MINUTES OF THE ANKENY CITY COUNCIL

Monday, October 5, 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.

APPROVAL OF AGENDA

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

PUBLIC HEARINGS

1. PH 2026-39. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Metro North Air Park Urban Renewal Plan 1. Notice of this hearing was published in the Des Moines Register on the 23rd day of September, 2026.

   Derek Lord, Community and Economic Development Director, reported that this Urban Renewal Area and supporting Urban Renewal Plan includes three parcels located near and including 1711 SE Oralabor Road. 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 these parcels, including Accu-Mold's recently announced expansion plans. The only allowable projects included in this urban renewal plan are development agreements supporting private investment. Any 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.

   Mayor Bentz then asked for any public comment regarding the proposed plan. Hearing none, Council Member Davis moved, Graber seconded, to close public hearing 2026-39. Ayes: 5. Council Member Davis moved, Graber seconded, to receive and file the report from the consultation meeting held on September 16, 2026. Ayes: Davis, Graber, Hollinrake, Perry, Shafer. Council Member Graber moved, Davis seconded, to receive and file the report of the Planning & Zoning Commission meeting held on September 22, 2026. Ayes: Davis, Graber, Hollinrake, Perry, Shafer. Council Member Davis moved, Graber seconded, to adopt **RESOLUTION 2026-320** determining an area of the City to be an economic development 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 Metro North Air Park Urban Renewal Plan I. Ayes: Davis, Graber, Hollinrake, Perry, Shafer. Council Member Graber moved, Hollinrake seconded, to accept first consideration of

ORDINANCE 2273, an Ordinance providing that general property taxes levied and collected each year on all property located within the Metro North Air Park Urban Renewal Area I, 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 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 Metro North Air Park Urban Renewal Area I. (The Metro North Air Park Urban Renewal Plan I) Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

2. PH 2026-40. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of the proposed Metro North II Business Park Urban Renewal Plan 1. Notice of this hearing was published in the Des Moines Register on the 23rd day of September, 2026.

   Derek Lord, Community and Economic Development Director, reported that this Urban Renewal Area and supporting Urban Renewal Plan includes property located at 2210 SE Creekview 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. The only allowable projects included in this urban renewal plan are development agreements supporting private investment.

   Mayor Bentz then asked for any public comment regarding the proposed plan. Hearing none, Council Member Graber moved, Davis seconded, to close public hearing 2026-40. Ayes: 5. Council Member Graber moved, Davis seconded, to receive and file the report from the consultation meeting held on September 16, 2026. Ayes: Graber, Davis, Hollinrake, Perry, Shafer. Council Member Davis moved, Perry seconded, to receive and file the report of the Planning & Zoning Commission meeting held on September 22, 2026. Ayes: Davis, Perry, Graber, Hollinrake, Shafer. Council Member Hollinrake moved, Davis seconded, to adopt **RESOLUTION 2026-321** determining an area of the City to be an economic development 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 Metro North II Business Park Urban Renewal Plan I. Ayes: Hollinrake, Davis, Graber, Perry, Shafer. Council Member Graber moved, Davis seconded, to accept first consideration of **ORDINANCE 2274**, an Ordinance providing that general property taxes levied and collected each year on all property located within the Metro North II Business Park Urban Renewal Area I, 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 payment of principal and interest on loans, monies advanced to indebtedness, including bonds issued or to be issued, incurred by the city in connection with the Metro North II Business Park Urban Renewal Area I. (The Metro North II Business Park Urban Renewal Plan I). Ayes: Graber, Davis, Hollinrake, Perry, Shafer.

3. PH 2026-41. Mayor Bentz announced this is the time and place for a public hearing on the matter of a proposed development agreement between the City of Ankeny and Accu-Mold, LLC related to business expansion. Notice of this hearing was published in the Des Moines Register on the 18th day of September, 2026.

   Derek Lord, Community and Economic Development Director, reported that Accu-Mold, LLC, located at 1711 SE Oralabor Road, is proposing to invest approximately $33 million in an approximately 50,000 square foot manufacturing and office expansion on the west side of their current headquarters and manufacturing facility. Accu-Mold is a high-tech manufacturing company headquartered in Ankeny that specializes in precision micro-injection molding and micro-tooling.

   Mayor Bentz then asked for any public comment regarding the proposed plan. Hearing none, Council Member Davis moved, Graber seconded, to close public hearing 2026-41. Ayes: 5. Council Member Davis moved, Graber seconded, to adopt **RESOLUTION 2026-322** approving a Development Agreement between the City of Ankeny and Accu-Mold, LLC. Ayes: Davis, Graber, Hollinrake, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of September 21, 2026, as published, subject to correction as recommended by the City Clerk.
2. Receive and file minutes of the Plan and Zoning Commission meeting of September 9, 2026.
3. Receive and file the minutes of the Zoning Board of Adjustment meeting of August 18, 2026.
4. Receive and file minutes of the Library Board of Trustee meeting of August 20, 2026.
5. Receive and file minutes of the Civil Service Commission meeting of September 30, 2026, subject to correction as recommended by the Clerk of the Commission.

Licenses and Permits

6. Issuance of a special permit to Ryan Carswell for the purpose of bow hunting on private property within the city limits pursuant to Municipal Code Section 41.11(3).
7. Issuance of liquor licenses and beer/wine permits as presented.

Finance/Budget

8. Payment #9 in the amount of $61,782.16 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr. project.
9. Payment #5 in the amount of $10,656.00 to Foth Infrastructure and Environment, LLC for engineering services on the NW 36th Street Widening - NW Abilene Road to NW Ash Drive project.

10. Payment #6 in the amount of $70,670.20 to Foth Infrastructure and Environment, LLC for construction engineering services on the West First Street Widening and Improvements — Phase 2 Construction Engineering project.
11. Payment #28 in the amount of $7,885.05 to McClure Engineering for engineering services on the SW Des Moines Street Utility Improvements project.
12. Payment #6 in the amount of $46,341.25 to McClure Engineering Company, for design engineering services on the SW Oralabor Road Intersection Improvements - Phase 1: Design Engineering project.
13. Payment #6 in the amount of $4,661.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
14. Payment #1 in the amount of $38,760.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer - Phase 2 project.
15. Payment #4 in the amount of $4,300.62 to Olsson, Inc., for engineering services on the Systems Engineering for Adaptive Signal Control Technology project.
16. Payment #3 in the amount of $23,577.22 to RDG Planning & Design for engineering services on the Saylor Creek Channel Improvements project.
17. Payment #6 in the amount of $16,424.75 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd/Reinhart Dr Signal project.
18. Payment #7 in the amount of $13,458.00 to Snyder & Associates, Inc., for engineering services on the NE 18th Street Bridge over I-35 project.
19. Payment #8 in the amount of $4,564.00 to Snyder & Associates, for construction engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St: Construction Engineering project.
20. Payment #1 in the amount of $10,368.25 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and SE Oralabor Improvements project.
21. Payment #21 in the amount of $3,097.95 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
22. Payment #7 in the amount of $5,320.75 to Snyder & Associates, Inc., for engineering services on the SW/SE Oralabor Road Traffic Signal Timing Updates project.
23. Payment #10 in the amount of $4,915.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
24. Payment #5 in the amount of $13,344.81 to WHKS & Co., for engineering services on the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 project.
25. October 5, 2026 Accounts Payable by fund: General $625,160; Road Use Tax $129,914; Friends of Ankeny Library $901; Water $184,034; Sewer $56,399; Storm Water $17,040; Golf Course $129,066; Revolving $76,185; Risk Management $12,842; Health Insurance $1,126; Capital Projects $262,961; Payroll Totals $2,603,287; Transfers/ACH ($248,182); Agenda Payments Approved Separately ($350,436); Grand Total $3,586,450.
26. **RESOLUTION 2026-323** authorizing the purchase of fiber optic switches for Fiber Optic Network Upgrade.
27. **RESOLUTION 2026-324** authorizing the purchase of combination signal / lighting poles for N Ankeny Boulevard & NW Reinhart Drive Traffic Signal & Turn Lanes.

Personnel Items

28. Accept the Civil Service Commission certified list for promotion to Lead Fleet Technician, subject to passing any further departmental requirements.

Community Development Items

29. **RESOLUTION 2026-325** accepting final plat, warranty deed to streets, platted easements, and authorizing cost participation for modified 6" subbase and perforated 8" subdrain for Kimberley Crossing Plat 5.

Engineering Items

30. Approve the Professional Services Agreement with Bolton & Menk for the Rock Creek Greenbelt and Regional Detention Feasibility Study in an amount not to exceed $60,000.00.
31. **RESOLUTION 2026-326** accepting public improvements in Kimberley Crossing Plat 5.
32. **RESOLUTION 2026-327** adopting a Policy on Inspection and Repair of Sidewalks, dated October 5, 2026, in the City of Ankeny.

Capital Improvement Projects

33. **NE Delaware Avenue Reconstruction - NE 5th Street to NE 18th Street: Landscaping Improvements**: approve: a) Certificate of Completion; b) **RESOLUTION 2026-328** accepting the public improvements with Alpha Landscapes in the amount of $54,435.00; and c) Final Payment #3 in the amount of $7,586.94; Retainage Payment in the amount of $2,721.75.

Administrative Items

34. Enter into an agreement with the Iowa Office of Civil Rights (IOCR) from July 1, 2026 - June 30, 2027 for the reimbursement of city staff time in processing discrimination claims referred to the IOCR.
35. Approve certification to the Treasurer of State of Iowa the population of the Moeckly Farms annexed territory as determined by the last certified federal census of said territory.
36. **RESOLUTION 2026-329** setting a public hearing on a development agreement between the City of Ankeny and BPT Iowa Properties, LLC (date of hrg: 10/19/26 @ 5:30 p.m.)

Ordinances

37. Third consideration of **ORDINANCE 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), sending it on its final passage and publication as required by law.

38. Third consideration of **ORDINANCE 2271**, an Ordinance amending the Municipal Code of the City of Ankeny, Iowa, by modifying Chapter 152, Sidewalk Regulations, sending it on its final passage and publication as required by law.

APPROVAL OF CONSENT AGENDA

1. Council Member Graber moved, seconded by Davis, to approve the recommendations for Consent Agenda Items CA-1 through CA-38. Ayes: Graber, Davis, Hollinrake, Perry, Shafer.

LEGISLATIVE BUSINESS

Approval of Ordinances

39. **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 Hollinrake moved, Graber seconded, to accept second consideration of ORDINANCE 2272. Ayes: Hollinrake, Graber, Davis, Perry, Shafer.
40. **Ord 2275.** An Ordinance Repealing Chapter 118, Telephone Franchise, of the Code of Ordinances of the City of Ankeny, Iowa. Council Member Davis moved, Perry seconded, to accept first consideration of ORDINANCE 2275. Ayes: Davis, Perry, Graber, Hollinrake, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 5:58 p.m. and was immediately followed by a Council Action Planning Session.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 10/16/26.