Shafer.

3. PH 2026-12. Mayor Bentz announced this is the time and place for a public hearing on the matter of a proposed development agreement between the City of Ankeny and Baker Mechanical, Inc. related to business expansion. Notice of this hearing was published in the Des Moines Register on the 20th day of February, 2026.

   Derek Lord, Economic Development Director, reported that Baker Mechanical, Inc. is proposing to invest approximately $11 million in an approximately 37,500 square foot office expansion on the east side of their current headquarters and manufacturing facility. As part of this expansion, they have committed to creating 100 net new jobs within three years.

   Mayor Bentz then asked for any public comment regarding the proposed agreement. Mark Zimmerman, Vice President of Finance, CFO of Baker Group, spoke about the company and thanked the council for their consideration. Council Member Graber moved, Davis seconded, to close public hearing 2026-12. Ayes: 5.

4. PH 2026-13. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes, in order to provide funds to pay the costs of: opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon, the construction, reconstruction, and repairing of any street improvements, sidewalks and pedestrian underpasses and overpasses, bridges, culverts, retaining walls, underpasses, grade crossing separations and approaches, storm sewers, sanitary sewers, water service lines, street

lighting fixtures, connections, facilities and improvements, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; the acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses, within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements, and for the collection and disposal of surface waters and streams; the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including trails; equipping of the fire, police, sanitation, street, and civil defense departments and the acquiring, developing, and improving of a geographic computer data base system suitable for automated mapping and facilities management; and acquisition of peace officer communication equipment and other emergency services communication equipment and systems, for essential corporate purposes. Notice of this public hearing was published in the Des Moines Register on the 17th day of February 2026 pursuant to the provisions of Sections 384.24A and/or 384.25 of the Code of Iowa.

Jennifer Sease, Administrative Services Director, reported that the not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes (for essential corporate purposes) are being proposed to fund the 2026 Capital Improvement Program.

Mayor Bentz then asked for any public comment regarding the proposed issuance of said bonds or capital loan notes. Hearing none, Council Member Graber moved, Perry seconded, to close public hearing 2026-13. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to adopt **RESOLUTION 2026-072** instituting proceedings to take additional action for the issuance of not to exceed $16,250,000 General Obligation Bonds or Capital Loan Notes (ECP). Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

5. PH 2026-14. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes, in order to provide funds to pay the costs of: acquisition, construction, reconstruction, enlargement, improvement, and equipping a new city park near Deer Creek; and acquisition, construction, reconstruction, enlargement, improvement, and equipping the Hawkeye Park Sports Complex, including tennis court reconstruction, for general corporate purposes. Notice of this public hearing was published in the Des Moines Register on the 17th day of February 2026 pursuant to the provisions of Sections 384.24A and/or 384.26 of the Code of Iowa.

   Jennifer Sease, Administrative Services Director, reported that the not to exceed $1,380,000

General Obligation Bonds or Capital Loan Notes (for general corporate purposes) are being proposed to fund the Annual Park Development Program - Crossings at Deer Creek Park and the Hawkeye Park Sports Complex Tennis Courts Reconstruction projects in the 2026 Capital Improvement Program.

Mayor Bentz then asked for any public comment regarding the proposed issuance of said bonds or capital loan notes. Hearing none, Council Member Davis moved, Perry seconded, to close public hearing 2026-14. Ayes: 5. Council Member Hollinrake moved, Davis seconded, to adopt **RESOLUTION 2026-073** instituting proceedings to take additional action for the issuance of not to exceed $1,380,000 General Obligation Bonds or Capital Loan Notes (GCP). Ayes: Hollinrake, Davis, Graber, Perry, Shafer.

6. PH 2026-15. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes, in order to provide funds to pay the costs of: aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Chapter 403 and the Urban Renewal Plans, as amended, for the Amended and Restated 1991 City of Ankeny Urban Renewal Area, the Amended and Restated Northeast Ankeny Urban Renewal Area, and the 1989 Ankeny Economic Development Urban Renewal Area, including the NE 18th Street Bridge over Interstate 35, Interstate 35 and NE 36th Street Interchange Improvements, NE Spectrum Drive RCB Culvert, South Ankeny Boulevard and SE Oralabor Road Intersection Improvements, West 1st Street Widening and Improvement – Phase 2, and SW 4th Street Reconstruction and Uptown Parking Improvements, for essential corporate urban renewal purposes. Notice of this public hearing was published in the Des Moines Register on the 17th day of February 2026 pursuant to the provisions of Sections 384.24A and/or 384.24(3)(q), 384.25 and 403.12 of the Code of Iowa.

   Jennifer Sease, Administrative Services Director, reported that the not to exceed $4,700,000 General Obligation Urban Renewal Bonds or Capital Loan Notes (for essential corporate urban renewal purposes) are being proposed to fund the following projects in the 2026 Capital Improvement Program: NE 18th Street Bridge over Interstate 35, NE Spectrum Drive RCB Culvert for Otter Creek, South Ankeny Boulevard and SE Oralabor Road Intersection Improvements, West 1st Street Widening and Improvements – Phase 2, Interstate 35 and NE 36th Street Interchange Improvements, SW 4th Street Reconstruction and Uptown Parking Improvements. The projects are located in the 1989 Ankeny Economic Development Urban Renewal Area, the 1991 Ankeny Economic Development Urban Renewal Area and the Northeast Ankeny Urban Renewal Area.

   Mayor Bentz then asked for any public comment regarding the proposed issuance of said bonds or capital loan notes. Hearing none, Council Member Graber moved, Hollinrake seconded, to close public hearing 2026-15. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to adopt **RESOLUTION 2026-074** instituting proceedings to take additional action for the issuance of not to exceed $4,700,000 General Obligation Urban Renewal Bonds or

Capital Loan Notes (ECP/UR). Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

7. PH 2026-16. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes, in order to provide funds to pay the costs of: acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Water Utility, including the improvements along SW Des Moines Street and South Ankeny Boulevard, Elevated Water Storage Tower No. 4, and SCADA System Improvements. Notice of this public hearing was published in the Des Moines Register on the 17th day of February 2026 pursuant to the provisions of Sections 384.24A and/or 384.82 and 384.83 of the Code of Iowa.

   Jennifer Sease, Administrative Services Director, reported that the not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes are being proposed to fund the following projects in the 2026 Capital Improvement Program: SW Des Moines Street Utility Improvements, South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street, Elevated Water Storage Tower No. 4, SCADA System Upgrade.

   Mayor Bentz then asked for any public comment regarding the proposed issuance of said bonds or capital loan notes. Hearing none, Council Member Hollinrake moved, Graber seconded, to close public hearing 2026-16. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to adopt **RESOLUTION 2026-075** instituting proceedings to take additional action for the issuance of not to exceed $7,100,000 Water Revenue Bonds or Capital Loan Notes. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of February 16, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of February 3, 2026.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of February 3, 2026.
4. Receive and file minutes of the Library Board of Trustee meeting of January 15, 2026.

Licenses and Permits

5. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

6. Payment #20 in the amount of $27,533.37 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.
7. Payment #3 in the amount of $11,169.25 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.

8. Payment #12 in the amount of $2,662.50 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
9. Payment #23 in the amount of $564.00 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordnance Road Water Main project.
10. Payment #11 in the amount of $10,735.16 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
11. Payment #25 in the amount of $100.00 to RDG Planning & Design, Inc. for engineering services on the Fourmile Creek and Tributary to Fourmile Creek Restoration project.
12. Payment #47 in the amount of $4,795.50 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.
13. Payment #22 in the amount of $5,432.02 to Snyder & Associates Inc., for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St project.
14. Payment #2 in the amount of $6,997.00 to Snyder & Associates, Inc., for engineering services on the North Ankeny Boulevard: 1st Street to N. 11th Street Landscaping Improvements project.
15. Payment #1 in the amount of $74,000.00 to Snyder & Associates, for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: Construction Engineering project.
16. March 2, 2026 Accounts Payable by fund: General $794,022; Road Use Tax $148,953; Friends of Ankeny Library $437; Water $875,236; Sewer $51,322; Storm Water $9,122; Golf Course $15,001; Enterprise Project $127,239; Revolving $37,739; Risk Management $2,162; Health Insurance $736; Capital Projects $235,151; Payroll Totals $2,196,763; Transfers/ACH ($240,998); Agenda Payments Approved Separately ($202,365); Grand Total $4,050,520.

Community Development Items

17. **RESOLUTION 2026-076** accepting final plat, subdivision bonds for seeding and erosion control, platted and offsite easements, and park land dedication agreement for Piper Properties Plat 7 Final Plat.
18. **RESOLUTION 2026-077** 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 7 Final Plat.
19. **RESOLUTION 2026-078** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 3115 SE 36th Circle and associated with the development of the C&A Transportation Site Plan.
20. **RESOLUTION 2026-079** accepting the final plat for 36th Street Centre Plat 2.
21. **RESOLUTION 2026-080** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on Lot 1 36th Street Centre Plat 2; and associated with the development of the Dutch Bros Coffee Site Plan at 315 NW 36th Street.
22. **RESOLUTION 2026-081** accepting a Public Storm Sewer Easement, located on A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, City of Ankeny, Polk County, Iowa.; and associated with the site improvements for Northgate Plat 8.
23. **RESOLUTION 2026-082** accepting a Temporary Public Infrastructure Easement, located on A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, City of Ankeny,

Polk County, Iowa.; and associated with the site improvements for Northgate Plat 8.

Engineering Items

24. **RESOLUTION 2026-083** accepting public improvements in NE 78th Avenue Turn Lane.

Capital Improvement Projects

25. Professional Services Agreement with Foth Infrastructure and Environment, LLC for the 2026 construction engineering services on the West First Street Widening and Improvements - Phase 2 project in an amount not to exceed $502,520.00.
26. **RESOLUTION 2026-084** accepting a proposal from Absolute Concrete Construction, Inc. dba Absolute Group in the amount of $98,965.30 for the construction of the 2026 Annual Storm Water Structure Replacement and Repairs project.
27. **RESOLUTION 2026-085** accepting a proposal from Howser Concrete Unlimited, LLC in the amount of $172,769.00 for the construction of the 2026 Pedestrian Ramp Improvements Program - Watercrest.
28. **RESOLUTION 2026-086** accepting a proposal from Nagle Signs Inc. in the amount of $68,114.00 for the construction of the Recreational Trail Signage project.
29. **County NW 72nd Place Westbound Right Turn Lane**: approve a) Certificate of Completion; b) **RESOLUTION 2026-087** accepting the public improvements with Caliber Concrete, LLC in the amount of $109,088.26; and c) Final Payment #2 in the amount of $0.00; Retainage Payment in the amount of $3,272.65.
30. **2025 PCC Reconstruction Program - SE 8th Street**: approve: a) Final Change Order #2 decreasing the contract amount by $15,193.05; b) Certificate of Completion; c) **RESOLUTION 2026-088** accepting the public improvements with Shekar Engineering in the amount of $863,813.29; and d) Final Payment #7 in the amount of $11,913.04; Retainage Payment in the amount of $43,190.66.
31. **RESOLUTION 2026-089** ordering construction on the Elevated Water Storage Tower #4 project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 3/31/26 @ 10:30 A.M. / date of hrg: 4/6/26 @ 5:30 P.M.)
32. **RESOLUTION 2026-090** ordering construction of the SE Oralabor Road & SE Four Mile Drive Traffic Signal and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: 3/31/26 @ 10:30 A.M. / date of hrg: 4/6/26 @ 5:30 P.M.)

Administrative Items

33. **RESOLUTION 2026-091** expressing support for SpinCo (Corteva's Seed Business) and its global headquarters in Johnston, Iowa.
34. **RESOLUTION 2026-092** declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.
35. Approve the pond maintenance services contract with Aquatic Control, Inc., of Elkhart, Iowa, and authorize the Mayor to sign Letter of Agreement.

36. Set public hearing on the proposed property tax levy for Fiscal Year July 1, 2026 - June 30, 2027 for April 6, 2026 at 5:00 p.m. and direct City Clerk to publish notice of such hearing. (date of hrg: 4/6/26 @ 5:00 p.m.)

APPROVAL OF CONSENT AGENDA

1. Council Member Shafer moved, seconded by Hollinrake, to approve the recommendations for Consent Agenda Items CA-1 through CA-36. Ayes: Shafer, Hollinrake, Davis, Graber, Perry.

LEGISLATIVE BUSINESS

Commission Appointment

37. Council Member Perry moved, Hollinrake seconded, to approve mayoral reappointment of Ray Blase to the Civil Service Commission, effective April1, 2026 through May 31, 2030. Ayes: Perry, Hollinrake, Davis, Graber, Shafer.

Approval of Ordinances

38. **Ord 2248.** An Ordinance providing that general property taxes levied and collected each year on all property located within the 2026 Corporate Woods Business Park Urban Renewal Area I, in City of Ankeny, County of Polk, State of Iowa, by and for the benefit of the State of Iowa, City of Ankeny, County of Polk, Saydel Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the city in connection with the 2026 Corporate Woods Business Park Urban Renewal Area I. (The 2026 Corporate Woods Business Park Urban Renewal Plan I). Council Member Perry moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2248. Ayes: Perry, Hollinrake, Davis, Graber, Shafer. Council Member Davis moved, Hollinrake seconded, to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2248, sending it on its final passage and publication as required by law. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.
39. **Ord 2249.** An Ordinance amending Chapter 6 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to City elections. Council Member Graber moved, Perry seconded, to accept second consideration of ORDINANCE 2249. Ayes: Graber, Perry, Davis, Hollinrake, Shafer.
40. **Ord 2250.** An Ordinance amending Chapter 132 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Peddler, Solicitor, and Transient Merchants. Council Member Graber moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2250. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.
41. **Ord 2251.** An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates. Council Member Graber moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2251. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

NEW BUSINESS

1. Request for Council initiated rezoning from R-1 to R-3 Restricted to 12 units per acre, no apartments. Hubbell Realty Company. Council Member Hollinrake moved, Davis seconded, to receive and file correspondence dated February 20, 2026 regarding a rezoning request for a 16.62 acre parcel located west of Interstate 35, east of NE Delaware Avenue, north of NE 9th Street and south of NE 15th Street. Ayes: Hollinrake, Davis, Graber, Perry, Shafer. Council Member Hollinrake moved, Graber seconded, to initiate a rezoning request for a 16.62-acre parcel located west of Interstate 35, east of NE Delaware Avenue, north of NE 9th Street and south of NE 15th Street. Ayes: Hollinrake, Graber, Davis, Perry, Shafer.
2. Proposed Issuance of $20,855,000 General Obligation Bonds or Capital Loan Notes, Series 2026 Council Member Graber moved, Hollinrake seconded, to adopt **RESOLUTION 2026-093** authorizing the issuance of $20,855,000 General Obligation Bonds or Capital Loan Notes, Series 2026, and levying a tax for the payment thereof. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.
3. Proposed Development Agreement between the City of Ankeny and Baker Mechanical, Inc. (PH 2026-12) Council Member Davis moved, Perry seconded, to adopt **RESOLUTION 2026-094** approving a Development Agreement between the City of Ankeny and Baker Mechanical, Inc. Ayes: Davis, Perry, Graber, Hollinrake, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:45 p.m. and was immediately followed by a Council Action Planning Session.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

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