## Notice To Creditors

IOWA DISTRICT COURT FOR POLK COUNTY
CASE NO. ESPR085774
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF JUNE R. HARVEY
To All Persons Interested in the Estate of JUNE R. HARVEY, who died on or about January 17, 2026:
You are hereby notified that on February 24, 2026, the last will and testament of JUNE R. HARVEY, bearing a date of December 5, 1995, was admitted to probate in the above named court and that Daniel A. Harvey and Rebecca L. Sestina was appointed Executor of the Estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.
Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated on February 24, 2026
/s/Daniel A. Harvey
Daniel A. Harvey, Co-Executor
2416 Scott Street
Davenport, IA 52803

/s/Rebecca L. Sestina
Rebecca L. Sestina, Co-Executor
9589 Forest Ave.
Clive, IA 50325
Date of Second Publication: March 06, 2026
February 27, March 6 2026
LIOW0467338

---

**THE IOWA DISTRICT COURT FOR POLK COUNTY**
CASE NO. ESPR085712
IN THE MATTER OF
THE ESTATE OF
DELBERT L. MCGUIRE, Deceased.
**NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS**
To All Persons Interested in the Estate of Delbert L. McGuire, Deceased, who died on or about January 22, 2026:
You are hereby notified that on February 9, 2026, the last will and testament of Delbert L. McGuire, deceased, bearing date of November 6, 2017, was admitted to probate in the above named court and that Scott Riemenschneider was appointed executor of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.
Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated February 23, 2026.
Scott Riemenschneider,
Executor of the Estate
Scott S. Riemenschneider,
ICIS#: AT0006626
Attorney for executor
Wilson Deege Despotovich
Riemenschneider & Rittgers, PLC
4200 University Ave, Suite 424
West Des Moines, Iowa 50266-5945
Date of second publication
March 6, 2026.
Probate Code Section 304

---

IOWA DISTRICT COURT FOR POLK COUNTY
CASE NO. ESPR085738
NOTICE OF APPOINTMENT OF ADMINISTRATORS AND NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF
Katie Lynn Damon
To All Persons Interested in the Estate of Katie Lynn Damon, who died on or about December 20, 2025:
You are hereby notified that on February 13, 2026, the undersigned was appointed administrator of the estate.
Notice is hereby given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur four months from the date of the second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated on February 16, 2026
Maury Wilkerson Jr.
2829 E. 36th Ct
Des Moines, IA 50317
R. Bradley Skinner
ICIS#: AT0007256
Attorney for Executor
PO Box 367
Altoona, IA 50009
Date of Second Publicaiton: February 27, 2026
February 20, 27 2026
LIOW0461730

---

IOWA DISTRICT COURT FOR POLK COUNTY
CASE NO. ESPR085746
NOTICE OF APPOINTMENT OF ADMINISTRATORS AND NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF
GENE M. MILLER
To All Persons Interested in the Estate of GENE M. MILLER, who died on or about September 2, 2025:
You are hereby notified that on February 16, 2026, the undersigned was appointed administrator of the estate.
Notice is hereby given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur four months from the date of the second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated on February 16, 2026
Elizabeth Ekanger, Administrator of the Estate
3412 Oxford St.
Des Moines, IA 50313
Cynthia A. Bahls, ICIS#: AT0004563
Attorney for the Administrator
The Law Shop Iowa
PO Box 252
Van Meter, IA 50261

Date of Second Publicaiton: March 06, 2026
February 27, March 6 2026
LIOW0466852


**Find your new best friend.**

Check the classified listings everyday.

## Public Notices

**1414 NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS – 1ST STREET TO 11TH STREET CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT**

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement
Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost for the **North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street** project at its meeting at **5:30 P.M. on the 16th day of March 2026,** in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.
City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:
1. Join Meeting Electronically:
https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcW2Fak9Pdz09
Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
Dial: +1 312 626 6799
Meeting ID: 973 1299 2966 Passcode: 1234
Time and Place for Filing Sealed Proposals
Sealed proposals for the work comprising the improvement as stated below must be filed before **10:30 A.M.** according to the clock in the Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **10th day of March, 2026**, at the reception desk in said Ankeny Public Services Building. Proposals received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.
Time and Place Sealed Proposals Will be Opened and Considered
Sealed proposals will be opened and bids tabulated at **10:30 A.M. on the 10th day of March, 2026**, in said Ankeny Public Services Building. Proposals will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 16th day of March, 2026,** in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.
Commencement of Work
Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than August 3, 2026 and no later than September 8, 2026 for Fall 2026 work, and/or no earlier than March 15, 2027 and no later than April 5, 2027 for Spring 2027 work**, and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in July 2026. **Work on the improvement is prohibited between December 1, 2026 and March 14, 2027.**
Contract Documents
An electronic copy of the Contract Documents is available at www.ankenyiowa.gov/bid-documents for no cost. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.
Paper copies of the Contract Documents are available from the City of Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023. The initial set is free of charge to prospective bidders, i.e. qualified general contractors. A fee of Fifty Dollars ($50.00) per set will apply to additional sets and to bidding documents requested by other than prospective bidders. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a good usable condition. (2) They are returned within fourteen (14) calendar days after the award of the project. An individual must call 515-963-3520 in advance to reserve a paper copy.
Preference of Products and Labor
By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.
In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.
General Nature of the Public Improvement
**NORTH ANKENY BOULEVARD LANDSCAPING IMPROVEMENTS – 1ST STREET TO 11TH STREET**
**The North Ankeny Boulevard Landscaping Improvements – 1st Street to 11th Street project includes the installation of approximately 450 perennials, 200 ornamental grasses, a fully-functional drip irrigation system with electrical service, amended soils, and decorative rock in all four quadrants of the North Ankeny Boulevard and 5th Street, 9th Street, and 11th Street intersections. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.**
Bid Security
Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Ankeny, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Ankeny. The bid shall contain no condition except as provided in the specifications.
The City of Ankeny reserves the right to defer acceptance of any bid for a period of thirty (30) calendar days after receipt of bids and no bid may be withdrawn during this period.
Performance, Payment, and Maintenance Bond
Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Ankeny and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Ankeny from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of two (2) years from and after acceptance of substantial completion of the overall project in accordance with the overall 2-year warranty period.
Insurance Requirements
Each successful Bidder will be required to furnish its Certificate of Insurance. The Certificate of Insurance shall meet the requirements of Part 3 of Section 1070 of the SUDAS Standard Specifications. The Description section of the Certificate of Insurance shall be specific to the public improvement and list the City of Ankeny as an additional insured for the public improvement.
Title VI Compliance
The City of Ankeny, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.
Payment
Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released thirty-one (31) days following acceptance of the project by the City of Ankeny as per provisions in the Iowa Code.
**Payments for plants will be made in accordance with SUDAS Standard Specifications Section 9030, 1.08, B.2:**
**a. 70% of unit price at acceptance.**
**b. 15% of unit price at end of 1-year establishment period, upon completion of replacements.**
**c. 15% of unit price at end of 2-year warranty period, upon installation of replacements.**
Sales Tax Exemption
The City of Ankeny will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Sales tax exemption certificates are applicable only for the specific project for which the sales tax exemption certificate is issued.
Completion of Work
The Contractor shall substantially complete the overall project **no later than May 21, 2027.** Substantial completion for the overall project shall be defined as all utility and irrigation construction completed and all installed plant material is accepted by the Engineer, with the adjacent streets, driveways, and sidewalks fully open to traffic. Should the Contractor fail to substantially complete the work in this timeframe, liquidated damages of **Five Hundred Dollars ($500.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).
The Contractor shall fully complete the overall project two (2) years after the project has been substantially completed. Full completion for the overall project shall be defined as the overall 2-year warranty period completed, any dead/diseased/dying plants replaced, and all installed plant material in a healthy condition as determined by the Engineer. **The overall 2-year warranty period is defined as an initial 1-year establishment period after installation is accepted by the Engineer, immediately followed by an additional 1-year warranty period after expiration of the 1-year establishment period, in accordance with SUDAS Standard Specifications Section 9030, 3.13, B.**
The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.
This Notice is given by authority of the City Council of the City of Ankeny, Iowa.
Dated at Ankeny, Iowa, this **16th day of February, 2026**.
Bobbi B. Bentz, Mayor
ATTEST:
Michelle Yuska, City Clerk
Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **18th day of February, 2026.**
Published in the Des Moines Register the **27th day of February, 2026.**

---

**1415 NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING 2026 PCC PAVEMENT PRESERVATION PROGRAM - SE MAGAZINE ROAD DIAMOND GRINDING CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT**

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement
Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost for the **2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project** at its meeting at **5:30 P.M. on the 16th day of March, 2026,** in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.
City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:
1. Join Meeting Electronically:
https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcW2Fak9Pdz09
Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
Dial: +1 312 626 6799
Meeting ID: 973 1299 2966 Passcode: 1234
Time and Place for Filing Sealed Proposals
Sealed proposals for the work comprising the improvement as stated below must be filed before **10:30 A.M.** according to the clock in the Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **10th day of March, 2026**, at the reception desk in said Ankeny Public Services Building. Proposals received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.
Time and Place Sealed Proposals Will be Opened and Considered
Sealed proposals will be opened and bids tabulated at **10:30 A.M. on the 10th day of March, 2026,** in said Ankeny Public Services Building. Proposals will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 16th day of March, 2026**, in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.
Commencement of Work
Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than June 1, 2026 and no later than July 6, 2026**, and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in May 2026.
Contract Documents
An electronic copy of the Contract Documents is available at www.ankenyiowa.gov/bid-documents for no cost. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.
Paper copies of the Contract Documents are available from the City of Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023. The initial set is free of charge to prospective bidders, i.e. qualified general contractors. A fee of Fifty Dollars ($50.00) per set will apply to additional sets and to bidding documents requested by other than prospective bidders. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a good usable condition. (2) They are returned within fourteen (14) calendar days after the award of the project. An individual must call 515-963-3520 in advance to reserve a paper copy.
Preference of Products and Labor
By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.
In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.
General Nature of the Public Improvement
**2026 PCC PAVEMENT PRESERVATION PROGRAM – SE MAGAZINE ROAD DIAMOND GRINDING**
**The 2026 PCC Pavement Preservation Program – SE Magazine Road Diamond Grinding project includes the diamond grinding of the street and the sawing, cleaning, and filling of cracks and joints in PCC street pavement on SE Magazine Road from approximately 400 feet east of S Ankeny Boulevard / U.S. Highway 69 to just west of SE Delaware Avenue.**
**The construction improvements include the diamond grinding of approximately 16,250 SY of PCC pavement, the sawing, cleaning, and filling of approximately 17,500 LF of longitudinal joints, 9,750 LF of transverse joints, and 650 LF of miscellaneous cracks, and the installation of approximately 60 STA of permanent pavement markings. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.**
Bid Security
Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Ankeny, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Ankeny. The bid shall contain no condition except as provided in the specifications.
The City of Ankeny reserves the right to defer acceptance of any bid for a period of thirty (30) calendar days after receipt of bids and no bid may be withdrawn during this period.
Performance, Payment, and Maintenance Bond
Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Ankeny and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Ankeny from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of four (4) years from and after acceptance of the Contract.
Insurance Requirements
Each successful Bidder will be required to furnish its Certificate of Insurance. The Certificate of Insurance shall meet the requirements of Part 3 of Section 1070 of the SUDAS Standard Specifications. The Description section of the Certificate of Insurance shall be specific to the public improvement and list the City of Ankeny as an additional insured for the public improvement.
Title VI Compliance
The City of Ankeny, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.
Payment
Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released thirty-one (31) days following acceptance of the project by the City of Ankeny as per provisions in the Iowa Code.
Sales Tax Exemption
The City of Ankeny will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Sales tax exemption certificates are applicable only for the specific project for which the sales tax exemption certificate is issued.
Completion of Work
The Contractor shall fully complete the overall project within **thirty (30) working days.** Full completion for the overall project shall be defined as all work including permanent pavement markings installed, streets and driveways fully open to traffic, punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **One Thousand Dollars ($1,000.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).
The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.
This Notice is given by authority of the City Council of the City of Ankeny, Iowa.
Dated at Ankeny, Iowa, this **16th day of February, 2026.**
Bobbi B. Bentz, Mayor
ATTEST:
Michelle Yuska, City Clerk
Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **18th day of February, 2026.**
Published in the Des Moines Register the **27th day of February, 2026.**

---

**715 MINUTES OF THE ANKENY CITY COUNCIL**
Monday, February 16, 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, 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. Sally Dix, President, Bravo Greater Des Moines presented information about Bravo's mission, funding, and leadership, and impacts.
**APPROVAL OF AGENDA**
2. Council Member Graber moved, Shafer seconded, to approve and accept the February 16, 2026 agenda without amendment. Ayes: 5.
**PUBLIC HEARINGS**
1. PH 2026-04. 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 Pavement Preservation Program – Crack & Joint Filling project. Notice of this hearing was published in the Des Moines Register on the 30th day of January, 2026.
Mark Mueller, Public Works Director, reported that the project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations: Wildflower, Somersby, Somersby West, Sawgrass, White Birch, Reunion, 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 Shafer moved, Hollinrake seconded, to close public hearing 2026-04. Ayes: 5. Council Member Graber moved, Davis seconded, to adopt 1) **RESOLUTION 2026-045** adopting plans, specifications, form of contract and estimate of cost $625,305.00; 2) receive and file report of bids received February 10, 2026; 3) adopt **RESOLUTION 2026-046** making award of construction contract with Parking Lot Specialties, LLC in the amount of $525,576.80 and 4) adopt **RESOLUTION 2026-047** approving contract and bonds with Parking Lot Specialties, LLC in the amount of $525,576.80. Ayes: Graber, Davis, Hollinrake, Perry Shafer.
2. PH 2026-05. 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 NW 17th Street Storm Sewer and Pavement Improvements project. Notice of this hearing was published in the Des Moines Register on the 30th day of January, 2026.
Mark Mueller, Public Works Director, reported that the project includes reconstructing street pavement and storm sewer structures along NW 17th Street/NW Linden Street, NW Applewood Street, and NW Beechwood Street.
Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Hollinrake moved, Perry seconded, to close public hearing 2026-05. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to adopt 1) **RESOLUTION 2026-048** adopting plans, specifications, form of contract, estimate of cost $930,000.00; 2) receive and file report of bids received February 10, 2026; 3) **RESOLUTION 2026-049** making award of construction contract with All Star Concrete, LLC in the amount of $661,003.70; and 4) **RESOLUTION 2026-050** approving contract and bonds with All Star Concrete, LLC in the amount of $661,003.70. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.
3. PH 2026-06. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan. Notice of this hearing was published in the Des Moines Register on the 6th day of February, 2026.
Derek Lord, Economic Development Director, reported that the proposed amendment includes the following updates: Update to project description to include: Design and complete improvements to intersections at: (i) SW Oralabor Road and SW Irvinendale Drive; (ii) SW Glennbrooke Blvd and SW Oralabor Road; and (iii) SW College Ave and SW Oralabor Road, and Increases the estimated costs of the project to reflect the expanded scope of project. The amendment adds existing right-of-way for the aforementioned project to the urban renewal area and has no effect on the duration of the plan or the area.
Mayor Bentz then asked for any public comment regarding the proposed item. Hearing none, Council Member Perry moved, Graber seconded, to close public hearing 2026-06. Ayes: 5. Council Member Davis moved, Hollinrake seconded, to receive and file the report from the consultation meeting held on January 27, 2026. Ayes: Davis, Hollinrake, Graber, Perry, Shafer. Council Member Graber moved, Davis seconded, to adopt **RESOLUTION 2026-051** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 15 to the 1989 Ankeny Economic Development Urban Renewal Plan. Ayes: Graber, Davis, Hollinrake, Perry, Shafer.
4. PH 2026-07. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan. Notice of this hearing was published in the Des Moines Register on the 6th day of February, 2026.
Derek Lord, Economic Development Director, reported that the proposed amendment includes the following updates: The addition of SW 4th Street road reconstruction and on-street parking between SW Maple Street and SW Cherry Street, The addition of on-street parking on the south side of SW 2nd Street, east of SW Cherry Street, and The ability to conduct property acquisition activities and create facade improvement program.
Mayor Bentz then asked for any public comment regarding the proposed item. Hearing none, Council Member Davis moved, Perry seconded, to close public hearing 2026-07. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to receive and file the report from the consultation meeting held on January 27, 2026. Ayes: Graber, Hollinrake, Davis, Perry, Shafer. Council Member Davis moved, Hollinrake seconded, to adopt **RESOLUTION 2026-052** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 5 to the Amended and Restated 1991 City of Ankeny Urban Renewal Plan. Ayes: Davis, Hollinrake, Graber, Perry, Shafer.
5. PH 2026-08. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan. Notice of this hearing was published in the Des Moines Register on the 6th day of February, 2026.
Derek Lord, Economic Development Director, reported that the proposed amendment includes the following updates: Updates the description of the design and construction of NE Spectrum Drive over Otter Creek to include an RCB culvert or bridge, as well as increases est. costs and Adds land use planning for NE 36th Street corridor and increases planning, engineering, attorney fees and admin costs for future work in this area. The amendment adds right-of-way east of NE 29th Street/NE Four Mile Drive, as well as six additional parcels fronting both the north and south sides of NE 36th Street, east of NE 29th Street/NE Four Mile Drive.
Mayor Bentz then asked for any public comment regarding the proposed item. Hearing none, Council Member Perry moved, Hollinrake seconded, to close public hearing 2026-08. Ayes: 5. Council Member Hollinrake moved, Davis seconded, to receive and file the report from the consultation meeting held on January 27, 2026. Ayes: Hollinrake, Davis, Graber, Shafer, Perry. Council Member, Hollinrake moved, Perry seconded, to adopt **RESOLUTION 2026-053** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan. Ayes: Hollinrake, Perry, Davis, Graber, Shafer.
6. PH 2026-09. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed 2026 Corporate Woods Business Park Urban Renewal Plan I. Notice of this hearing was published in the Des Moines Register on the 6th day of February, 2026.
Derek Lord, Economic Development Director, reported that the proposed amendment includes a single parcel located at 1600 SE Corporate Woods Drive. Establishing this urban renewal area will allow the City to support new investment and job creation by providing tax incentives for future business expansion on this parcel. Any such incentives will be incorporated into a development agreement in accordance with the City Council's Targeted Industry Incentive Policy and will need to be considered by the City Council following a public hearing on any such incentives. Establishing this urban renewal area now puts the City in a position to support economic growth should new investment on this parcel be contemplated in the future.
Mayor Bentz then asked for any public comment regarding the proposed item. Hearing none, Council Member Davis moved, Hollinrake seconded, to close public hearing 2026-09. Ayes: 5. Council Member Hollinrake moved, Graber seconded, to receive and file the report from the consultation meeting held on January 27, 2026. Ayes: Hollinrake, Graber, Davis, Perry, Shafer. Council Member Graber moved, Hollinrake seconded, to receive and file the report of the Planning & Zoning Commission meeting held on February, 2026. Ayes: Graber, Hollinrake, Davis, Perry, Shafer. Council Member Davis moved, Graber seconded, to adopt **RESOLUTION 2026-054** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 2 to the Amended and Restated Northeast Ankeny Urban Renewal Plan. Ayes: Hollinrake, Perry, Davis, Graber, Shafer.
6. PH 2026-09. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed 2026 Corporate Woods Business Park Urban Renewal Plan I. Notice of this hearing was published in the Des Moines Register on the 6th day of February, 2026.
Derek Lord, Economic Development Director, reported that the proposed amendment includes a single parcel located at 1600 SE Corporate Woods Drive. Establishing this urban renewal area will allow the City to support new investment and job creation by providing tax incentives for future business expansion on this parcel. Any such incentives will be incorporated into a development agreement in accordance with the City Council's Targeted Industry Incentive Policy and will need to be considered by the City Council following a public hearing on any such incentives. Establishing this urban renewal area now puts the City in a position to support economic growth should new investment on this parcel be contemplated in the future.
Mayor Bentz then asked for any public comment regarding the proposed item. Hearing none, Council Member Davis moved, Hollinrake seconded, to close public hearing 2026-09. Ayes: 5. Council Member Hollinrake moved, Graber seconded, to receive and file the report from the consultation meeting held on January 27, 2026. Ayes: Hollinrake, Graber, Davis, Perry, Shafer. Council Member Graber moved, Hollinrake seconded, to receive and file the report of the Planning & Zoning Commission meeting held on February, 2026. Ayes: Graber, Hollinrake, Davis, Perry, Shafer. Council Member Davis moved, Graber seconded, to adopt **RESOLUTION 2026-054** determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the 2026 Corporate Woods Business Park Urban Renewal Plan I. Ayes: Davis, Graber, Hollinrake, Perry, Shafer. Council Member Hollinrake moved, Perry seconded, to accept first consideration of **ORDINANCE 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) Ayes: Hollinrake, Perry, Davis, Graber, Shafer.
**APPROVAL OF CONSENT AGENDA**
Minutes
1. Official council actions of the regular meeting of February 2, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of December 16, 2025.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of December 16, 2025.
4. Receive and file minutes of the Civil Service Commission meeting of February 10, 2026, subject to correction as recommended by the Clerk of the Commission.
Licenses and Permits
5. Issuance of Cigarette, Tobacco, Vapor, and Nicotine Permits.
6. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.
Finance/Budget
7. Receive and file Financial Reports for January 2026.
8. Receive and file the Building Permit Report for January 2026.
9. Receive and file the Utility Billing Report for January 2026.
10. Payment #10 in the amount of $18,516.07 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
11. Payment #14 in the amount of $7,236.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension — Phase 4 project.
12. Payment #10 