MINUTES OF THE ANKENY CITY COUNCIL

Monday, September 21, 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 the Pledge of Allegiance.

PUBLIC FORUM

1. Kevin Hyler, Little Ankeny Renewables, spoke about power purchase agreements.

APPROVAL OF AGENDA

1. Council Member Graber moved, Davis seconded, to approve and accept the September 21, 2026 agenda without amendment. Ayes: 5.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of September 8, 2026, as published, subject to correction as recommended by the City Clerk.
2. Official council actions of the special meeting of September 3, 2026, as published, subject to correction as recommended by the City Clerk.
3. Receive and file the minutes of the Plan and Zoning Commission meeting of August 4, 2026.

Licenses and Permits

4. Issuance of cigarette, tobacco, vapor product, alternative nicotine product, and device retailer permits.
5. Issuance and denial of liquor licenses and beer/wine permits as presented.

Finance/Budget

6. Receive and file Financial Reports for August 2026.
7. Receive and file Building Permit Report for August 2026.
8. Receive and file the Utility Billing Report for August 2026.
9. Change Order #4 increasing the contract amount by $24,738.75 to Absolute Concrete Construction, for construction services on the Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements project.

10. Change Order #5 increasing the contract amount by $3,651.50 to All Star Concrete, LLC for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
11. Change Order #3 increasing the contract amount by $12,008.02 to Con-Struct, Inc., for construction services on the West First Street Widening & Improvements - Phase 2: Construction Engineering project.
12. Change Order #1 increasing the contract amount by $8,105.00 to Dave's Dozing for construction services on the 2026 Annual Storm Water Erosion Repairs project.
13. Change Order #3 increasing the contract amount by $26,160.30 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching Program project.
14. Change Order #3 increasing the contract amount by $20,722.02 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.
15. Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $96,720.00 with Nilles Associates for construction services on the Deer Creek Trunk Sewer Extension — Phase 1 project.
16. Payment #5 in the amount of $3,626.10 to Absolute Group, for construction services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
17. Payment #5 in the amount of $91,293.59 to All Star Concrete, LLC, for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
18. Payment #2 in the amount of $343,404.22 to Caliber Concrete, LLC for construction services on the Hawkeye Park Tennis Court Reconstruction project.
19. Payment #17 in the amount of $3,770.82 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
20. Payment #7 in the amount of $7,906.25 to Civil Design Advantage, LLC, for construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering project.
21. Payment #5 in the amount of $4,589.00 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 2A: Design Engineering project.
22. Payment #5 in the amount of $25,278.70 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements -Phase 2B: Design Engineering project.
23. Payment #6 in the amount of $2,817.36 to Confluence, for engineering services on the Canyon Creek Park construction project.
24. Payment #6 in the amount of $500,995.92 to Con-Struct, Inc., for construction services on the West First Street Widening and Improvements - Phase 2 project.
25. Payment #1 in the amount of $110,153.20 to Dave's Dozing, for construction services on the 2026 Annual Storm Water Erosion Repairs project.
26. Payment #9 in the amount of $4,628.14 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.
27. Payment #5 in the amount of $115,851.86 to JAS Construction LLC., for construction services on the 2026 PCC Reconstruction Program - NE Chambers Parkway project.
28. Payment #5 in the amount of $82,965.07 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.
29. Payment #6 in the amount of $174,355.17 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching project.

30. Payment #1 in the amount of $334,599.90 to Musco Sports Lighting, LLC, dba Iowa Sports Turf Management for construction services on the Prairie Ridge Sports Complex Baseball Infield Reconstruction project.
31. Payment #16 in the amount of $6,032.32 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
32. Payment #5 in the amount of $27,278.34 to On Track Construction, LLC for construction services on the Vintage Business Park - North Lake Maintenance Phase 2 project.
33. Payment #6 in the amount of $1,116,291.92 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.
34. Payment #3 in the amount of $174,923.01 to TK Concrete, Inc., for construction services on the SE Oralabor Road & SE Four Mile Dr Traffic Signal project.
35. September 21, 2026 Accounts Payable by fund: General $455,565; Hotel/Motel Tax $1,100; Road Use Tax $60,034; Friends of Ankeny Library $1,301; Water $618,835; Sewer $1,147,498; Storm Water $8,041; Golf Course $19,087; Enterprise Capital Projects $1,198,874; Revolving $61,279; Risk Management $69,533; Health Insurance $54; Capital Projects $2,441,734; Payroll Totals $1,813,652; Transfers/ACH ($248,182); Agenda Payments Approved Separately ($3,599,247); Grand Total $4,049,158.

Community Development Items

36. **RESOLUTION 2026-304** accepting the final plat, subdivision bond for seeding and erosion control, performance and maintenance bonds for paving and underground improvements, warranty deed to street, platted easements, payment in lieu of park site dedication, and private street names NE Baker Lane, NE Indy Lane, and NE Kennedy Lane for Marlow 35.
37. **RESOLUTION 2026-305** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of paving, subgrade, sanitary sewer, storm sewer, and water main in Marlow 35.
38. **RESOLUTION 2026-306** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement associated with the development of Lot 2, Park Sight Office Park at Prairie Trail Plat 4.
39. Grant preliminary approval of the Hope Crest Plat 2 Final Plat; and authorize cost participation requests for sidewalk oversizing and truncated domes in the amount estimated to be $5,170.00.
40. Approve the Kimberley Estates Plat 3 Preliminary Plat and accept the public street name NE Diamond Circle.
41. **RESOLUTION 2026-307** accepting a Public Utility Easement associated with the development of Lakeview Woods Plat 1.

Engineering Items

42. Approve the Professional Services Agreement with Nilles Associates, Inc., for the design of the Deer Creek Sanitary Trunk Sewer - Phase 2 project in an amount not to exceed $246,300.00 and the Mayor to execute said agreement.
43. **RESOLUTION 2026-308** authorizing Application to the Iowa Clean Air Attainment Program (ICAAP): S Ankeny Boulevard and SE Oralabor Road Intersection Improvements project.

44. **RESOLUTION 2026-309** accepting a proposal from Torgerson Excavating, Inc. in the amount of $86,000.00 for the construction of the 2026 Curb Stop Replacement Project.

Capital Improvement Projects

45. 2026 Annual Storm Water Structure Replacement and Repairs: a) Final Change Order #1 decreasing the contract amount by $15,834.70; b) Certificate of Completion; c) **RESOLUTION 2026-310** accepting the public improvements with Absolute Concrete Construction, Inc. dba Absolute Group in the amount of $83,130.60; and d) Final Payment #1 in the amount of $80,636.68 and Release of Retainage in the amount of $2,493.92.
46. 2026 Pedestrian Ramp Improvements Program - Seasons Ridge: a) Final Change Order #1 increasing the contract amount by $27,159.25; b) Certificate of Completion; c) **RESOLUTION 2026-311** accepting the public improvements with MNM Concrete Specialists in the amount of $197,558.25; and d) Final Payment #2 in the amount of $96,729.13; Retainage Payment in the amount of $5,926.75.
47. 2026 Asphalt Street Resurfacing Program: a) Final Change Order #2 decreasing the contract amount by $14,328.09; b) Certificate of Completion; c) **RESOLUTION 2026-312** accepting the public improvements with OMG Midwest, Inc., DBA Des Moines Asphalt & Paving in the amount of $753,884.91; and d) Final Payment #2 in the amount of $153,619.19; Retainage Payment in the amount of $22,616.55.
48. SE Creekview Drive Extension (RISE) Project: a) Certificate of Completion; b) **RESOLUTION 2026-313** accepting the public improvements with Manatt's Inc. in the amount of $1,168,917.81; c) Final Change Order #3 of -$46,834.70; and d) Final Payment #10 in the amount of $11,255.88; Retainage Payment in the amount of $35,067.53.
49. Oralabor Gateway Trail – SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements: a) Final Change Order #5 increasing the contract amount by $51,779.65; b) Certificate of Completion; c) **RESOLUTION 2026-314** accepting the public improvements with Absolute Concrete Construction in the amount of $6,476,750.20; and d) Final Payment #20 in the amount of $30,140.46; Retainage Payment in the amount of $30,000.
50. **RESOLUTION 2026-315** accepting a proposal from Howrey Construction, Inc., in the amount of $161,815.75 for the construction of the Experience Park - Phase 2 project.

Administrative Items

51. **RESOLUTION 2026-316** approving an agreement for services provided by the Uptown Association for the betterment of the Ankeny community.
52. **RESOLUTION 2026-317** approving an agreement with the Greater Des Moines Partnership for regional economic development coordination services.
53. **RESOLUTION 2026-318** authorizing the City of Ankeny to submit an application for grant funding through Bravo's Public Art Programming Fund and committing matching funds
54. **RESOLUTION 2026-319** authorizing the City of Ankeny to submit an application for funding from Bravo for art in the Ankeny Kirkendall Public Library and commitment of matching funds.

Ordinances

55. Third consideration of **ORDINANCE 2268**, an Ordinance repealing and replacing Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny, Iowa, sending it on its final passage and publication as required by law, sending it on its final passage and publication as required by law.
56. Third consideration of **ORDINANCE 2269**, amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to the Zoning and Subdivision Code Update, sending it on its final passage and publication as required by law.

APPROVAL OF CONSENT AGENDA

1. Council Member Graber moved, seconded by Shafer, to approve the recommendations for Consent Agenda Items CA-1 through CA-56. Ayes: Graber, Shafer, Davis, Hollinrake, Perry.

LEGISLATIVE BUSINESS

Approval of Ordinances

58. **Ord 2270.** An Ordinance amending Ordinance Nos. 1682 and 2192, providing that general property taxes levied and collected each year on all the taxable property located within the Amended Northeast Ankeny Urban Renewal Area, in the 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, Ankeny Community School District, and other taxing districts, be paid to a special fund for the 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 Amended Northeast Ankeny Urban Renewal Area (Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan). Council Member Davis moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2270. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.
59. **Ord 2271.** An Ordinance amending the Municipal Code of the City of Ankeny, Iowa, by modifying Chapter 152, Sidewalk Regulations. Council Member Hollinrake moved, Graber seconded, to accept second consideration of ORDINANCE 2271. Ayes: Hollinrake, Graber, Davis, Perry, Shafer.
60. **Ord 2272**. An Ordinance amending Chapter 63 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Speed Regulations. Council Member Davis moved, Graber seconded, to accept first consideration of ORDINANCE 2272. Ayes: Davis, Graber, Hollinrake, Perry, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 5:39 p.m. and was immediately followed by a Council Action Planning Session.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

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