MINUTES OF THE ANKENY CITY COUNCIL

Monday, August 3, 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, and Jeff Perry were in attendance. Council Member Todd Shafer was absent. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led the Pledge of Allegiance.

APPROVAL OF AGENDA

1. Council Member Graber moved, Hollinrake seconded, to approve and accept the August 3, 2026 agenda without amendment. Ayes: 4.

PUBLIC HEARINGS

1. PH 2026-34. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2265, vacating a portion of SW Ordnance Road right-of-way, 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 (+/-). Notice of this hearing was published in the Des Moines Register on the 24th day of July, 2026.

   Eric Jensen, Director of Development Services, reported that on July 6, 2026, the City Council initiated a street right-of-way vacation on a portion of SW Ordnance Road and an alley between 610 SW Ordnance Road and SW Cherry Street. On July 7, 2026 the Plan & Zoning Commission recommended City Council approve the vacation.

   Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing none, Council Member Graber moved, Hollinrake seconded, to close public hearing 2026-34. Ayes: 4. Council Member Graber moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2265. Ayes: Graber, Hollinrake, Davis, Perry.

2. PH 2026-35. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2266, vacating a Public Utility Easement, located on Lot 2, Plaza 36 Plat 2. Notice of this hearing was published in the Des Moines Register on the 24th day of July, 2026.

   Eric Jensen, Director of Development Services, reported that DRA Properties, LC has requested the vacation. DRA Properties, LC recently did a plat of survey that redrew the lot lines for Lots 1 and 2 of Plaza 36 Plat 2, combining them into a larger lot and a smaller lot. The vacated easements will be replaced with other easement(s) once future development occurs.

Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing none, Council Member Davis moved, Perry seconded, to close public hearing 2026-35. Ayes: 4. Council Member Davis moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2266. Ayes: Davis, Hollinrake, Graber, Perry.

3. PH 2026-36. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2267 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Bill Kimberley, LC, from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential. Layman's Description – approximately 48.73-acres (+/-) located north of NE 57th Street and east of NE Trilein Drive. Notice of this hearing was published in the Des Moines Register on the 24th day of July, 2026 and notices were mailed to affected property owners as required by law.

   Eric Jensen, Director of Development Services, reported that the applicant, Bill Kimberley, LC, is requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

   Mayor Bentz then asked for any public comment regarding the proposed rezoning. Hearing none, Council Member Davis moved, Graber seconded, to close public hearing 2026-36. Ayes: 4. Council Member Hollinrake moved, Perry seconded, to accept first consideration of ORDINANCE 2267. Ayes: Hollinrake, Perry, Graber, Davis.

PUBLIC FORUM

1. Tana Morehead, Small Business Administration Disaster Assistance, spoke about the July 2-4 storms and disaster loans that are available.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of July 20, 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 July 7, 2026.
3. Receive and file minutes of the Library Board of Trustees meeting of June 18, 2026.

Licenses and Permits

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

Finance/Budget

5. Payment #7 in the amount of $87,962.00 to Bolton & Menk, Inc., for design engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr project.
6. Payment #7 in the amount of $12,637.57 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.
7. Payment #2 in the amount of $5,811.25 to Olsson, Inc., for engineering services on the Systems Engineering for Adaptive Signal Control Technology project.
8. Payment #15 in the amount of $4,281.27 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
9. Payment #1 in the amount of $97,872.07 to RDG Planning & Design for engineering services on the Saylor Creek Channel Improvements project.
10. Payment #4 in the amount of $13,465.33 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd/Reinhart Dr Signal project.
11. Payment #5 in the amount of $16,319.50 to Snyder & Associates, Inc., for engineering services on the NE 18th Street Bridge Over I-35 project.
12. Payment #1 in the amount of $12,939.98 to Snyder & Associates, Inc., for engineering services on the NE 72nd Street Bridge Rehab project.
13. Payment #14 in the amount of $15,312.75 to Snyder & Associates, Inc., for construction engineering services on the NW Northlawn Area Utility Improvements—Phase 4 project.
14. Payment #12 in the amount of $8,044.75 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.
15. Payment #6 in the amount of $13,457.21 to Snyder & Associates, for construction engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: Construction Engineering project.
16. August 3, 2026 Accounts Payable by fund: General $634,299; Hotel/Motel Tax $106,796; Road Use Tax $159,569; Friends of Ankeny Library $2,754; Solid Waste $25,317; Water $721,846; Sewer $35,215; Storm Water $2,912; Golf Course $68,533; Enterprise Capital Projects $110,182; Revolving $32,715; Risk Management $5,550; Health Insurance $605; Capital Projects $246,413; Payroll Totals $2,939,118; Transfers/ACH ($241,930); Agenda Payments Approved Separately $288,104; Grand Total $5,137,998.
17. Authorize repairs to the fueling station for the Public Works Department and Central Garage.
18. Receive and file the Adopted Annual Budget Document for Fiscal Year 2027.

Community Development Items

19. **RESOLUTION 2026-264** accepting the final plat, parkland dedication agreement, warranty deed for streets, platted easements, and cost participation for Northgate Plat 8.
20. **RESOLUTION 2026-265** accepting final plat, warranty deed to streets, platted easements, parkland dedication agreement, sanitary sewer connection fee, water main shortage fee, and sidewalk shortage fee for the Crossings at Deer Creek Plat 16.
21. **RESOLUTION 2026-266** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider a proposed Ordinance to repeal and replace Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny, Iowa (date of hrg: 8/17/26 @ 5:30 p.m.).

Engineering Items

22. **RESOLUTION 2026-267** authorizing the City of Ankeny to submit an application for Federal Surface Transportation Block Grant Program Set-aside Funding (formally known as the Transportation Alternatives Program (TAP)) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of a grade separated trail crossing at the SW Oralabor Road and SW Irvinedale Drive intersection in coordination with the SW Oralabor Road Intersection Improvements projects, Phase 1 and Phase 2.
23. **RESOLUTION 2026-268** accepting the maintenance bond for utilities, subgrade, and paving in The Crossings at Deer Creek Plat 16.
24. **RESOLUTION 2026-269** accepting the maintenance bond for utilities, subgrade, and paving in Northgate Plat 8.

Capital Improvement Projects

25. **RESOLUTION 2026-270** accepting a proposal from Alpha Landscapes in the amount of $59,720.00 for the construction of the 2026 City-Wide Permanent Surface Restoration project.
26. **RESOLUTION 2026-271** ordering construction on the Deer Creek Sanitary Trunk Sewer Extension — Phase 1 project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 9/1/26 @ 10:30 A.M. / date of hrg: 9/8/26 @ 5:30 P.M.)

Administrative Items

27. **RESOLUTION 2026-272** authorizing the City of Ankeny to submit a grant application to the Iowa State Resource Enhancement and Protection (REAP) program for the partial funding of the West First Street Trail Connection to the Neal Smith Trail project and further approving the application which obligates the City of Ankeny to matching funds for the construction of said project.
28. **RESOLUTION 2026-273** 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.

Ordinances

29. Third consideration of **ORDINANCE 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, sending it on its final passage and publication as required by law.
30. Third consideration of **ORDINANCE 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, sending it on its final passage and publication as required by law.
    RESOLUTION 2026-274 authorizing the sale of property vacated by the City of Ankeny, Iowa, to Ankeny Community School District.

APPROVAL OF CONSENT AGENDA

1. Council Member Hollinrake moved, seconded by Graber, to approve the recommendations for Consent Agenda Items CA-1 through CA-30. Ayes: Hollinrake, Graber, Davis, Perry.

LEGISLATIVE BUSINESS

Approval of Ordinances

31. **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 Hollinrake moved, Perry seconded, to accept second consideration of ORDINANCE 2264. Ayes: Hollinrake, Perry, Davis, Graber.

NEW BUSINESS

1. **Proposed Memorandum of Understanding with the Ankeny Friends of the Arts, d/b/a Ankeny Art Center.** Council Member Graber moved, Davis seconded, to adopt **RESOLUTION 2026-275** approving a Memorandum of Understanding with the Ankeny Friends of the Arts, d/b/a Ankeny Art Center. Ayes: Graber, Davis, Hollinrake, Perry.

ADJOURNMENT

Meeting was adjourned at 5:55 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 8/14/26.