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MINUTES OF THE ANKENY CITY COUNCIL

Monday, July 20, 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 Pro Tem Todd Shafer called the meeting to order at 5:30 p.m. Council Members Matt Davis, Dustin Graber, Justin Hollinrake, and Jeff Perry were in attendance. Mayor Bobbi Bentz was absent. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Pro Tem Shafer led the Pledge of Allegiance.

PUBLIC FORUM

1. Alanna Phillips, Crocker Township, spoke about the Aquatic Center cabana rentals.

APPROVAL OF AGENDA

1. Council Member Graber moved, Hollinrake seconded, to approve and accept the July 20, 2026 agenda without amendment. Ayes: 5.

PUBLIC HEARINGS

1. PH 2026-33. Mayor Pro Tem Shafer 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 Prairie Ridge Sports Complex Baseball Infield Reconstruction project. Notice of this hearing was published in the Des Moines Register on the 3rd day of July, 2026.

   Clerk Yuska stated that an email from Rob Sheeks, Ankeny Little League President, was received and shared with council.

   Nick Lenox, Parks and Recreation Director, reported that the project includes demolition and removal of (8) existing baseball infields, PCC, field equipment, and subdrain. Installation of (8) baseball infields, including aggregate infield mix, sod, irrigation modifications, field equipment, and subdrain system. Work also includes surface restoration and all other incidental items necessary to complete the improvements, as specified.

   Mayor Pro Tem Shafer then asked for any public comment regarding the proposed project. Hearing none, Council Member Hollinrake moved, Graber seconded, to close public hearing 2026-33. Ayes: 5. Council Member Hollinrake moved, Graber seconded, to adopt 1) **RESOLUTION 2026-246** 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 2026-247** 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 2026-**

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248 approving contract and bonds with Musco Sports Lighting LLC dba Iowa Sports Turf Management in the amount of $670,872.00. Ayes: Hollinrake, Graber, Davis, Perry, Shafer. The meeting minutes are hereby corrected to reflect a scrivener's error in the dollar amount stated for Resolution 2026-247 and 2026-248. The amount listed in the minutes as $670,872.00 should be $670,872.70.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of July 6, 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 16, 2026.

Licenses and Permits

3. Issuance of cigarette permits.
4. Issuance of liquor licenses and beer/wine permits.

Finance/Budget

5. Receive and file Financial Reports for June 2026.
6. Receive and file the Building Permit Report for June 2026.
7. Receive and file the Utility Billing Report for June 2026.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Payment #1 in the amount of $105,324.08 to Caliber Concrete, LLC for construction services on the Hawkeye Park Tennis Court Reconstruction project.
16. 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.
17. 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.

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18. Payment #15 in the amount of $12,570.63 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. Payment #42 in the amount of $15,320.76 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
27. 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.
28. 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.
29. Payment #8 in the amount of $68,824.12 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.
30. 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.
31. 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.
32. 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.
33. Payment #1 in the amount of $94,902.37 to MNM Concrete Specialists, for construction services on the2026 Pedestrian Ramp Improvements Program - Seasons Ridge project.
34. 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.
35. Payment #15 in the amount of $6,552.61 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
36. 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.
37. 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.
38. 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.

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39. 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.
40. 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.
41. 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.
42. 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.
43. 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.
44. Payment #11 in the amount of $45,952.15 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
45. July 20, 2026 Accounts Payable by fund: General $473,052; Hotel/Motel Tax $113,358; Road Use Tax $32,157; Friends of Ankeny Library $5,159; Solid Waste $115,346; Water $216,028; Sewer $1,586,883; Storm Water $984; Golf Course $41,964; Enterprise Capital Projects $1,771,283; Revolving $52,522; Risk Management $898,060; Health Insurance $508; Capital Projects $2,113,250; Payroll Totals $1,952,730; Transfers/ACH ($240,643); Agenda Payments Approved Separately ($3,840,304); Grand Total $5,292,337.
46. The purchase of a greens mower at Otter Creek Golf Course for use in the Parks & Recreation Department's fleet.
47. The purchase of a Bobcat Toolcat at Prairie Ridge Sports Complex for use in the Parks & Recreation Department's fleet.
48. The purchase of a 2027 Ford F250 for Park Maintenance for an amount not to exceed $43,161.00.
49. 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

50. **RESOLUTION 2026-249** accepting the final plat, parkland dedication agreement, and platted easements for First Street Commons Plat 4.
51. **RESOLUTION 2026-250** 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.
52. **RESOLUTION 2026-251** 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.

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53. **RESOLUTION 2026-252** 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 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, containing 0.14 acres (+/-). (date of hrg: 8/3/26 @ 5:30 p.m.)
54. **RESOLUTION 2026-253** 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.)
55. **RESOLUTION 2026-254** 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.)
56. Accept 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

57. **RESOLUTION 2026-255** 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.
58. **RESOLUTION 2026-256** accepting public improvements in First Street Commons Plat 4 for Utilities.
59. **RESOLUTION 2026-257** authorizing acquisition of property for the N Ankeny Boulevard & Reinhart Drive Traffic Signal & Turn Lanes project.
60. **RESOLUTION 2026-258** 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.
61. **RESOLUTION 2026-259** 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.
62. **RESOLUTION 2026-260** 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.
63. **RESOLUTION 2026-261** 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.

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Administrative Items

64. Approve the Order of Dismissal of the first violation of tobacco offense for tobacco permit holder, Fleet Farm Wholesale Supply Co LLC.
65. **RESOLUTION 2026-262** 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

1. Council Member Davis moved, seconded by Hollinrake, to approve the recommendations for Consent Agenda Items CA-1 through CA-65. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.

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. Council Member Graber moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2262. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.
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. Council Member Davis moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2263. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.
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. Council Member Davis moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2264. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.

NEW BUSINESS

1. **$1,084,000 General Obligation Capital Loan Notes, Series 2026C** Council Member Graber moved, Davis seconded, to adopt **RESOLUTION 2026-263** 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. Ayes: Graber, Davis, Hollinrake, Perry, Shafer.

ADJOURNMENT

Meeting was adjourned at 6:07 p.m.

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DocuSigned by:
Michelle Yuska
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Michelle Yuska, City Clerk

Signed by:
Todd Shafer
AFEE905ABBA6452...
Todd Shafer, Mayor Pro Tem

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