MINUTES OF THE ANKENY CITY COUNCIL

Monday, July 6, 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, Justin Hollinrake, and Todd Shafer were in attendance. Council Member Jeff Perry was absent. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led the Pledge of Allegiance.

PUBLIC FORUM

1. Don Zuck, Ankeny, spoke about the funding campaign for the Ankeny Art Center.

APPROVAL OF AGENDA

1. Council Member Davis moved, Shafer seconded, to approve and accept the July 6, 2026 agenda without amendment. Ayes: 4.

PUBLIC HEARINGS

1. PH 2026-31. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2262 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. Layman's Description – approximately 32.84 acres (+/-) located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection. Notice of this hearing was published in the Des Moines Register on the 26th day of June, 2026 and notices were mailed to affected property owners as required by law.

   Eric Jensen, Director of Development Services, reported that the subject property was annexed into the City of Ankeny on February 15, 2024. Newly annexed property is automatically assigned the R-1, One-Family Residence District zoning designation upon incorporation into Ankeny city limits, as R-1 is the City's most restrictive zoning classification. Properties to the north, east and south are located outside of Ankeny city limits and within Polk County limits. Property to the west across SE Four Mile Drive is zoned Crosswinds Business Park PUD, Planned Unit Development. The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the 32-acre parcel as being Light Industrial with an area of open space. According to Figure 12.5 in the City's Comprehensive Plan, the proposed M-1 zoning category is compatible with the Light Industrial land use.

   Mayor Bentz then asked for any public comment regarding the proposed rezoning. Richard Groves, Ankeny, spoke in opposition to the rezoning. Council Member Graber moved,

Hollinrake seconded, to close public hearing 2026-31. Ayes: 4. Council Member Graber moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2262. Ayes: Graber, Hollinrake, Davis, Shafer.

2. PH 2026-32. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2263, vacating part of a Public Sanitary Sewer Easement, filed in Book 10243 and Page 741 and located on part of the NE ¼ of Sec 14-80-24. Notice of this hearing was published in the Des Moines Register on the 26th day of June, 2026.

   Eric Jensen, Director of Development Services, reported that the Ankeny Community School District has requested the vacation. The vacated easement has been replaced with other easement(s) to facilitate future development.

   Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing none, Council Member Graber moved, Hollinrake seconded, to close public hearing 2026-32. Ayes: 4. Council Member Davis moved, Graber seconded, to accept first consideration of ORDINANCE 2263. Ayes: Davis, Graber, Hollinrake, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of June 15, 2026, as published, subject to correction as recommended by the City Clerk.
2. Receive and file the minutes of the Plan and Zoning Commission meeting of June 2, 2026.
3. Receive and file minutes of the Economic Development Council meeting of March 27, 2026.
4. Receive and file minutes of the Library Board of Trustee meeting of May 21, 2026.
5. Receive and file minutes of the Ankeny Park Board meeting of March 30, 2026.

Licenses and Permits

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

Finance/Budget

7. Change Order #3 decreasing the contract amount by $57,533.00 to Jasper Construction Services, Inc. for construction services on the Sawgrass Park Dam Improvements project.
8. Change Order #2 increasing the contract amount by $27,223.43 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) Project.
9. Change Order #1 increasing the contract amount by $2,796.00 to On Track Construction, LLC for construction services on the Vintage Business Park - North Lake Maintenance Phase 2 project.
10. Payment #6 in the amount of $54,307.50 to Bolton & Menk, Inc., for design engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.

11. Payment #4 in the amount of $22,555.50 to Confluence for engineering services on the Canyon Creek Park construction project.
12. Payment #10 (Final) in the amount of $2,540.00 to Confluence for engineering services on the Trestle Ridge Park construction project.
13. Payment #2 in the amount of $44,919.25 to Foth Infrastructure and Environment, LLC for engineering services on the NW 36th Street Widening - NW Abilene Road to NW Ash Drive project.
14. Payment #3 in the amount of $49,848.95 to Foth Infrastructure and Environment, LLC for construction engineering services on the West First Street Widening and Improvements — Phase 2 Construction Engineering project.
15. Payment #3 in the amount of $102,189.50 to Jasper Construction Services, Inc., for construction services on the Sawgrass Park Dam Improvements project.
16. Payment #1 in the amount of $2,667.50 to Land Management Resources, Inc. for construction services on the 2026-2027 Native Vegetation Maintenance project.
17. Payment #3 in the amount of $40,665.60 to McClure Engineering Company, for design engineering services on the SW Oralabor Road Intersection Improvements - Phase 1: Design Engineering project.
18. Payment #25 in the amount of $23,413.10 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.
19. Payment #5 in the amount of $6,600.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
20. Payment #4 (Final) in the amount of $6,257.00 to Nilles Associates, Inc., for engineering services on the Rally Complex Park Development project.
21. Payment #4 in the amount of $26,078.45 to On Track Construction, LLC for construction services on the Vintage Business Park - North Lake Maintenance Phase 2 project.
22. Payment #4 in the amount of $14,264.23 to Snyder & Associates, Inc., for engineering services on the NE 18th Street Bridge Over I-35 project.
23. Payment #18 in the amount of $13,543.09 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
24. July 6, 2026 Accounts Payable by fund: General $561,357; Fire Gift $1,120; Hotel/Motel Tax $339,208; Road Use Tax $91,440; Police and Fire Retirement $5,461; Friends of Ankeny Library $2,031; Water $1,042,935; Sewer $45,457; Storm Water $25,532; Golf Course $75,550; Enterprise Capital Projects $356,430; Revolving $31,920; Risk Management $69,651; Health Insurance $8,610; Capital Projects $532,231; Payroll Totals $4,924,556; Transfers/ACH ($254,762); Agenda Payments Approved Separately ($512,616); Grand Total $7,346,111.
25. **RESOLUTION 2026-234** authorizing the purchase of an alignment rack for the Public Works Department and Central Garage.

Community Development Items

26. Initiate a street right-of-way vacation on a portion of SW Ordnance 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, and to refer the request to the Plan and Zoning Commission for study and recommendation.
27. **RESOLUTION 2026-235** accepting the final plat, subdivision bond for erosion control, performance and maintenance bonds for public improvements, platted easements, park land

dedication agreement, sewer connection fee, and authorizing cost- participation requests for the extension of sanitary sewer services to surrounding property owners and for sidewalk oversizing along NE Delaware Avenue, for The Sloane Ankeny.

28. **RESOLUTION 2026-236** approving plans and specifications, and accepting contracts, performance and maintenance bonds for the construction of water main and sanitary sewer in The Sloane Ankeny.
29. **RESOLUTION 2026-237** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 3911 SE Four Mile Drive and associated with the development of the 3911 SE Four Mile Drive Site Plan.
30. **RESOLUTION 2026-238** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 1102 NW Weigel Drive and associated with the development of the St. Luke the Evangelist Catholic School Building Addition 2026 Site Plan.

Engineering Items

31. **RESOLUTION 2026-239** accepting the maintenance bond for utilities and authorizing cost-participation for the extension and upsizing of public water main along NE Delaware Avenue in Hope Crossing Water Main Extension.

Capital Improvement Projects

32. **RESOLUTION 2026-240** accepting a proposal from On Track Construction in the amount of $52,443.70 for the construction of the Gay Lea Wilson Trail Culvert Replacement project.
33. **Rally Complex Park Development:** approve a) Final Change Order #4 decreasing the contract amount by $13,986.20; b) Certificate of Completion; c) **RESOLUTION 2026-241** accepting the public improvements with Brothers Cleaning Corporation in the amount of $1,793,918.36; and d) Payment #8 in the amount of $13,070.86 and Release of Retainage in the amount of $89,695.92.
34. **RESOLUTION 2026-242** authorizing acquisition of property for the Canyon Creek Park Construction project.

Administrative Items

35. Approve the renewal of the general insurance policy with the Iowa Communities Assurance Pool (ICAP) for the policy year July 16, 2026 through June 30, 2027, with a premium amount of $845,074.00.
36. **RESOLUTION 2026-243** authorizing temporary street closings for the purpose of the Ankeny Youth Triathlon.
37. **RESOLUTION 2026-244** designating official public notice locations and procedures for City Council Meetings pursuant to Iowa Code Chapter 21.
38. Receive and file the FY 2027 Fee Schedule.

ORDINANCES

39. Accept third consideration of **ORDINANCE 2260**, an Ordinance vacating a Public Ingress/Egress Easement, located on Outlot U, Spectrum 36 Plat 1 and Outlot Y, Spectrum 36 Plat 2, sending it on its final passage and publication as required by law. **RESOLUTION 2026-245** authorizing the sale of property vacated by the City of Ankeny, Iowa, to Threshold Development, LLC.
40. Accept third consideration of **ORDINANCE 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, sending it on its final passage and publication as required by law.

APPROVAL OF CONSENT AGENDA

1. Council Member Graber moved, seconded by Hollinrake, to approve the recommendations for Consent Agenda Items CA-1 through CA-40. Ayes: Graber, Hollinrake, Davis, Shafer.

LEGISLATIVE BUSINESS

Board and Commission Appointment

41. Council Member Shafer moved, Davis seconded, to approve mayoral appointments to Boards and Commissions as presented. Cultural Arts Board: Rachel Bennett and Sue Hudson, Economic Development Council: Amy Wiederin and Blaine Tuttle, Human Rights Commission: Amy Ratekin and Monica Goodlett, Library Board of Trustees: Heather Stephenson and Julie Heitz. Ayes: Shafer, Davis, Graber, Hollinrake.

ADJOURNMENT

Meeting was adjourned at 6:04 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 7/17/26.