ANKENY CITY COUNCIL

Regular Meeting
Monday, March 17, 2025
5:30 PM

Ankeny Kirkendall Public Library - City Council Chambers
1250 SW District Drive, Ankeny, Iowa

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

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All City Council meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing. To request information in an alternative format or request an accommodation to participate in a City Council meeting, contact the Office of the City Clerk at 965-6405.
Anyone seeking assistance in communicating with the City should contact Relay Iowa at 1-800-735-2942 (TDY), or 1-800-735-2943 (Voice).

ELECTRONIC MEETING INFORMATION

https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09

Meeting ID: 973 1299 2966
Passcode: 1234

Dial in: +1 312 626 6799; Meeting ID: 973 1299 2966; Passcode: 1234

PROCEDURAL ACTIONS:

Call to Order: Todd Shafer, Mayor Pro Tem
Roll Call: Michelle Yuska, City Clerk
Pledge of Allegiance: Todd Shafer, Mayor Pro Tem

CEREMONY:

A. PUBLIC FORUM:

1. Polk County Board of Supervisors Report, Supervisor 3rd District, Mark Holm

B. APPROVAL OF AGENDA:

1. Approval of the March 17, 2025 Agenda

Consider motion to approve and accept the March 17, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-19 A request to vacate a Public Utility Easement located on Lot 1, Savannah at Ankeny

Consider motion to close Public Hearing 2025-19.

Consider motion to accept first consideration of ORDINANCE 2198.

2. PH 2025-20 A request to vacate a Public Ingress/Egress, Water Main, and Sanitary Sewer Easement located on Lot 1, Savannah at Ankeny

Consider motion to close Public Hearing 2025-20.

Consider motion to accept first consideration of ORDINANCE 2199.

3. PH 2025-21 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Girls Softball Association for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-21.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Girls Softball Association for use of a portion of the Prairie Ridge Sports Complex.

4. PH 2025-22 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-22.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex.

5. PH 2025-23 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Junior Football for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-23.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Junior Football for use of a portion of the Prairie Ridge Sports Complex.

6. PH 2025-24 Proposed lease agreement between the City of Ankeny, Iowa, and the Heartland Area Lacrosse Club for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-24.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Heartland Area Lacrosse Club for use of a portion of the Prairie Ridge Sports Complex.

7. PH 2025-25 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Little League for use of a portion of the Prairie Ridge Sports Complex

Consider motion to close Public Hearing 2025-25.

Consider motion to adopt RESOLUTION authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Little League for use of a portion of the Prairie Ridge Sports Complex.

8. PH 2025-26 Proposed Development Agreement between the City of Ankeny and MCF Operating, LLC

Consider motion to close Public Hearing 2025-26.

Consider motion to adopt RESOLUTION approving a development agreement between the City of Ankeny and MCF Operating, LLC.

Consider motion to adopt RESOLUTION approving the application of MCF Operating, LLC to the Iowa Economic Development Authority High Quality Jobs Program.

9. PH 2025-27 Proposed 2025 PCC Pavement Preservation Program - Crack and Joint Filling

Consider motion to close Public Hearing 2025-27.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost $599,165.00; 2) receive and file report of bids received on March 11, 2025; 3) RESOLUTION making award of a construction contract with National Sealant & Concrete, LLC in the amount of $483,325.32; and 4) RESOLUTION approving contract and bonds with National Sealant & Concrete, LLC in the amount of $483,325.32.

D. REPORTS OF ADVISORY BOARDS AND COMMISSION:

E. APPROVAL OF CONSENT AGENDA:

- **MINUTES**

CA - 1. Approval of official council actions of the regular meeting of March 3, 2025 as published, subject to correction, as recommended by the City Clerk.

CA - 2. Receive and file minutes of the Plan and Zoning Commission meeting of February 18, 2025.

- **LICENSES AND PERMITS**

CA - 3. Consider motion to approve the issuance of Solid Waste Permits.

CA - 4. Consider motion to approve the issuance of Device Retailer Permits.

CA - 5. Consider motion to approve the issuance of liquor licenses and beer/wine permits.

- **FINANCE/BUDGET**

CA - 6. Consider motion to receive and file Financial Reports for February 2025.

CA - 7. Consider motion to receive and file Building Permit Report for February 2025.

CA - 8. Consider motion to receive and file the Utility Billing Report for February 2025.

CA - 9. Consider motion to approve Change Order #3 increasing the contract amount by $17,804.00 with HPC, LLC for construction services associated with Fire Station No. 4.

CA - 10. Consider motion to approve Change Order #1 increasing the contract amount by $10,760.00 to RW Excavating Solutions for construction services on the Vintage Park North Lake & Saylor Creek Repairs project.

CA - 11. Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $115,125.00 with MSA Professional Services, Inc. for construction services on the SW Walnut Street and SW Ordnance Road Water Main project.

CA - 12. Consider motion to approve Payment #12 in the amount of $19,464.25 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Conceptual Design project.

CA - 13. Consider motion to approve Payment #12 in the amount of $26,290.40 to Foth Infrastructure & Environment, for engineering services on the North Four Mile Trunk Sewer - Phase 2 project.

CA - 14. Consider motion to approve Payment #8 in the amount of $62,164.68 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.

CA - 15. Consider motion to approve Payment #27 in the amount of $11,003.76 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

CA - 16. Consider motion to approve Payment #11 in the amount of $309,585.05 to HPC, LLC for construction services work associated with the Ankeny Fire Station No. 4 project.

CA - 17. Consider motion to approve Payment #1 in the amount of $1,875.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.

CA - 18. Consider motion to approve Payment #12 in the amount of $2,701.25 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.

CA - 19. Consider motion to approve Payment #2 in the amount of $56,895.50 to RW Excavating Solutions, for construction services on the Vintage Business Park North Lake and Saylor Creek Repairs project.

CA - 20. Consider motion to approve Payment #23 in the amount of $4,385.80 to SVPA Architects Inc. for design and construction administration services associated with the Ankeny Fire Station No. 4 project.

CA - 21. Consider motion to approve the March 17, 2025 Accounts Payable.

- **COMMUNITY DEVELOPMENT ITEMS**

CA - 22. Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa to rezone certain property owned by Jerry's Homes,

Inc, located northeast of the intersection of NW Weigel Drive and NW 18th Street just south of the High Trestle Trail. (date of hrg: 4/7/25 @ 5:30 p.m.)

CA - 23. Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Utility Easement located on Lots 4 and 5, Kimberley Crossing Plat 2 (date of hrg: 4/7/25 @ 5:30 p.m.)

CA - 24. Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Gas Easement located on Lots 4 and 5, Kimberley Crossing Plat 2 (date of hrg: 4/7/25 @ 5:30 p.m.)

CA - 25. Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Drainage Easement located on Lots 4 and 5, Kimberley Crossing Plat 2 (date of hrg: 4/7/25 @ 5:30 p.m.)

CA - 26. Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, and platted easements for Old Dominion Freight Line Ankeny, IA Relay Lot.

CA - 27. Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement with Old Dominion Freight Line, Inc. concerning the City retaining the right to review the need for intersection improvements on SE Four Mile Drive for a period of five (5) years, and associated with the development of 7050 SE Four Mile Drive, Old Dominion Freight Line Ankeny, IA.

CA - 28. Consider motion to adopt **RESOLUTION** receiving and filing an application for the annexation of and providing for the giving of notice for annexation of certain territory located adjacent to the southeast quadrant of the City of Ankeny owned by Berwick Holdings LLC.

- **ENGINEERING ITEMS**

CA - 29. Consider motion to receive and file the Transportation Master Plan as completed by JEO Consulting Group, Inc.

CA - 30. Consider motion to adopt **RESOLUTION** accepting public improvements for utilities in DHI Plat 1 (DR Horton Office).

CA - 31. Consider motion to adopt **RESOLUTION** accepting public improvements for utilities in SW Ankeny Road Culvert Replacement Project.

CA - 32. Consider motion to adopt **RESOLUTION** accepting public improvements for paving in SW Ankeny Road Culvert Replacement Project.

CA - 33. Consider motion to adopt **RESOLUTION** accepting public improvements for subgrade in SW Ankeny Road Culvert Replacement Project.

CA - 34. Consider motion to adopt a **RESOLUTION** authorizing the execution of a Traffic Safety Improvement Program (TSIP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny for the sharing of construction costs for the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.

CA - 35. Consider motion to adopt a **RESOLUTION** 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 proposed South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.

CA - 36. Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa. (Dayton Park LLC)

CA - 37. Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa. (Spenser & Leah Burden)

CA - 38. Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa. (Cheryl Sidler)

- **CAPITAL IMPROVEMENT PROJECTS**

CA - 39. Consider motion to adopt a **RESOLUTION** accepting a proposal from TK Concrete, Inc. in the amount of $175,000 for the construction of the 2025 Pedestrian Ramp Improvements Program - Briarwood South.

CA - 40. Consider motion to adopt **RESOLUTION** ordering construction on the 2025 Sanitary Manhole Rehabilitation project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/15/25 @ 10:30 A.M. / date of hrg: 4/21/25 @ 5:30 P.M.)

CA - 41. Consider motion to adopt **RESOLUTION** ordering construction on the 2025 Sanitary Manhole Grouting project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/15/25 @ 10:30 A.M. / date of hrg: 4/21/25 @ 5:30 P.M.)

CA - 42. Consider motion to adopt **RESOLUTION** ordering construction on the 2025 PCC Street Patching Program project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/15/25 @ 10:30 A.M. / date of hrg: 4/21/25 @ 5:30 P.M.)

CA - 43. Consider motion to approve the Professional Services Agreement with Civil Design Advantage, LLC for the preliminary and final design of the Westlawn Place Area Utility Improvements - Phase 1 project in an amount not to exceed $314,241.00.

- **ADMINISTRATIVE ITEMS**

CA - 44. Consider motion to receive and file City Development Board Notice of Meeting for the proposed City of Altoona annexation.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-44

   Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-44.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. RECESS - TODD SHAFER, MAYOR PRO TEM

H. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES:**

45. Ord 2192 An Ordinance amending Ordinance No. 1682 providing that general property taxes levied and collected each year on all taxable property located within the amended Northeast Ankeny Urban Renewal Area, 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, 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 amended Northeast Ankeny Urban Renewal Area (Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan).

Consider motion to accept third consideration of ORDINANCE 2192, sending it on its final passage and publication as required by law.

46. Ord 2193 An Ordinance vacating a Public Utility & Drainage Easement located on Outlot X, Haws Plat 1.

Consider motion to accept second consideration of ORDINANCE 2193.

47. Ord 2194 An Ordinance vacating a portion of an easement to Construct & Maintain Ditch & Dike located on Lot 1 and Lot A, Haws Plat 1.

Consider motion to accept second consideration of ORDINANCE 2194.

48. Ord 2195 An Ordinance vacating a Sloping & Grading Easement located on Lot 1, Haws Plat 1.

Consider motion to accept second consideration of ORDINANCE 2195.

49. Ord 2196 An Ordinance vacating a Sanitary Sewer Easement located on Lot 1 and Outlot X, Haws Plat 1.

Consider motion to accept second consideration of ORDINANCE 2196.

50. Ord 2197 An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates.

Consider motion to accept second consideration of ORDINANCE 2197.

Consider motion to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2197, sending it on its final passage and publication as required by law.

I. OLD BUSINESS:

J. NEW BUSINESS:

K. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

City Manager

- **REPORT OF THE GOVERNING BODY:**

  Mayor

  City Council Members:
  Council Member Graber
  Council Member Perry
  Council Member Ruddy
  Council Member Shafer
  Council Member Stearns

- **FUTURE COUNCIL AGENDA ITEMS:**

  • Public Hearing - Property Tax Levy for Fiscal Year July 1, 2025 - June 30, 2026 - 4/7/25 @ 5:00 p.m
  • Public Hearing - 2025 PCC Reconstruction Program - NW 9th Street - 4/7/25 @ 5:30 p.m.
  • Public Hearing - NE 36th St Water Connection District 2 - 4/7/25 @ 5:30 p.m.
  • Public Hearing - Rezone - Jerry's Homes - 4/7/25 @ 5:30 p.m.
  • Public Hearing - Vacate - PUE Kimberley Crossing Plat 2 - 4/7/25 @ 5:30 p.m.
  • Public Hearing - Vacate - Public Gas Easement - 4/7/25 @ 5:30 p.m.
  • Public Hearing - Vacate - Public Drainage Easement - 4/7/25 @ 5:30 p.m.
  • Public Hearing - 2025 PCC Street Patching- 4/21/25 @ 5:30 p.m.
  • Public Hearing - 2025 Sanitary Manhole Rehabilitation - 4/21/25 @ 5:30 p.m.
  • Public Hearing - 2025 Sanitary Manhole Grouting - 4/21/25 @ 5:30 p.m.

L. ADJOURNMENT

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Polk County Board of Supervisors Report, Supervisor 3rd District, Mark Holm

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Approval of the March 17, 2025 Agenda

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider motion to approve and accept the March 17, 2025 agenda, with or without amendment.

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-19 A request to vacate a Public Utility Easement located on Lot 1, Savannah at Ankeny

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure economic vitality.

ACTION REQUESTED
Public Hearing
Ordinance – 1st Reading
LEGAL

EXECUTIVE SUMMARY

SCS Ankeny, LLC has requested the vacation of a Public Utility Easement located on Lot 1, Savannah at Ankeny. The vacated easement will be replaced with other easement(s) to facilitate the development of Savannah at Ankeny.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to vacate the Public Utility Easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to close Public Hearing 2025-19.

Consider motion to accept first consideration of **ORDINANCE 2198.**

ATTACHMENTS

1. PH 2025-19 - PH Coversheet
2. Ordinance - Replacement Easement
3. Easement Vacation Plat
4. Applicant Letter
5. Aerial Map
6. Utility Provider Authorization - CenturyLink-Lumen
7. Utility Provider Authorization - Consumers
8. Utility Provider Authorization - Mediacom
9. Utility Provider Auuthorization - MidAm

PUBLIC HEARING 2025-19 **5:30 P.M.** **MARCH 17, 2025**

PROPOSED VACATION OF A PORTION OF A PUBLIC UTLITY EASEMENT LOCATED ON LOT 1, SAVANNAH AT ANKENY

Mayor Pro Tem:

This is the time and place for public hearing 2025-19.
.

Mayor Pro Tem:

"Has any written correspondence been received regarding this proposed vacation"?

City Clerk: None in the clerk's office.

Mayor Pro Tem:

"At this time, I would like to request Eric Jensen, Director of Community Development, provide a report to the Council on this proposed vacation."

After Report:

"Because this is a Public Hearing those wishing to be heard for or against the proposed vacation, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

After any comments from the audience, the Mayor Pro Tem states: "We need to take the following action":

- ❑ Consider **MOTION** to close Public Hearing 2025-19.
- ❑ Consider **MOTION** to accept first consideration of Ordinance 2198.

WHEN RECORDED RETURN TO:

City of Ankeny, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Derek Silverthorn, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3557

ORDINANCE

AN ORDINANCE VACATING A PORTION OF A PUBLIC UTILITY EASEMENT LOCATED ON LOT 1, SAVANNAH AT ANKENY

WHEREAS, pursuant to notice published in the manner required by law, on the 17th day of March, 2025, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate a portion of a public utility easement, as shown on the attached Easement Vacation Plat; and

WHEREAS, the City Council finds that all public purpose served by said easement will be replaced with other easement(s); and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of Ankeny that said Easement be vacated.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The City of Ankeny does hereby vacate and release that portion of said Easement, as shown on the attached Easement Vacation Plat.

SECTION II. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. This Ordinance shall be in effect upon its final passage and publication as required by law.

PASSED AND APPROVED this 21st day of April, 2025.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

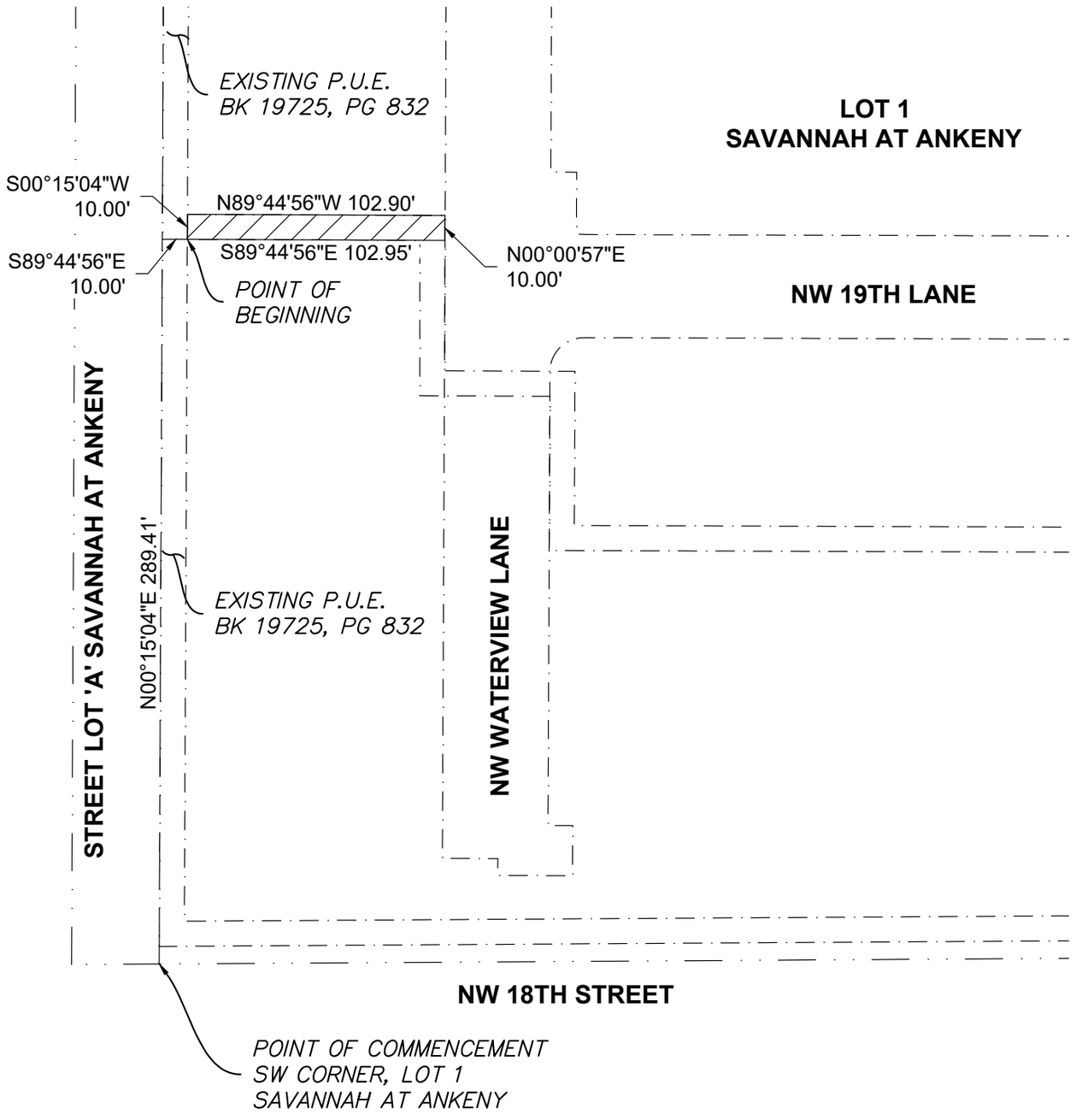
ATTEST:

Michelle Yuska, City Clerk

PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2025

1st Con 3/17/25 (Public Hearing)
2nd Con 4/7/25
3rd Con 4/21/25

EXHIBIT A
EASEMENT VACATION



LEGAL DESCRIPTION:

A PART OF LOT 1, SAVANNAH AT ANKENY, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°15'04”E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 289.41 FEET; THENCE S89°44'56”E, 10.00 FEET, TO THE POINT OF BEGINNING; THENCE S89°44'56”E, 102.95 FEET; THENCE N00°00'57”E, 10.00 FEET; THENCE N89°44'56”W, 102.90 FEET; THENCE S00°15'04”W, 10.00 FEET, TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 1,029 SQUARE FEET.

McCLURE™
making lives better.

335 SE Oralabor Road
Ankeny, Iowa 50021
515-512-1361

N
NORTH
0 30 60
(IN FEET)
1 inch = 60 ft.

SHEET:01/01

DRAWING PATH: P:\2024002280-000 - ALTA-Savannah At Ankeny\04-Drawings\Survey\EXH-03_2024002280.dwg PLOT DATE: 11/19/2024 7:35 AM PLOTTED BY: KATHRYN BIDERMAN-HART

LAW OFFICES

WASKER, DORR, WIMMER & MARCOUILLER, P.C.

HIGHLAND BUILDING – THREE FOUNTAINS OFFICE PARK
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WEST DES MOINES, IOWA 50266-6720
(515) 283-1801
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SETH D. DODGE
TAYLOR R. FRANCIS
TYLER M. PHELAN
AUDRA F. SAUNDERS
JAMES H. SAYRE
MADELYN E. HURN

Proud Iowa Lawyers

OF COUNSEL
D. MARK MARCOUILLER

OF COUNSEL
WILLIAM J. WIMMER

RUSSELL (RUSTY) H. LAIRD
01/16/27 – 06/05/15

CHARLES F. WASKER
02/04/26 – 12/09/16

October 4, 2024

City of Ankeny
Attn: Planning Department
410 W. First
Ankeny IA 50023

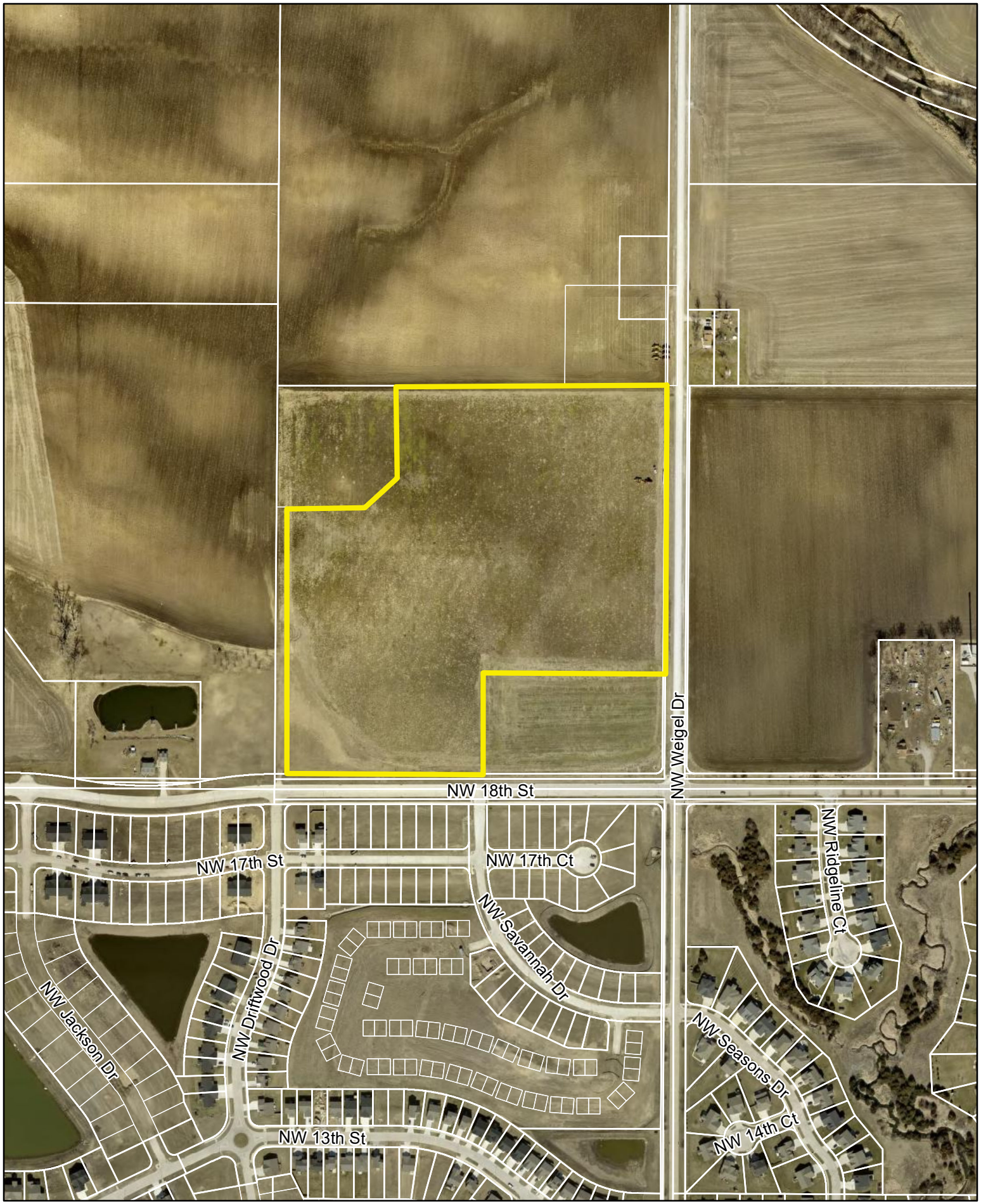
Our File No. PLAT154689-SDD

RE: Letter of Request for Vacation of Easement and Replacement Easement

The proprietor, SCS Ankeny, LLC, by and through the undersigned counsel, hereby requests the vacation of the attached Public Utility Easement filed February 26, 2024, Book 19725, Page 832 of the county records, and replacement with the attached proposed Public Utility Easement.

/s/ Seth D. Dodge
Seth D. Dodge
For the Firm

Encl:
Public Utility Easement 19725, 832
Public Utility Easement Proposed



N

1 inch = 400 feet

Date: 1/14/2025

Lot 1, Savannah at Ankeny

Ankeny
bringing it all together.

From: Freeseman, Austin
To: Hannah Dorey; Derek Silverthorn
Cc: Christopher Lomas; Brun, Chuck; Kendrick, Barbara A
Subject: Re: [External] Savannah at Ankeny P.U.E. Vacation Consent
Date: Monday, December 16, 2024 1:55:37 PM
Attachments: Outlook-tglait02
EXH-A_(10.31.2024) P.U.E. Vacation.pdf

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

Hannah, Derek,

Lumen/CenturyLink does not have any facilities in the PUE on the attached exhibit and approves of this Vacation on Lot 1 of Savannah at Ankeny.

Thank you,

LUMEN

Austin Freeseman
Local Network Engineer II
2103 E University Ave, Des Moines, IA 50317
tel: 515-461-4970 | cell: 319-215-0190
austin.freeseman@lumen.com

From: Hannah Dorey <hdorey@stoneleighcos.com>
Sent: Monday, December 16, 2024 1:48 PM
To: Freeseman, Austin <austin.freeseman@lumen.com>
Cc: Christopher Lomas <clomas@stoneleighcos.com>
Subject: Savannah at Ankeny P.U.E. Vacation Consent

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Austin –

Thank you for taking my call! Attached is a plat showing the P.U.E. we would like to vacate. The city of Ankeny is requiring your consent in an email before they will start the vacating process. The email giving consent can go to DSilverthorn@Ankenyiowa.gov and myself. If you have any questions or concerns, please, do not hesitate to reach out to me!

Thank you for all your help!

Best Regards,

Hannah Dorey
Project Admin Coordinator
Stoneleigh Companies, LLC
[760%20W.%20Main%20Street]760 W. Main Street
[760%20W.%20Main%20Street]Suite 140
[760%20W.%20Main%20Street]Barrington, IL. 60010
224-231-5172 Direct
571-264-8822 Cell
224-770-4609 Fax
HDorey@stoneleighcos.com
www.waterfordresidential.com

From:	Kevin Peterson
To:	Hannah Dorey; Derek Silverthorn
Cc:	Christopher Lomas
Subject:	RE: [External] Savannah at Ankeny P.U.E. Vacation Consent
Date:	Monday, December 16, 2024 11:04:20 AM
Attachments:	EXH-A (10.31.2024) P.U.E. Vacation.pdf

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

Morning

Consumers Energy is fine with the easement vacation that is attached, we have nothing in that area.

Thanks

From: Hannah Dorey <hdorey@stoneleighcos.com>
Sent: Monday, December 16, 2024 10:53 AM
To: Kevin Peterson <kpeterson@consumersenergy.net>
Cc: Christopher Lomas <clomas@stoneleighcos.com>
Subject: Savannah at Ankeny P.U.E. Vacation Consent

Kevin –

Thank you for taking my call! Attached is a plat showing the P.U.E. we would like to vacate. The city of Ankeny is requiring your consent in an email before they will start the vacating process. The email giving consent can go to DSilverthorn@AnkenyIowa.gov and myself. If you have any questions or concerns, please, do not hesitate to reach out to me!

Thank you for all your help!

Best Regards,

Hannah Dorey
Project Admin Coordinator
Stoneleigh Companies, LLC
760 W. Main Street
Suite 140
Barrington, IL. 60010
224-231-5172 Direct
571-264-8822 Cell
224-770-4609 Fax
HDorey@stoneleighcos.com
www.waterfordresidential.com

From:	Jerry Broughton
To:	Derek Silverthorn
Cc:	Jeremy Ransom; Mark Sumpter; Andre Douglas; Dave Meyers; Wolfgang Spencer
Subject:	FW: [External] Savanah Properties
Date:	Thursday, December 19, 2024 10:40:47 AM
Attachments:	image002.png EXH-A (10.31.2024) P.U.E. Vacation.pdf

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

Mediacom is okay with the vacation of PUE at the location marked with the hash marks. We currently have no plant that occupies that location.

Thank you,

Jerry Broughton
Manager | Construction
C: 845-587-2521
2205 Ingersoll Ave, Des Moines, IA 50312

Mediacom
Xtream • Business • OnMedia

From: Jeremy Ransom <jransom@mediacomcc.com>
Sent: Thursday, December 19, 2024 7:52 AM
To: Dave Meyers <dmeyers2@mediacomcc.com>; Jerry Broughton <jbroughton@mediacomcc.com>
Cc: Mark Sumpter <msumpter@mediacomcc.com>; Andre Douglas <andre.douglas@mediacomcc.com>
Subject: Savanah Properties

Please review attached and follow request below.

The city of Ankeny is requesting an email from you stating that you are okay with the vacation of the PUE, shown in the attached plat, before they will start the vacation process. If you are okay with the vacation, would you, please, send Derek Silverthorn, DSilverthorn@Ankenyiowa.gov, an email stating such and CC me as well? If you are not okay with the vacation, please, let me know.

Jeremy Ransom
Senior Director | Business Engineering
jransom@mediacomcc.com
W: 515-323-8475 | C: 515-707-3510
3737 Westown Pkwy, West Des Moines, IA 50266

MidAmerican
ENERGY
OBSESSIVELY, RELENTLESSLY AT YOUR SERVICE®

MidAmerican Energy Company
4299 NW Urbandale Drive
Urbandale, IA 50322-7916

February 17, 2025

Eric Carstens
1210 NW Prairie Ridge Dr.
Ankeny, IA 50023

Re: Release interest in a recorded Public Utility Easement (P.U.E.)
A part of Lot 1, Savannah at Ankeny, an Official Plat in the City of Ankeny, Polk County, Iowa.

Dear Mr. Carstens:

This letter is in response to the request for MidAmerican Energy Company to release interest in the ten (10') foot P.U.E. located across Lot 1 of Savannah at Ankeny as recorded in Book 19725, Page 813 in the Polk County Recorder's Office located in Polk County, IA.

MidAmerican Energy Company has reviewed the request to release said part of P.U.E. and approves of the proposed vacation of that part of the P.U.E. over, under, across and through that part of Lot 1 of Savannah at Ankeny, as generally depicted on the attached Exhibit A.

For your protection, please call Iowa One Call (1-800-292-8989) and have all utilities located before you dig.

Sincerely,

Sara Houlihan

Sara Houlihan,
Director of Right of Way Services
MidAmerican Energy Company

Exhibit 'A'

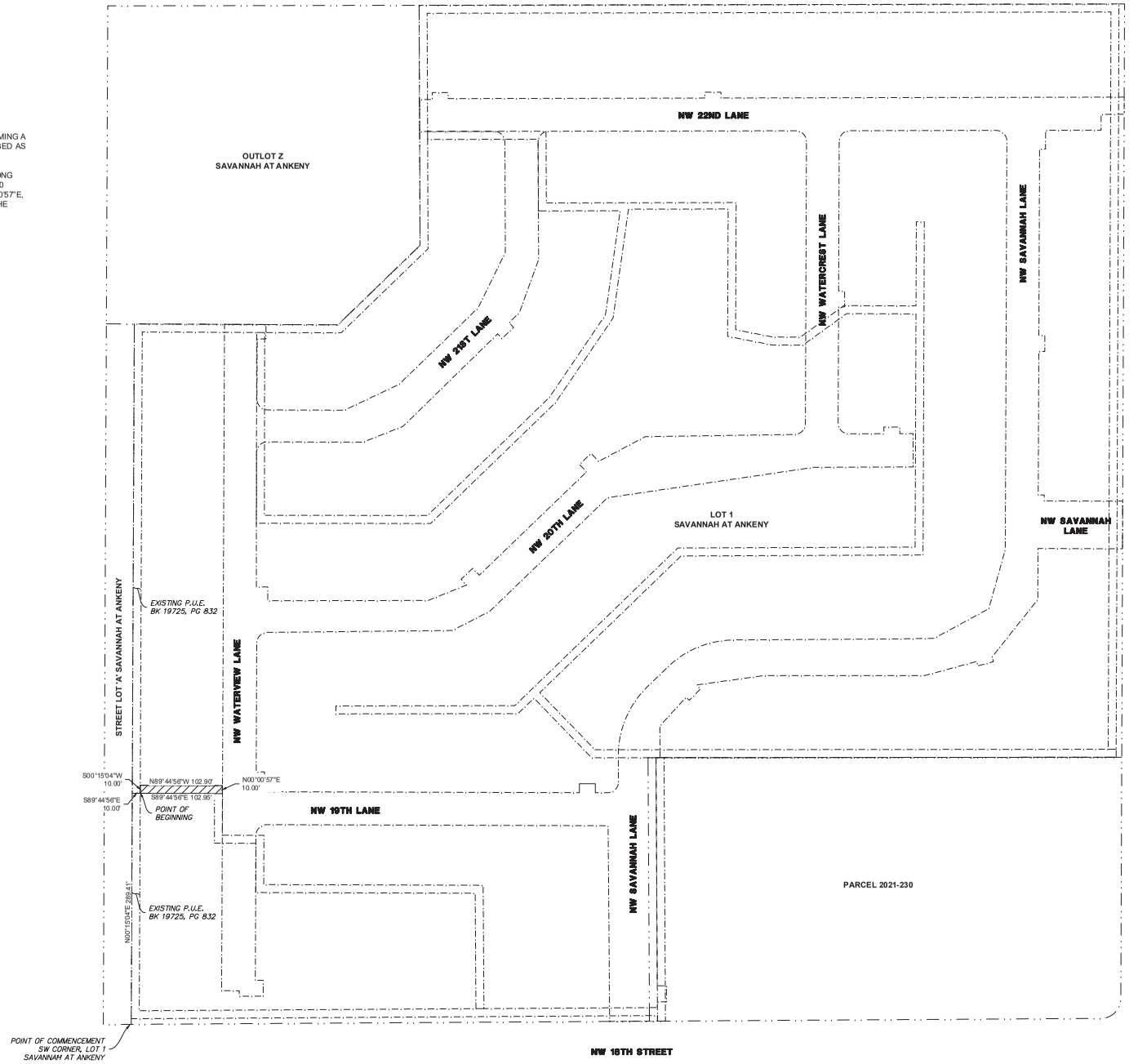
Easement Vacation

Legal Description :

A PART OF LOT 1, SAVANNAH AT ANKENY, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°15'04"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 289.41 FEET; THENCE S89°44'56"E, 10.00 FEET, TO THE POINT OF BEGINNING; THENCE S89°44'56"E, 102.95 FEET; THENCE N00°00'57"E, 10.00 FEET; THENCE N89°44'56"W, 102.90 FEET; THENCE S00°15'04"W, 10.00 FEET, TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 1,029 SQUARE FEET.



McCLURE™
making lives better.
1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NORTH

0 30 60 120
(IN FEET)
1 inch = 120 ft.

EASEMENT VACATION EXHIBIT
ANKENY, IOWA
POLK COUNTY
2024002280
09/17/2024
REVISIONS

ENGINEER	DRAWN BY
----	P.SHELQUIST
SURVEYOR	CREW CHIEF
P.SHELQUIST	----
DRAWING NO.	SHEET NO.
EXH A	01/01

DRAWING PATH: C:\Users\pshelquist\OneDrive - McClure Engineering\Desktop\Working Files\Ankeny - Savannah At Ankeny\September 2024 Easement Exhibits\EXH-03 210391-039.dwg PLOT DATE: 10/31/2024 1:39 PM PLOTTED BY: PATRICK SHELQUIST

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-20 A request to vacate a Public Ingress/Egress, Water Main, and Sanitary Sewer Easement located on Lot 1, Savannah at Ankeny

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure economic vitality.

ACTION REQUESTED
Public Hearing
Ordinance – 1st Reading
LEGAL

EXECUTIVE SUMMARY

SCS Ankeny, LLC has requested the vacation of a Public Ingress/Egress, Water Main, and Sanitary Sewer Easement located on Lot 1, Savannah at Ankeny. The vacated easement will not be replaced with other easement(s) to facilitate the development of Savannah at Ankeny.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to vacate the Public Ingress/Egress, Water Main, and Sanitary Sewer Easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to close Public Hearing 2025-20.

Consider motion to accept first consideration of **ORDINANCE 2199.**

ATTACHMENTS

1. PH 2025-20 - PH Coversheet
2. Ordinance - No Replacement Easement
3. Easement Vacation Plat
4. Aerial Map
5. Applicant Letter

PUBLIC HEARING 2025-20 **5:30 P.M.** **MARCH 17, 2025**

PROPOSED VACATION OF A PORTION OF A PUBLIC INGRESS/EGRESS, WATER MAIN, AND SANITARY SEWER EASMENT LOCATED ON LOT 1, SAVANNAH AT ANKENY

Mayor Pro Tem:

This is the time and place for public hearing 2025-20.

Mayor Pro tem:

"Has any written correspondence been received regarding this proposed vacation"?

City Clerk: None in the clerk's office.

Mayor Pro Tem:

"At this time, I would like to request Eric Jensen, Director of Community Development, provide a report to the Council on this proposed vacation."

After Report:

"Because this is a Public Hearing those wishing to be heard for or against the proposed vacation, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

After any comments from the audience, the Mayor Pro Tem states: "We need to take the following action":

- ❑ Consider **MOTION** to close Public Hearing 2025-20.
- ❑ Consider **MOTION** to accept first consideration of Ordinance 2199.

WHEN RECORDED RETURN TO:

City of Ankeny, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Derek Silverthorn, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3557

ORDINANCE

AN ORDINANCE VACATING A PORTION OF A PUBLIC INGRESS/EGRESS, WATER MAIN, AND SANITARY SEWER EASEMENT LOCATED ON LOT 1, SAVANNAH AT ANKENY

WHEREAS, pursuant to notice published in the manner required by law, on the 17th day of March, 2025, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate a portion of a public ingress/egress, water main, and sanitary sewer easement, as shown on the attached Easement Vacation Plat; and

WHEREAS, the City Council finds that all public purpose served by said Easement is no longer necessary; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of Ankeny that said Easement be vacated.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The City of Ankeny does hereby vacate and release that portion of said Easement, as shown on the attached Easement Vacation Plat.

SECTION II. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. This Ordinance shall be in effect upon its final passage and publication as required by law.

PASSED AND APPROVED this 21st day of April, 2025.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

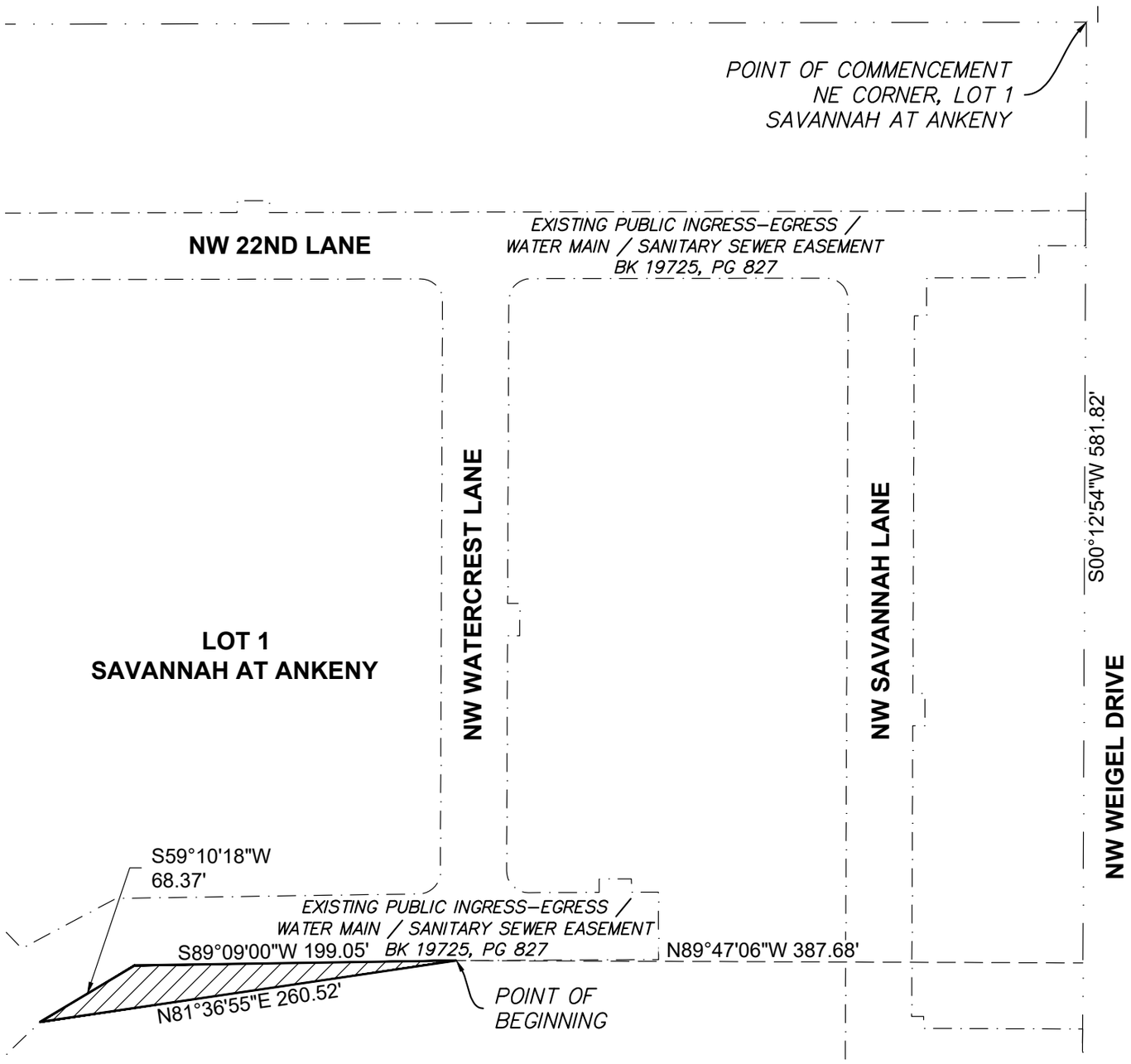
ATTEST:

Michelle Yuska, City Clerk

PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2025

1st Con 3/17/25 (Public Hearing)
2nd Con 4/7/25
3rd Con 4/21/25

EXHIBIT A
EASEMENT VACATION



LEGAL DESCRIPTION:

A PART OF LOT 1, SAVANNAH AT ANKENY, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°12'54"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 581.82 FEET; THENCE N89°47'06"W, 387.68 FEET, TO THE POINT OF BEGINNING; THENCE S89°09'00"W, 199.05 FEET; THENCE S59°10'18"W, 68.37 FEET; THENCE N81°36'55"E, 260.52 FEET, TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 3,400 SQUARE FEET.

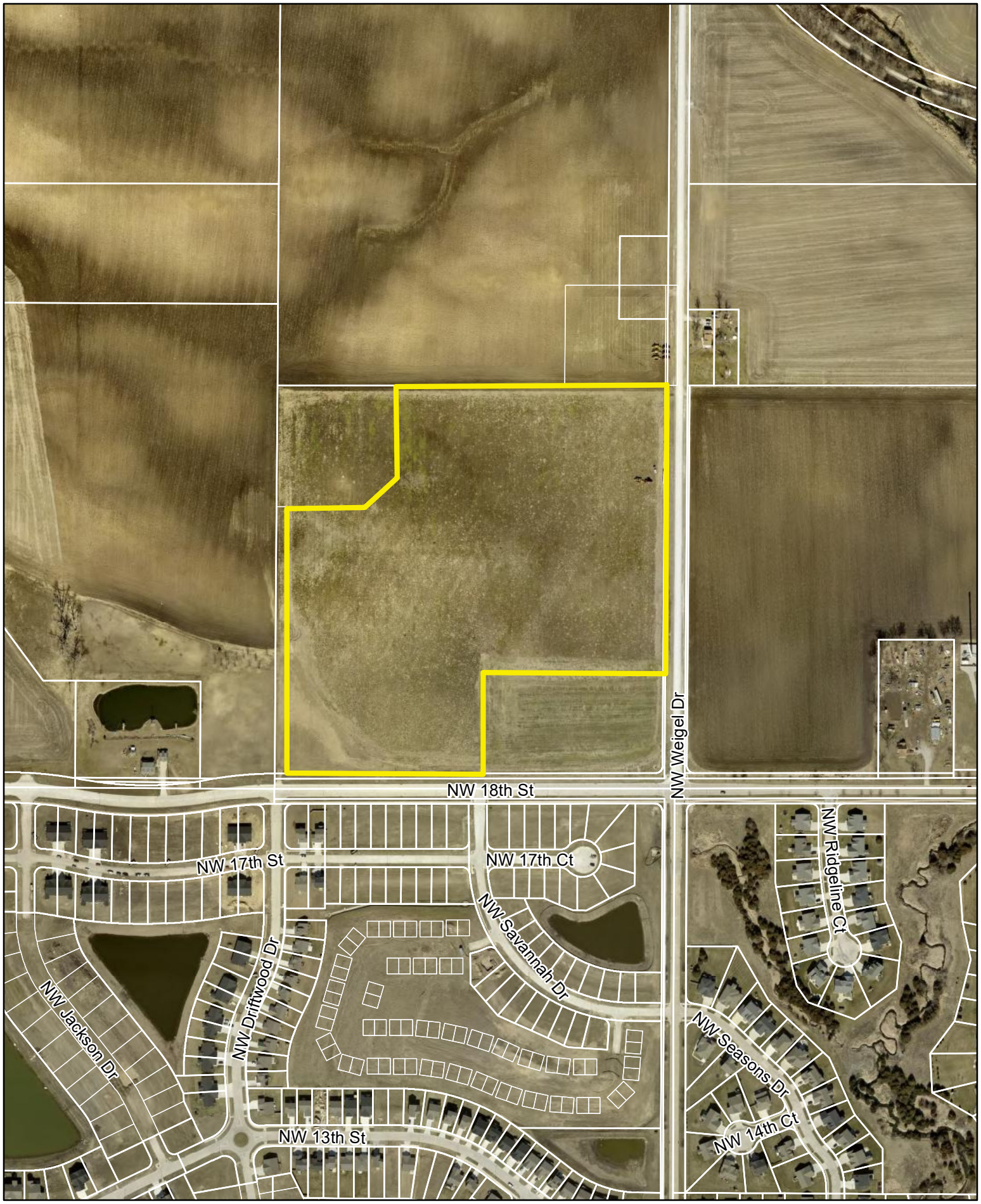
McCLURE™
making lives better.

335 SE Oralabor Road
Ankeny, Iowa 50021
515-512-1361

N
NORTH
0 45 90
(IN FEET)
1 inch = 90 ft.

SHEET:01/01

DRAWING PATH: P:\2024002280-000 - ALTA-Savannah At Ankeny\04-Drawings\Survey\EXH-04_2024002280.dwg PLOT DATE: 11/19/2024 7:32 AM PLOTTED BY: KATHRYN BIDERMAN-HART



N

1 inch = 400 feet

Date: 1/14/2025

Lot 1, Savannah at Ankeny

Ankeny
bringing it all together.

Savannah
ANKENY

City of Ankeny
Attn: Planning Department
410 W. First
Ankeny, IA 50023

November 14, 2024

RE: Letter of Request for Vacation of Public Ingress/Egress, Water Main and Sanitary Sewer Easement

The proprietor, SCS Ankeny, LLC, hereby requests the vacation of the attached Public Ingress/Egress, Water Main and Sanitary Sewer Easement filed February 26, 2024 Book 19725, page 827-831 of the county records, and replacement with the attached proposed Public Ingress/Egress, Water Main and Sanitary Sewer Easement.

Anthony D. Rodriguez
Senior Vice President

Encl:
Public Ingress/Egress, Water Main and Sanitary Sewer Easement 19725, 827-831
Public Ingress/Egress, Water Main and Sanitary Sewer Easement Proposed

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-21 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Girls Softball Association for use of a portion of the Prairie Ridge Sports Complex

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Resolution
Public Hearing
LEGAL

EXECUTIVE SUMMARY

The City of Ankeny has leases with the following local sports groups that play seasonal activity at the Prairie Ridge Sports Complex:

- Ankeny Girls Softball
- Ankeny Iowa Rush
- Ankeny Junior Football
- Ankeny Lacrosse
- Ankeny Little League

All of the groups agree that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Currently, over 5,000 athletes participate in these groups. A new five-year lease has been developed with each club that will go into effect this season and run through 2029. The lease agreements for each club are very similar and apply the same methodology with regard to regulations and fee assessments. The methodology will be based on covering a percentage of Complex maintenance costs. Each club shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from the years 2010-2024. A 5% escalator will

be added each year during the lease period.

In each of the next five years, the City will collect the assessed fees to help offset some of the maintenance and operational costs associated with running the Complex.

The yearly fees that will be paid to the City are as follows:

- 2025: $303,478
- 2026: $318,651
- 2027: $334,583
- 2028: $351,312
- 2029: $368,877

Total collections for 2025 – 2029 = $1,676,901

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve 2025 - 2029 lease agreements between the City of Ankeny and the aforementioned clubs.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Previous similar lease agreements have been approved by Council and the City's partner sports groups in 2010, 2015 & 2020.

FISCAL IMPACT

The total collected over the five-year period will be $1,676,901. This money offsets approximately 50% of each club's maintenance costs, minus the average capital improvement investment made by each group since 2010.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to close Public Hearing 2025-21.

Consider motion to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Girls Softball Association for use of a portion of the Prairie Ridge Sports Complex.

ATTACHMENTS

1. PH 2025-21 - PH Coversheet
2. Resolution - AGSA Lease
3. NOH - AGSA
4. AGSA Lease Agreement
5. AGSA Location Map

PUBLIC HEARING 2025-21 **5:30 P.M.** **MARCH 17, 2025**

PROPOSED LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND THE ANKENY GIRLS SOFTBALL ASSOCIATION FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

Mayor Pro Tem:

This is the time and place for public hearing 2025-21.

Mayor Pro Tem:

"HAS ANY WRITTEN CORRESPONDENCE BEEN RECEIVED FOR THIS HEARING?"

City Clerk:

None in the Clerk's Office

Mayor Pro Tem:

"I would like to request, at this time, Nick Lenox, Parks and Recreation Director, provide a report to the Council on this proposed agreement."

After Report:

Because this is a Public Hearing those wishing to be heard for or against the proposed agreement, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

After any comments from the audience, the Mayor Pro Tem states: "We need to take the following action":

- ❑ Consider **MOTION** to close Public Hearing 2025-21.
- ❑ Consider **MOTION** to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Girls Softball Association for use of a portion of the Prairie Ridge Sports Complex.

RESOLUTION 2025 –

A RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND THE ANKENY GIRLS SOFTBALL FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

WHEREAS, the City of Ankeny, with funding assistance from the Ankeny Sports Complex Foundation, has constructed the Prairie Ridge Sports Complex in Ankeny, and;

WHEREAS, the intent of this project was to provide sports fields, restrooms, concession stands other amenities for the purpose of youth athletics by the community's sports organizations, and;

WHEREAS, it is the best interest of all parties to establish this relationship to ensure and prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth, and;

WHEREAS, it is the intent of the City to enter into a lease agreement with each sports organization for the purpose of establishing responsibilities, obligations, rules, regulations and other operational requirements of all parties related to the use of the youth sports complex, and;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized and empowered to execute said Lease with the Ankeny Girls Softball, a copy of which is hereto attached.

DATED this 17th day of March 2025.

_____

Todd Shafer, Mayor Pro Tem

ATTEST:

_____

Michelle Yuska, City Clerk

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON INTENT APPROVE LEASE AGREEMENT BY AND BETWEEN THE CITY OF ANKENY AND ANKENY GIRLS SOFTBALL ASSOCIATION

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the City of Ankeny, Iowa, will hold a public hearing on the 17th day of March 2025, at 5:30 o'clock p.m. at City Council Chambers, 1250 SW District Drive, in the City of Ankeny, for purposes of discussing the intent approve Lease Agreement by and between the City of Ankeny and Ankeny Girls Softball Association, regarding leasing a portion of the Prairie Ridge Sports Complex premises located at 1510 NW Ash Dr, Ankeny, Iowa.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a copy of proposed Lease Agreement can be seen at the City Clerk's Office located at the Ankeny City Hall, 410 W 1st Street, Ankeny, Iowa, during regular business hours through the date of the hearing.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that at the time and place aforesaid all persons will have opportunity to be heard for or against said agreement. Following such hearing, the Ankeny City Council will act on said approval without further notice or opportunity for hearing.

DATED the 3rd day of March 2025.

_____

Bobbi B. Bentz, Mayor

Attest:

_____

Michelle Yuska, City Clerk

Published in the Des Moines Register on the ___ day of _____ 2025.

City of Ankeny/Ankeny Girls Softball Association Lease Agreement

This agreement made and entered into this ~~3rd~~ 17th NL day of March, 2025, by and between the City of Ankeny ("Lessor") and Ankeny Girls Softball Association ("Lessee") governs activity at Prairie Ridge Sports Complex beginning March 10, 2025 through December 31, 2029.

Parties objective: It is the intent of the parties that the complex does not deteriorate through misuse, or lack of attention, maintenance or repair. Both parties agree that the responsibilities outlined in this agreement are intended to prevent the deterioration of the facility and its improvements through normal wear and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Definitions:

League Program: The Ankeny Girls Softball Association runs a league program at Prairie Ridge Sports Complex consisting of practices and weekly games: dates and usage are approximately April – June & August – October. Additionally, for the term of this agreement, the Ankeny Girls Softball Association will operate and coordinate the community recreation softball program in the fall.

Third Party Group: Any group not a party to this lease - other sports sanctioning organizations.

Parties agree as follows:

1. **Premises:** The City of Ankeny agrees to lease Softball Fields 41-46 and Baseball Fields 51-55 (Fall Recreation League) to Ankeny Girls Softball Association for the purpose of their league program. In addition, the City of Ankeny leases to Ankeny Girls Softball Association concessions, restrooms, and storage space.

2. **Term:** The term of the lease is five years; beginning on March 10, 2025 and concluding December 31, 2029.

3. **Exclusivity:** During the period of the lease, the City of Ankeny shall not enter into a lease agreement with any other Softball organization for the purpose of a league program at Prairie Ridge or at City owned park property.

4. **Fee Methodology:** The methodology will be based on covering a percentage of Complex maintenance costs. A yearly escalator will be applied.

5. **Fee Assessments:** Ankeny Girls Softball shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from years 2010-2024. (See Exhibit 1). A 5% escalator will be added each year during the lease period. If participation decreases by more than 5%, the escalator will be eliminated and Ankeny Girls Softball will pay the same fee paid the previous season. An annual fee of $2,500 for administrative services (i.e. registration, scheduling, coaches' packets, background checks, etc...) will apply in addition to the annual lease payment.

   Annual Lease Payment
   - 2025: $60,612

- 2026: $63,642
- 2027: $66,824
- 2028: $70,165
- 2029: $73,673

The assessment fee will be invoiced following conclusion of the Ankeny Girls Softball Association season and shall be paid within a 30-day timeframe.

6. **Park Usage:** During the softball league program, Ankeny Girls Softball Association will have exclusive use of softball fields #41 - #46. The City of Ankeny will work with Ankeny Girls Softball Association to schedule other activities, if there are fields available, during the league season. During non-league season, Ankeny Girls Softball Association shall have first consideration of usage however the City of Ankeny reserves the right to schedule activities on softball fields during the non-league season. In these instances the City of Ankeny will be required to inform Girls Softball of the dates and times fields will be in use At all times throughout the year, the City of Ankeny has the authority to move games/practices to other fields, close fields, cancel or reschedule activities due to weather and/or field conditions. If these instances occur, the City of Ankeny shall notify Ankeny Girls Softball Association of the changes as soon as possible.

7. **Non-league Play:** Fees for any non-league play (tournaments, community rental, clinics, etc.) involving teams/players not participating in the Ankeny Girls Softball Association, the City of Ankeny reserves the right to charge a fee to that organization/individual(s) using the field(s). Ankeny Girls Softball Association will work with the Facilities Superintendent to approve scheduled play and ensure field availability.

8. **Schedule:** A schedule of league activities must be provided to the Facilities Coordinator at least 15 days (preferably 30) prior to league start. All activities to be held at the Complex must be approved by the Facilities Superintendent.

9. **City of Ankeny Responsibilities:** The City of Ankeny shall be responsible for maintaining playing fields and surrounding grounds in accordance with the standards deemed appropriate by City staff.
    a. Maintaining, cleaning and/or repairing include the following:
        i. All athletic fields
        ii. Commons areas
        iii. All landscaping
        iv. Parking areas
        v. Sewer, potable and irrigation water distribution systems
        vi. All permanent fencing
        vii. Trash collection
        viii. Winterizing all water systems
        ix. Game preparation of all fields
        x. Restroom facilities
        xi. Heating and cooling systems

    b. In performing these responsibilities the City will:
        i. Mow grass areas
        ii. String trim grass areas that are not mowed

iii. Fertilize grass
iv. Aerate grass
v. Dethatch/Sod grass areas
vi. Apply pesticides to grass areas
vii. Apply growth regulators to grass areas
viii. Maintain perennial plantings
ix. Top-dress skins and grass areas
x. Order and replenish sanitation supplies
xi. Conduct annual inspections of facilities and equipment

If there are special projects requested by Ankeny Girls Softball Association, those can be scheduled with Complex staff; however if a purchase of materials is required, the purchase price will be assessed to Ankeny Girls Softball Association. Labor by the City of Ankeny staff will be provided in-kind.

10. **Ankeny Girls Softball Association Responsibilities:**
    a. Keeping the concession facility in good condition
    b. Help maintain the grounds, parking areas and playing area litter free of paper and debris accruing from concession operations and activities
    c. Labor related to hanging signage or other promotional material
    d. Abide by the decision of the Prairie Ridge Staff as to playability of the fields
    e. Restricting any member or any other person from adding material to the playing fields, performing any maintenance on the fields or altering the fields in any way

11. **Concessions:** All concessions, concessions equipment, labor, the receipt of revenues and the payment of expenses are the responsibility of Ankeny Girls Softball Association unless special arrangements are made with the City of Ankeny or another group. The menu of the concession stand and pricing shall be subject to the yearly review and approval of the City of Ankeny. Concessions pricing shall be coordinated with the other sports clubs so that consistency is maintained at each concession stand. Ankeny Girls Softball Association shall be responsible for all licenses required for concession operation, and for maintaining all health standards required by law to operate concessions.

12. **Merchandise Sales:** Merchandise sales shall be the responsibility of Ankeny Girls Softball Association. Any merchandise that is to be sold must be pre-approved by the Parks & Recreation Director or Facilities Superintendent for content, safety, and selling location.

13. **Tournaments:** Tournament scheduling shall be the responsibility of the City of Ankeny. The City will work with Ankeny Girls Softball Association in scheduling tournament events due to the fact Ankeny Girls Softball will be responsible for operating concessions at those events. Ankeny Girls Softball Association shall receive all concession revenues and pay all concession expenses associated with tournament activities. The City of Ankeny will enter into all agreements relating to tournament activities with the tournament organization. If any Ankeny Girls Softball Association equipment is needed for a non-Ankeny Girls Softball Association sponsored tournament, the City will receive pre-approval for use from Ankeny Girls Softball Association and will be responsible for any damage or loss of such equipment.

14. **Special Activities:** Labor, maintenance and overhead costs for clinics, exhibitions, or other "special events" scheduled by Ankeny Girls Softball Association or a 3rd party group shall be billed back to the sponsoring organization.

15. **Traffic Control:** For all Ankeny Girls Softball Association activities the City of Ankeny will provide parking spaces. Traffic control will be the joint responsibility of the City of Ankeny and Ankeny Girls Softball Association. The City of Ankeny and Ankeny Girls Softball Association reserve the right to prohibit RV's and other large vehicles taking more than one spot during times of heavy parking lot usage.

16. **Severe Weather:** The City of Ankeny cooperates with the Ankeny Fire Department and Polk County Emergency Management on issues of severe weather. If severe weather is approaching, the City of Ankeny shall have authority to call games/practices and evacuate the Complex in an expeditious manner.

17. **Field Playability:** Complex staff will work with league and tournament directors when making decisions on field conditions and the playability of fields at the complex. Fields will be closed if complex staff determines that they are too wet for play, or if other issues arise that would compromise patron safety. If damage to the field shall result from the usage after they have been deemed closed (designated by a red flag at the entrances to the complex), the Organization responsible for the damage shall be solely accountable for the repair of the field.

    In the event that sufficient time has passed or conditions have otherwise improved so that the fields become playable, the red flag will be lowered and play may resume.

18. **Advertising:** The City of Ankeny will set guidelines outlining the use of on-site advertising and all advertising shall be approved by the City of Ankeny. Placement of advertising shall be consistent with the Municipal Code of the City of Ankeny.

19. **Exclusive Contracts:** The City of Ankeny reserves the right to execute contracts for concession items including but not limited to: soft drinks, water, juices, teas, and popular food products. Ankeny Girls Softball Association acknowledges the City of Ankeny's right and gives permission to negotiate said contracts on Ankeny Girls Softball's behalf.

20. **Security:** The City of Ankeny shall provide to Ankeny Girls Softball Association keys to concessions/storage areas. Ankeny Girls Softball Association shall be responsible for these keys and may not duplicate without approval of the City of Ankeny.

21. **Insurance:** Ankeny Girls Softball Association shall keep its personal property insured against damage and destruction by vandalism and/or theft. A certificate of insurance for $1,000,000 must be provided to the City of Ankeny listing the City as additional insured. This certificate of insurance must be provided to the City of Ankeny within 30 days of execution of this lease agreement.

22. **Facility Improvements:** Ankeny Girls Softball Association agrees to obtain written permission from the Director of the Parks & Recreation Department prior to making any improvements or engaging in any construction activity upon the premises. All improvements shall become exclusive

property of the City upon completion, and shall not be subject to any lien, mortgage or financial encumbrance.

Ankeny Girls Softball Association shall be entitled to credit compensation for approved capital improvements at the complex. Credits will be applied on the 2030 lease agreement using current fee methodology. There shall be no adjustments in rent by the City unless the parties so agree, in writing, prior to the commencement of any construction. Reconciliation shall be made with respect to those capital improvements at the conclusion of each year with agreement by both Ankeny Girls Softball Association and City to allow for good tracking.

Ankeny Girls Softball Association accepts the premises in the condition in which they shall be on the date this Lease is executed. The City reserves the right to make improvements and engage in construction upon the Leased premises. However, the City shall notify Ankeny Girls Softball Association of its intent to make improvements or engage in construction prior to the commencement of any such activity.

23. **Temporary Site Modifications:** Any signage, tents, or other items that need to be posted, attached, erected, or installed by Ankeny Girls Softball Association on behalf of users or spectators must first be approved by the City of Ankeny.

24. **Use of Special Vehicles:** Use of golf carts or other special utility vehicles must be approved by the City of Ankeny.

25. **Use of Portable Lights:** The general policy of the City of Ankeny is that no portable or temporary lights may be used for any sports club activity at the Complex. If a special circumstance arises, approval of temporary lighting is subject to approval by the City of Ankeny. The City of Ankeny reserves the right to deny this request and place on it special restrictions or modifications.

26. **Yearly Report:** Ankeny Girls Softball Association may be requested to provide a yearly report to the City of Ankeny Park Board. At this meeting, Ankeny Girls Softball Association shall provide to the Park Board a Department of the Treasury Internal Revenue Service 990 Form so that it may be received and placed on file. If requested, the City of Ankeny will make a presentation to the Ankeny Girls Softball Association Board of Directors to discuss Complex activities, and operational revenues/expenditures.

27. **Conduct:** The City of Ankeny reserves the right to remove any individual or team from the premises for inappropriate conduct. "Inappropriate conduct" shall be the judgment call of the City of Ankeny. The City of Ankeny shall have the authority to restrict individuals or teams from access to the Complex and/or set terms that must be met for their return to the Complex.

28. **Termination:** Upon default in payment of fees, or upon any other default by Ankeny Girls Softball Association of the terms of this Lease Agreement, this Lease Agreement may, at the option of the City of Ankeny and without prejudice to any other rights or remedies afforded the City of Ankeny by law be cancelled and forfeited; provided, however, before any such cancellation or forfeiture, the City of Ankeny shall give Ankeny Girls Softball Association notice specifying the default(s), and stating that this Lease Agreement will be cancelled and forfeited 180 days after notice, unless such default(s) are remedied within such period.

29. **Termination by Mutual Agreement:** This Agreement may be terminated at any time by mutual consent of both parties hereto, provided that such consent to terminate is provided in writing 180 days prior to the start of their club's season, any and all invoices are paid in full, and termination writing is signed by each of the parties hereto.

In Witness Whereof, the parties have executed this Lease Agreement on the day and year first above written:

City of Ankeny, Iowa

By: _____
Todd Shafer, Mayor Pro Tem

Ankeny Girls Softball Association

By: _____
Marc Biga, President

Attest:

By: _____
Michelle Yuska, City Clerk

Exhibit 1: City of Ankeny/Ankeny Girls Softball Lease Agreement

Fee Assessment

2024 Maintenance Expenses:	
Supplies/Commodities:	$26,676
Contractual Services:	$23,663
Personnel Services:	$93,703
Total Expenses:	**$144,042**
CIP Average (2010-2024):	($22,818)
Sum-Total:	**$121,224**

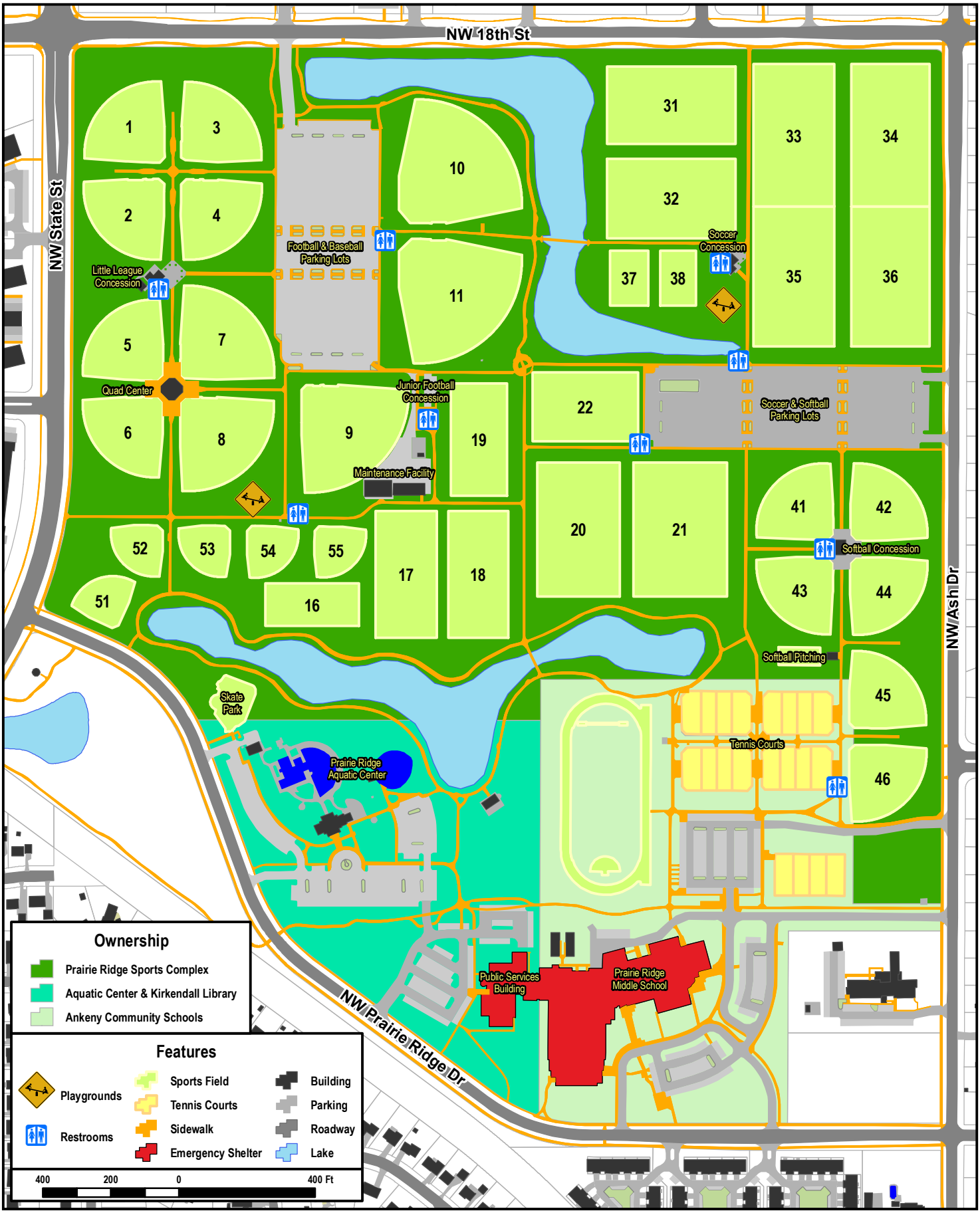
50% of Softball Maintenance Assessment: $60,612

Annual Escalator: 5%

2025	2026	2027	2028	2029
$60,612	$63,642	$66,824	$70,165	$73,673

Past Payment History

2005:	$11,900
2006:	$11,175
2007:	$10,935
2008:	$9,420
2009:	$10,560
2010:	$11,476
2011:	$12,050
2012:	$12,653
2013:	$13,286
2014:	$13,950
2015:	$27,472
2016:	$28,845
2017:	$30,287
2018:	$31,801
2019:	$33,391
2020:	$36,248
2021:	$38,060
2022:	$39,963
2023:	$41,961
2024:	$44,059



city of Ankeny
bringing it all together

Prairie Ridge Sports Complex

N W E S

DEPARTMENT OF PARKS AND RECREATION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-22 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Resolution
Public Hearing
LEGAL

EXECUTIVE SUMMARY

The City of Ankeny has leases with the following local sports groups that play seasonal activity at the Prairie Ridge Sports Complex:

- Ankeny Girls Softball
- Ankeny Iowa Rush
- Ankeny Junior Football
- Ankeny Lacrosse
- Ankeny Little League

All of the groups agree that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Currently, over 5,000 athletes participate in these groups. A new five-year lease has been developed with each club that will go into effect this season and run through 2029. The lease agreements for each club are very similar and apply the same methodology with regard to regulations and fee assessments. The methodology will be based on covering a percentage of Complex maintenance costs. Each club shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from the years 2010-2024. A 5% escalator will

be added each year during the lease period.

In each of the next five years, the City will collect the assessed fees to help offset some of the maintenance and operational costs associated with running the Complex.

The yearly fees that will be paid to the City are as follows:

- 2025: $303,478
- 2026: $318,651
- 2027: $334,583
- 2028: $351,312
- 2029: $368,877

Total collections for 2025 – 2029 = $1,676,901

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve 2025 - 2029 lease agreements between the City of Ankeny and the aforementioned clubs.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Previous similar lease agreements have been approved by Council and the City's partner sports groups in 2010, 2015 & 2020.

FISCAL IMPACT

The total collected over the five-year period will be $1,676,901. This money offsets approximately 50% of each club's maintenance costs, minus the average capital improvement investment made by each group since 2010.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to close Public Hearing 2025-22.

Consider motion to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex.

ATTACHMENTS

1. PH 2025-22 - PH Coversheet
2. RES - Iowa Rush Lease
3. NOH - Iowa Rush
4. Iowa Rush Lease Agreement
5. Iowa Rush - Location Map

PUBLIC HEARING 2025-22 **5:30 P.M.** **MARCH 17, 2025**

PROPOSED LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND THE ANKENY IOWA RUSH FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

Mayor Pro Tem:

This is the time and place for public hearing 2025-22.

Mayor Pro Tem:

"HAS ANY WRITTEN CORRESPONDENCE BEEN RECEIVED FOR THIS HEARING?"

City Clerk:

None in the Clerk's Office

Mayor Pro Tem:

"I would like to request, at this time, Nick Lenox, Parks and Recreation Director, provide a report to the Council on this proposed agreement."

After Report:

Because this is a Public Hearing those wishing to be heard for or against the proposed agreement, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

After any comments from the audience, the Mayor Pro Tem states: "We need to take the following action":

- ❑ Consider **MOTION** to close Public Hearing 2025-22.
- ❑ Consider **MOTION** to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex.

RESOLUTION 2025 –

A RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND THE ANKENY IOWA RUSH FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

WHEREAS, the City of Ankeny, with funding assistance from the Ankeny Sports Complex Foundation, has constructed the Prairie Ridge Sports Complex in Ankeny, and;

WHEREAS, the intent of this project was to provide sports fields, restrooms, concession stands other amenities for the purpose of youth athletics by the community's sports organizations, and;

WHEREAS, it is the best interest of all parties to establish this relationship to ensure and prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth, and;

WHEREAS, it is the intent of the City to enter into a lease agreement with each sports organization for the purpose of establishing responsibilities, obligations, rules, regulations and other operational requirements of all parties related to the use of the youth sports complex, and;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized and empowered to execute said Lease with the Ankeny Iowa Rush, a copy of which is hereto attached.

DATED this 17th day of March 2025.

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON INTENT APPROVE LEASE AGREEMENT BY AND BETWEEN THE CITY OF ANKENY AND IOWA RUSH SOCCER CLUB

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the City of Ankeny, Iowa, will hold a public hearing on the 17th day of March 2025, at 5:30 o'clock p.m. at City Council Chambers, 1250 SW District Drive, in the City of Ankeny, for purposes of discussing the intent approve Lease Agreement by and between the City of Ankeny and Iowa Rush Soccer Club, regarding leasing a portion of the Prairie Ridge Sports Complex premises located at 1510 NW Ash Dr, Ankeny, Iowa.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a copy of proposed Lease Agreement can be seen at the City Clerk's Office located at the Ankeny City Hall, 410 W 1st Street, Ankeny, Iowa, during regular business hours through the date of the hearing.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that at the time and place aforesaid all persons will have opportunity to be heard for or against said agreement. Following such hearing, the Ankeny City Council will act on said approval without further notice or opportunity for hearing.

DATED the 3rd day of March 2025.

_____

Bobbi B. Bentz, Mayor

Attest:

_____

Michelle Yuska, City Clerk

Published in the Des Moines Register on the ___ day of _____ 2025.

City of Ankeny/Iowa Rush Soccer Club Lease Agreement

This agreement made and entered into this 17th day of March, 2025, by and between the City of Ankeny ("Lessor") and Iowa Rush ("Lessee") governs activity at Prairie Ridge Sports Complex beginning March 10, 2025 through December 31, 2029.

Parties objective: It is the intent of the parties that the complex does not deteriorate through misuse, or lack of attention, maintenance or repair. Both parties agree that the responsibilities outlined in this agreement are intended to prevent the deterioration of the facility and its improvements through normal wear and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Definitions:

League Program: The Iowa Rush runs a league program at Prairie Ridge Sports Complex every spring and fall consisting of practices and weekly games: League dates are approximately April 1 through November 1.

Third Party Group: Any group not a party to this lease - other sports sanctioning organizations.

The parties agree as follows:

1. **Premises**: The City of Ankeny agrees to lease Soccer Fields 21 and 31-38 to the Iowa Rush for the purpose of their league program. In addition, the City of Ankeny leases to Iowa Rush concessions, restrooms, and storage space.

2. **Term**: The term of the lease is five years; beginning on March 10, 2025 and concluding December 31, 2029.

3. **Exclusivity**: During the period of the lease, the City of Ankeny shall not enter into a lease agreement with any other Soccer organization for the purpose of a league program at Prairie Ridge or at City owned park property.

4. **Fee Methodology**: The methodology will be based on covering a percentage of Complex maintenance costs. A yearly escalator will be applied.

5. **Fee Assessments**: Iowa Rush shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from years 2002-2019. (See Exhibit 1). A 5% escalator will be added each year during the lease period. If participation decreases by more than 5%, the escalator will be eliminated and Iowa Rush will pay the same fee paid the previous season.

   Annual Lease Payment
   - 2025: $101,784
   - 2026: $106,873
   - 2027: $112,216
   - 2028: $117,826
   - 2029: $123,717

The assessment fee will be invoiced twice per year, with 50% of the total following conclusion of the spring season and 50% following the fall season. Invoices shall be paid within a 30-day timeframe.

6. **Park Usage**: During the soccer league program, Iowa Rush will have exclusive use of soccer fields. The City of Ankeny will work with Iowa Rush to schedule other activities, if there are fields available, during the league season. During non-league season, Iowa Rush shall have first consideration of usage however the City of Ankeny reserves the right to schedule activities on soccer fields during the non-league season. In these instances the City of Ankeny will be required to inform Iowa Rush of the dates and times fields will be in use. At all times throughout the year, the City of Ankeny has the authority to move games/practices to other fields, close fields, cancel or reschedule activities due to weather and/or field conditions. If these instances occur, the City of Ankeny shall notify Iowa Rush of the changes as soon as possible.

7. **Non-league Play**: Fees for any non-league play (tournaments, community rental, clinics, etc.) involving teams/players not participating in the Iowa Rush Leagues, the City of Ankeny reserves the right to charge a fee to that organization/individual(s) using the field(s). Iowa Rush will work with the Facilities Superintendent to approve scheduled play and ensure field availability.

8. **Schedule**: A schedule of league activities must be provided to the Facilities Coordinator at least 15 days (preferably 30) prior to league start. All activities to be held at the Complex must be approved by the Facilities Superintendent.

9. **City of Ankeny Responsibilities**: The City of Ankeny shall be responsible for maintaining playing fields and surrounding grounds in accordance with the standards deemed appropriate by City staff.

    a. Maintaining, cleaning and/or repairing include the following:
        i. All athletic fields
        ii. Commons areas
        iii. All landscaping
        iv. Parking areas
        v. Sewer, potable and irrigation water distribution systems
        vi. All permanent fencing
        vii. Trash collection
        viii. Winterizing all water systems
        ix. Game preparation of all fields
        x. Restroom facilities
        xi. Heating and cooling systems

    b. In performing these responsibilities the City will:
        i. Mow grass areas
        ii. String trim grass areas that are not mowed
        iii. Fertilize grass
        iv. Aerate grass
        v. Dethatch/Sod grass areas
        vi. Apply pesticides to grass areas

vii. Apply growth regulators to grass areas
viii. Maintain perennial plantings
ix. Top-dress skins and grass areas
x. Order and replenish sanitation supplies
xi. Conduct annual inspections of facilities and equipment

If there are special projects requested by Iowa Rush, those can be scheduled with Complex staff; however if a purchase of materials is required, the purchase price will be assessed to Iowa Rush. Labor by the City of Ankeny staff will be provided in-kind.

10. **Iowa Rush Responsibilities:**
    a. Keeping the concession facility in good condition
    b. Help maintain the grounds, parking areas and playing area litter free of paper and debris accruing from concession operations and activities
    c. Labor related to hanging signage or other promotional material
    d. Abide by the decision of the Prairie Ridge Staff as to playability of the fields
    e. Restricting any member or any other person from adding material to the playing fields, performing any maintenance on the fields or altering the fields in any way

11. **Concessions:** All concessions, concessions equipment, labor, the receipt of revenues and the payment of expenses are the responsibility of the City of Ankeny unless special arrangements are made with another group. The menu of the concession stand and pricing shall be subject to the yearly review and approval of the City of Ankeny. Concessions pricing shall be coordinated with the other sports clubs so that consistency is maintained at each concession stand.

12. **Merchandise Sales:** Merchandise sales shall be the responsibility of Iowa Rush. Any merchandise that is to be sold must be pre-approved by the Parks & Recreation Director or Facilities Superintendent for content, safety, and selling location.

13. **Tournaments:** Tournament scheduling shall be the responsibility of the City of Ankeny. The City will work with Iowa Rush in scheduling tournament events due to the fact Iowa Rush will be responsible for operating concessions at those events. Iowa Rush shall receive all concession revenues and pay all concession expenses associated with tournament activities. The City of Ankeny will enter into all agreements relating to tournament activities with the tournament organization. If any Iowa Rush equipment is needed for a non Iowa Rush sponsored tournament, the City will receive pre-approval for use from Iowa Rush and will be responsible for any damage or loss of such equipment.

14. **Special Activities:** Labor, maintenance and overhead costs for clinics, exhibitions, or other "special events" scheduled by Iowa Rush or a 3rd party group shall be billed back to the sponsoring organization.

15. **Traffic Control:** For all Iowa Rush activities the City of Ankeny will provide parking spaces. Traffic control will be the joint responsibility of the City of Ankeny and Iowa Rush. The City of Ankeny and Iowa Rush reserve the right to prohibit RV's and other large vehicles taking more than one spot during times of heavy parking lot usage.

16. **Severe Weather**: The City of Ankeny cooperates with the Ankeny Fire Department and Polk County Emergency Management on issues of severe weather. If severe weather is approaching, the City of Ankeny shall have authority to call games/practices and evacuate the Complex in an expeditious manner.

17. **Field Playability**: Complex staff will work with league and tournament directors when making decisions on field conditions and the playability of fields at the complex. Fields will be closed if complex staff determines that they are too wet for play, or if other issues arise that would compromise patron safety. If damage to the field shall result from the usage after they have been deemed closed (designated by a red flag at the entrances to the complex), the Organization responsible for the damage shall be solely accountable for the repair of the field.

    In the event that sufficient time has passed or conditions have otherwise improved so that the fields become playable, the red flag will be lowered and play may resume.

18. **Advertising**: The City of Ankeny will set guidelines outlining the use of on-site advertising and all advertising shall be approved by the City of Ankeny. Placement of advertising shall be consistent with the Municipal Code of the City of Ankeny.

19. **Exclusive Contracts**: The City of Ankeny reserves the right to execute contracts for concession items including but not limited to: soft drinks, water, juices, teas, and popular food products. Iowa Rush acknowledges the City of Ankeny's right and gives permission to negotiate said contracts on Iowa Rush's behalf.

20. **Security**: The City of Ankeny shall provide to Iowa Rush keys to concessions/storage areas. Iowa Rush shall be responsible for these keys and may not duplicate without approval of the City of Ankeny.

21. **Insurance**: Iowa Rush shall keep its personal property insured against damage and destruction by vandalism and/or theft. A certificate of insurance for $1,000,000 must be provided to the City of Ankeny listing the City as additional insured. This certificate of insurance must be provided to the City of Ankeny within 30 days of execution of this lease agreement.

22. **Facility Improvements**: Iowa Rush agrees to obtain written permission from the Director of the Parks and Recreation Department prior to making any improvements or engaging in any construction activity upon the premises. All improvements shall become exclusive property of the City upon completion, and shall not be subject to any lien, mortgage or financial encumbrance.

    Iowa Rush shall be entitled to credit compensation for approved capital improvements at the complex. Credits will be applied on the 2030 lease agreement using current fee methodology. There shall be no adjustments in rent by the City unless the parties so agree, in writing, prior to the commencement of any construction. Reconciliation shall be made with respect to those capital improvements at the conclusion of each year with agreement by both Iowa Rush and City to allow for good tracking.

    Iowa Rush accepts the premises in the condition in which they shall be on the date

this Lease is executed. The City reserves the right to make improvements and engage in construction upon the Leased premises. However, the City shall notify Iowa Rush of its intent to make improvements or engage in construction prior to the commencement of any such activity.

23. **Temporary Site Modifications**: Any signage, tents, or other items that need to be posted, attached, erected, or installed by Iowa Rush on behalf of users or spectators must first be approved by the City of Ankeny.

24. **Use of Special Vehicles**: Use of golf carts or other special utility vehicles must be approved by the City of Ankeny.

25. **Use of Portable Lights**: The general policy of the City of Ankeny is that no portable or temporary lights may be used for any sports club activity at the Complex. If a special circumstance arises, approval of temporary lighting is subject to approval by the City of Ankeny. The City of Ankeny reserves the right to deny this request and place on it special restrictions or modifications.

26. **Yearly Report**: Iowa Rush may be requested to provide a yearly report to the City of Ankeny Park Board. At this meeting, Iowa Rush shall provide to the Park Board a Department of the Treasury Internal Revenue Service 990 Form so that it may be received and placed on file. If requested, the City of Ankeny will make a presentation to the Iowa Rush Board of Directors to discuss Complex activities, and operational revenues/expenditures.

27. **Conduct**: The City of Ankeny reserves the right to remove any individual or team from the premises for inappropriate conduct. "Inappropriate conduct" shall be the judgment call of the City of Ankeny. The City of Ankeny shall have the authority to restrict individuals or teams from access to the Complex and/or set terms that must be met for their return to the Complex.

28. **Termination**: Upon default in payment of fees, or upon any other default by Ankeny Soccer Club of the terms of this Lease Agreement, this Lease Agreement may, at the option of the City of Ankeny and without prejudice to any other rights or remedies afforded the City of Ankeny by law be cancelled and forfeited; provided, however, before any such cancellation or forfeiture, the City of Ankeny shall give Iowa Rush Soccer Club notice specifying the default(s), and stating that this Lease Agreement will be cancelled and forfeited 180 days after notice, unless such default(s) are remedied within such period.

29. **Termination by Mutual Agreement:** This Agreement may be terminated at any time by mutual consent of both parties hereto, provided that such consent to terminate is provided in writing 180 days prior to the start of their club's season, any and all invoices are paid in full, and termination writing is signed by each of the parties hereto.

In Witness Whereof, the parties have executed this Lease Agreement on the day and year first above written:

City of Ankeny, Iowa

By:_____
Todd Shafer
Mayor Pro Tem

Attest:

By:_____
Michelle Yuska
City Clerk

Ankeny Soccer Club
d/b/a Iowa Rush Soccer Club

By:_____
Charles Pritchard
President, Iowa Rush Board of Directors

Exhibit 1: City of Ankeny/Iowa Rush Soccer Club Lease Agreement

Fee Assessment

2024 Maintenance Expenses:	
Supplies/Commodities:	$108,852
Contractual Services:	$18,042
Personnel Services:	$90,703
Total Expenses:	**$217,597**
CIP Average (2010-2024):	($14,029)
Sum-Total:	**$203,568**

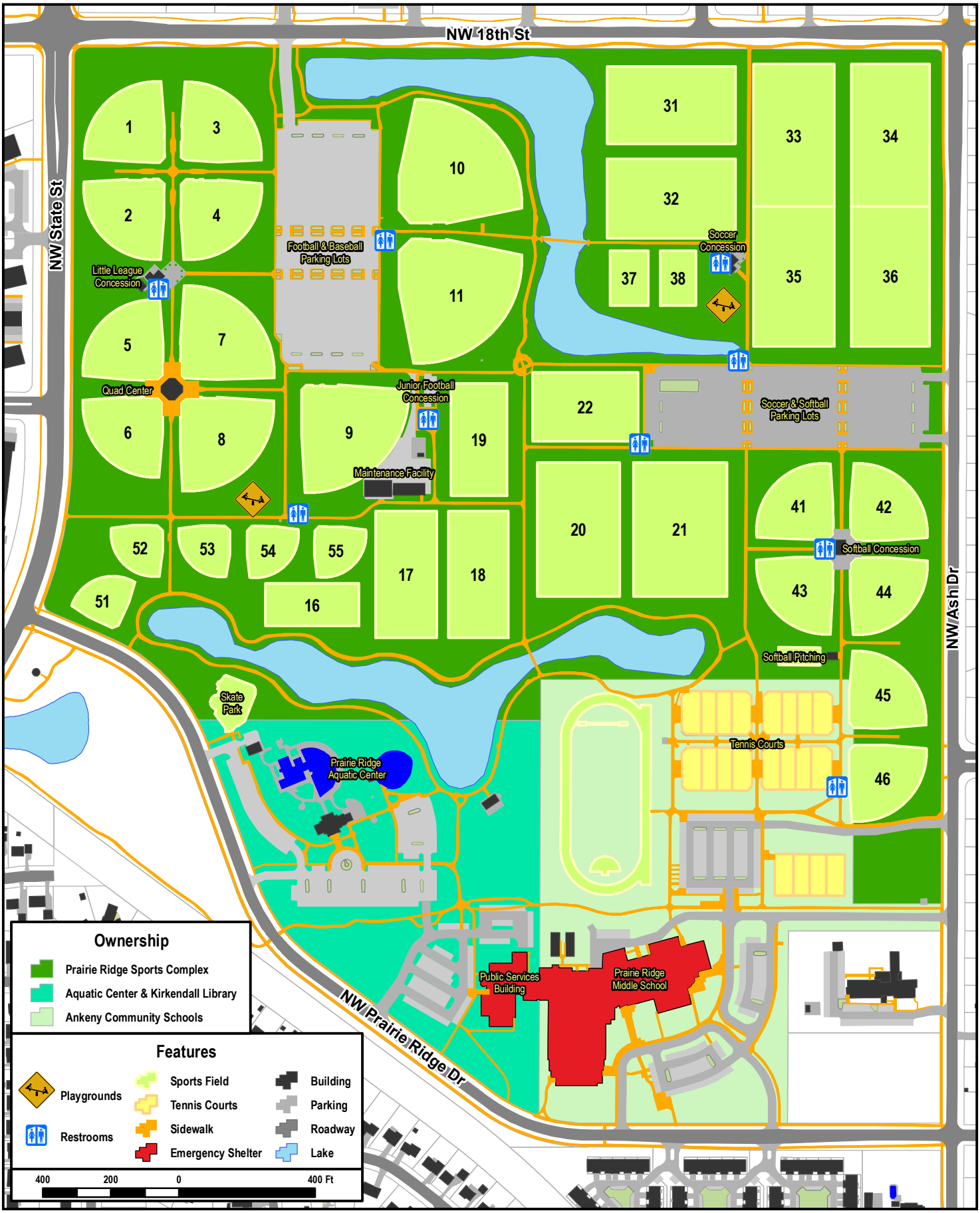
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Annual Escalator: 5%

2025	2026	2027	2028	2029
$101,784	$106,873	$112,216	$117,826	$123,717

Past Payment History

2005: $48,100
2006: $54,975
2007: $58,775
2008: $59,714
2009: $63,558
2010: $71,359
2011: $74,927
2012: $78,673
2013: $82,607
2014: $86,737
2015: $80,184
2016: $84,193
2017: $88,402
2018: $92,822
2019: $97,463
2020: $81,044
2021: $85,096
2022: $89,350
2023: $93,817
2024: $98,507



city of Ankeny
bringing it all together

Prairie Ridge Sports Complex

N W E S

DEPARTMENT OF PARKS AND RECREATION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-23 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Junior Football for use of a portion of the Prairie Ridge Sports Complex

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Resolution
Public Hearing
LEGAL

EXECUTIVE SUMMARY

The City of Ankeny has leases with the following local sports groups that play seasonal activity at the Prairie Ridge Sports Complex:

- Ankeny Girls Softball
- Ankeny Iowa Rush
- Ankeny Junior Football
- Ankeny Lacrosse
- Ankeny Little League

All of the groups agree that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Currently, over 5,000 athletes participate in these groups. A new five-year lease has been developed with each club that will go into effect this season and run through 2029. The lease agreements for each club are very similar and apply the same methodology with regard to regulations and fee assessments. The methodology will be based on covering a percentage of Complex maintenance costs. Each club shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from the years 2010-2024. A 5% escalator will

be added each year during the lease period.

In each of the next five years, the City will collect the assessed fees to help offset some of the maintenance and operational costs associated with running the Complex.

The yearly fees that will be paid to the City are as follows:

- 2025: $303,478
- 2026: $318,651
- 2027: $334,583
- 2028: $351,312
- 2029: $368,877

Total collections for 2025 – 2029 = $1,676,901

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve 2025 - 2029 lease agreements between the City of Ankeny and the aforementioned clubs.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Previous similar lease agreements have been approved by Council and the City's partner sports groups in 2010, 2015 & 2020.

FISCAL IMPACT

The total collected over the five-year period will be $1,676,901. This money offsets approximately 50% of each club's maintenance costs, minus the average capital improvement investment made by each group since 2010.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to close Public Hearing 2025-23.

Consider motion to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Junior Football for use of a portion of the Prairie Ridge Sports Complex.

ATTACHMENTS

1. PH 2025-23 - PH Coversheet
2. RES - Junior Football Lease
3. NOH - Ankeny Jr Football
4. Junior Football Lease Ageement
5. Junior Football - Location Map

PUBLIC HEARING 2025-23 **5:30 P.M.** **MARCH 17, 2025**

PROPOSED LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND THE ANKENY JUNIOR FOOTBALL FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

Mayor Pro Tem:

This is the time and place for public hearing 2025-23.

Mayor Pro Tem:

"HAS ANY WRITTEN CORRESPONDENCE BEEN RECEIVED FOR THIS HEARING?"

City Clerk:

None in the Clerk's Office

Mayor Pro Tem:

"I would like to request, at this time, Nick Lenox, Parks and Recreation Director, provide a report to the Council on this proposed agreement."

After Report:

Because this is a Public Hearing those wishing to be heard for or against the proposed agreement, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

After any comments from the audience, the Mayor Pro Tem states: "We need to take the following action":

- ❑ Consider **MOTION** to close Public Hearing 2025-23.
- ❑ Consider **MOTION** to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Junior Football for use of a portion of the Prairie Ridge Sports Complex.

RESOLUTION 2025 –

A RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND THE ANKENY JUNIOR FOOTBALL FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

WHEREAS, the City of Ankeny, with funding assistance from the Ankeny Sports Complex Foundation, has constructed the Prairie Ridge Sports Complex in Ankeny, and;

WHEREAS, the intent of this project was to provide sports fields, restrooms, concession stands other amenities for the purpose of youth athletics by the community's sports organizations, and;

WHEREAS, it is the best interest of all parties to establish this relationship to ensure and prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth, and;

WHEREAS, it is the intent of the City to enter into a lease agreement with each sports organization for the purpose of establishing responsibilities, obligations, rules, regulations and other operational requirements of all parties related to the use of the youth sports complex, and;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized and empowered to execute said Lease with the Ankeny Junior Football, a copy of which is hereto attached.

DATED this 17th day of March 2025.

_____

Todd Shafer, Mayor Pro Tem

ATTEST:

_____

Michelle Yuska, City Clerk

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON INTENT APPROVE LEASE AGREEMENT BY AND BETWEEN THE CITY OF ANKENY AND ANKENY JUNIOR FOOTBALL

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the City of Ankeny, Iowa, will hold a public hearing on the 17th day of March 2025, at 5:30 o'clock p.m. at City Council Chambers, 1250 SW District Drive, in the City of Ankeny, for purposes of discussing the intent approve Lease Agreement by and between the City of Ankeny and Ankeny Junior Football, regarding leasing a portion of the Prairie Ridge Sports Complex premises located at 1510 NW Ash Dr, Ankeny, Iowa.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a copy of proposed Lease Agreement can be seen at the City Clerk's Office located at the Ankeny City Hall, 410 W 1st Street, Ankeny, Iowa, during regular business hours through the date of the hearing.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that at the time and place aforesaid all persons will have opportunity to be heard for or against said agreement. Following such hearing, the Ankeny City Council will act on said approval without further notice or opportunity for hearing.

DATED the 3rd day of March 2025.

_____

Bobbi B. Bentz, Mayor

Attest:

_____

Michelle Yuska, City Clerk

Published in the Des Moines Register on the ___ day of _____ 2025.

City of Ankeny/Ankeny Junior Football Lease Agreement

This agreement made and entered into this ~~3rd~~ 17th day of March, 2025, by and between the City of Ankeny ("Lessor") and Ankeny Junior Football ("Lessee") governs activity at Prairie Ridge Sports Complex beginning March 10, 2025 through December 31, 2029. NL

Parties objective: It is the intent of the parties that the complex does not deteriorate through misuse, or lack of attention, maintenance or repair. Both parties agree that the responsibilities outlined in this agreement are intended to prevent the deterioration of the facility and its improvements through normal wear and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Definitions:

League Program: The Ankeny Junior Football Club runs a league program at Prairie Ridge Sports Complex consisting of practices and weekly games: League dates are approximately August 1 through October 31.

Third Party Group: Any group not a party to this lease - other sports sanctioning organizations.

The parties agree as follows:

1. **Premises:** The City of Ankeny agrees to lease Junior Football fields 16-20 and 22 as well as baseball outfields at the Prairie Ridge Sports Complex for the purpose of their league program. In addition, the City of Ankeny leases to Junior Football concessions, restrooms, and storage space.

2. **Term:** The term of the lease is five years; beginning on March 10, 2025 and concluding December 31, 2029.

3. **Exclusivity:** During the period of the lease, the City of Ankeny shall not enter into a lease agreement with any other Football organization for the purpose of a league program at Prairie Ridge or at City owned park property.

4. **Fee Methodology:** The methodology will be based on covering a percentage of Complex maintenance costs. A yearly escalator will be applied.

5. **Fee Assessments:** Ankeny Junior Football shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from years 2010-2024. (See Exhibit 1). A 5% escalator will be added each year during the lease period. If participation decreases by more than 5%, the escalator will be eliminated and Junior Football will pay the same fee paid the previous season.

   Annual Lease Payment
   - 2025: $27,631
   - 2026: $29,012
   - 2027: $30,462
   - 2028: $31,985
   - 2029: $33,584

The assessment fee will be invoiced following conclusion of the Ankeny Junior Football Season and shall be paid within a 30-day timeframe.

6. **Park Usage**: During the Junior Football program, Ankeny Junior Football will have exclusive use of football fields. The City of Ankeny will work with Junior Football to schedule other activities, if there are fields available, during the league season. During non-league season, Ankeny Junior Football shall have first consideration of usage however the City of Ankeny reserves the right to schedule activities on football fields during the non-league season. For all other fields, the city of Ankeny will be required to inform Ankeny Junior Football of the dates and times fields will be in use. At all times throughout the year, the City of Ankeny has the authority to move games/practices to other fields, close fields, cancel or reschedule activities due to weather and/or field conditions. If these instances occur, the City of Ankeny shall notify Ankeny Junior Football of the changes as soon as possible.

7. **Non-league Play**: Fees for any non-league play (tournaments, community rental, clinics, etc.) involving teams/players not participating in Junior Football, the City of Ankeny reserves the right to charge a fee to that organization/individual(s) using the field(s). Junior Football will work with the Facilities Superintendent to approve scheduled play and ensure field availability.

8. **Schedule**: A schedule of league activities must be provided to the Facilities Coordinator at least 15 days (preferably 30) prior to league start. All activities to be held at the Complex must be approved by the Facilities Superintendent.

9. **City of Ankeny Responsibilities**: The City of Ankeny shall be responsible for maintaining playing fields and surrounding grounds in accordance with the standards deemed appropriate by City staff.

    a. Maintaining, cleaning and/or repairing include the following:
        i. All athletic fields
        ii. Commons areas
        iii. All landscaping
        iv. Parking areas
        v. Sewer, potable and irrigation water distribution systems
        vi. All permanent fencing
        vii. Trash collection
        viii. Winterizing all water systems
        ix. Game preparation of all fields
        x. Restroom facilities
        xi. Heating and cooling systems

    b. In performing these responsibilities the City will:
        i. Mow grass areas
        ii. String trim grass areas that are not mowed
        iii. Fertilize grass
        iv. Aerate grass
        v. Dethatch/Sod grass areas
        vi. Apply pesticides to grass areas

vii. Apply growth regulators to grass areas
viii. Maintain perennial plantings
ix. Top-dress skins and grass areas
x. Order and replenish sanitation supplies
xi. Conduct annual inspections of facilities and equipment

If there are special projects requested by Ankeny Junior Football, those can be scheduled with complex staff; however if a purchase of materials is required, the purchase price will be assessed to Ankeny Junior Football. Labor by the City of Ankeny staff will be provided in-kind.

10. **Ankeny Junior Football Responsibilities:**
    a. Keeping the concession facility in good condition
    b. Help maintain the grounds, parking areas and playing area litter free of paper and debris accruing from concession operations and activities
    c. Labor related to hanging signage or other promotional material
    d. Abide by the decision of the Prairie Ridge Staff as to playability of the fields
    e. Restricting any member or any other person from adding material to the playing fields, performing any maintenance on the fields or altering the fields in any way

11. **Concessions**: All concessions, concessions equipment, labor, the receipt of revenues and the payment of expenses are the responsibility of Ankeny Junior Football unless special arrangements are made with the City of Ankeny or another group. The menu of the concession stand and pricing shall be subject to the yearly review and approval of the City of Ankeny. Concessions pricing shall be coordinated with the other sports clubs so that consistency is maintained at each concession stand. Ankeny Junior Football shall be responsible for all licenses required for concession operation, and for maintaining all health standards required by law to operate concessions.

12. **Merchandise Sales**: Merchandise sales shall be the responsibility of Ankeny Junior Football. Any merchandise that is to be sold must be pre-approved by the Parks & Recreation Director or Facilities Superintendent for content, safety, and selling location.

13. **Tournaments**: Tournament scheduling shall be the responsibility of Ankeny Junior Football upon approval by the City of Ankeny. The City will work with Ankeny Junior Football in scheduling tournament events due to the fact Junior Football will be responsible for operating concessions at those events. Ankeny Junior Football shall receive all concession revenues and pay all concession expenses associated with tournament activities. The City of Ankeny will enter into all agreements relating to tournament activities with the tournament organization. If any Junior Football equipment is needed for a non-Junior Football sponsored tournament, the City will receive pre-approval for use from Junior Football and will be responsible for any damage or loss of such equipment.

14. **Special Activities**: Labor, maintenance and overhead costs for clinics, exhibitions, or other "special events" scheduled by Ankeny Junior Football or a 3rd party group shall be billed back to the sponsoring organization.

15. **Traffic Control**: For all Ankeny Junior Football League activities the City of Ankeny will provide parking spaces. Traffic control will be the joint responsibility of the City of Ankeny and Ankeny

Junior Football. The City of Ankeny and Ankeny Junior Football reserve the right to prohibit RV's and other large vehicles taking more than one spot during times of heavy parking lot usage.

16. **Severe Weather:** The City of Ankeny cooperates with the Ankeny Fire Department and Polk County Emergency Management on issues of severe weather. If severe weather is approaching, the City of Ankeny shall have authority to call games/practices and evacuate the Complex in an expeditious manner.

17. **Field Playability:** Complex staff will work with league and tournament directors when making decisions on field conditions and the playability of fields at the complex. Fields will be closed if complex staff determines that they are too wet for play, or if other issues arise that would compromise patron safety. If damage to the field shall result from the usage after they have been deemed closed (designated by a red flag at the entrances to the complex), the Organization responsible for the damage shall be solely accountable for the repair of the field.

    In the event that sufficient time has passed or conditions have otherwise improved so that the fields become playable, the red flag will be lowered and play may resume.

18. **Advertising:** The City of Ankeny will set guidelines outlining the use of on-site advertising and all advertising shall be approved by the City of Ankeny. Placement of advertising shall be consistent with the Municipal Code of the City of Ankeny.

19. **Exclusive Contracts:** The City of Ankeny reserves the right to execute contracts for concession items including but not limited to: soft drinks, water, juices, teas, and popular food products. Ankeny Junior Football acknowledges the City of Ankeny's right and gives permission to negotiate said contracts on Ankeny Junior Football's behalf.

20. **Security:** The City of Ankeny shall provide to Ankeny Junior Football keys to concessions/storage areas. Ankeny Junior Football shall be responsible for these keys and may not duplicate without approval of the City of Ankeny.

21. **Insurance:** Ankeny Junior Football shall keep its personal property insured against damage and destruction by vandalism and/or theft. A certificate of insurance for $1,000,000 must be provided to the City of Ankeny listing the City as additional insured. This certificate of insurance must be provided to the City of Ankeny within 30 days of execution of this lease agreement.

22. **Facility Improvements:** Ankeny Junior Football agrees to obtain written permission from the Director of the Parks and Recreation Department prior to making any improvements or engaging in any construction activity upon the premises. All improvements shall become exclusive property of the City upon completion, and shall not be subject to any lien, mortgage or financial encumbrance.

    Ankeny Junior Football shall be entitled to credit compensation for approved capital improvements at the complex. Credits will be applied on the 2030 lease agreement using current fee methodology. There shall be no adjustments in rent by the City unless the parties so agree, in writing, prior to the commencement of any construction. Reconciliation shall be made with respect to those capital improvements at the conclusion of each year with agreement by both Ankeny Junior Football and City to allow for good tracking.

Ankeny Junior Football accepts the premises in the condition in which they shall be on the date this Lease is executed. The City reserves the right to make improvements and engage in construction upon the Leased premises. However, the City shall notify Ankeny Junior Football of its intent to make improvements or engage in construction prior to the commencement of any such activity.

23. **Temporary Site Modifications:** Any signage, tents, or other items that need to be posted, attached, erected, or installed by Ankeny Junior Football on behalf of users or spectators must first be approved by the City of Ankeny.

24. **Use of Special Vehicles:** Use of golf carts or other special utility vehicles must be approved by the City of Ankeny.

25. **Use of Portable Lights:** The general policy of the City of Ankeny is that no portable or temporary lights may be used for any sports club activity at the Complex. If a special circumstance arises, approval of temporary lighting is subject to approval by the City of Ankeny. The City of Ankeny reserves the right to deny this request and place on it special restrictions or modifications.

26. **Yearly Report:** Ankeny Junior Football may be requested to make a yearly report to the City of Ankeny Park Board. At this meeting, Ankeny Junior Football shall provide to the Park Board a Department of the Treasury Internal Revenue Service 990 Form so that it may be received and placed on file. If requested, the City of Ankeny will make a presentation to the Ankeny Junior Football Board of Directors to discuss Complex activities, and operational revenues/expenditures.

27. **Conduct:** The City of Ankeny reserves the right to remove any individual or team from the premises for inappropriate conduct. "Inappropriate conduct" shall be the judgment call of the City of Ankeny. The City of Ankeny shall have the authority to restrict individuals or teams from access to the Complex and/or set terms that must be met for their return to the Complex.

28. **Termination:** Upon default in payment of fees, or upon any other default by Ankeny Junior Football of the terms of this Lease Agreement, this Lease Agreement may, at the option of the City of Ankeny and without prejudice to any other rights or remedies afforded the City of Ankeny by law be cancelled and forfeited; provided, however, before any such cancellation or forfeiture, the City of Ankeny shall give Ankeny Junior Football notice specifying the default(s), and stating that this Lease Agreement will be cancelled and forfeited 180 days after notice, unless such default(s) are remedied within such period. In the effect the City of Ankeny was to default in services rendered, AJF will not be responsible for the balance of terms in this lease agreement.

29. **Termination by Mutual Agreement:** This Agreement may be terminated at any time by mutual consent of both parties hereto, provided that such consent to terminate is provided in writing 180 days prior to the start of their club's season, any and all invoices are paid in full, and termination writing is signed by each of the parties hereto.

In Witness Whereof, the parties have executed this Lease Agreement on the day and year first above written:

City of Ankeny, Iowa

By: _____
Todd Shafer, Mayor Pro Tem

Ankeny Junior Football

By: _____
Nick Nelson, President

Attest:

By: _____
Michelle Yuska, City Clerk

Exhibit 1: City of Ankeny/Ankeny Junior Football Lease Agreement

Fee Assessment

2024 Maintenance Expenses:	
Supplies/Commodities:	$18,329
Contractual Services:	$15,786
Personnel Services:	$21,254
Total Expenses:	**$55,369**
CIP Average (2010-2024):	($106)
Sum-Total:	**$55,263**

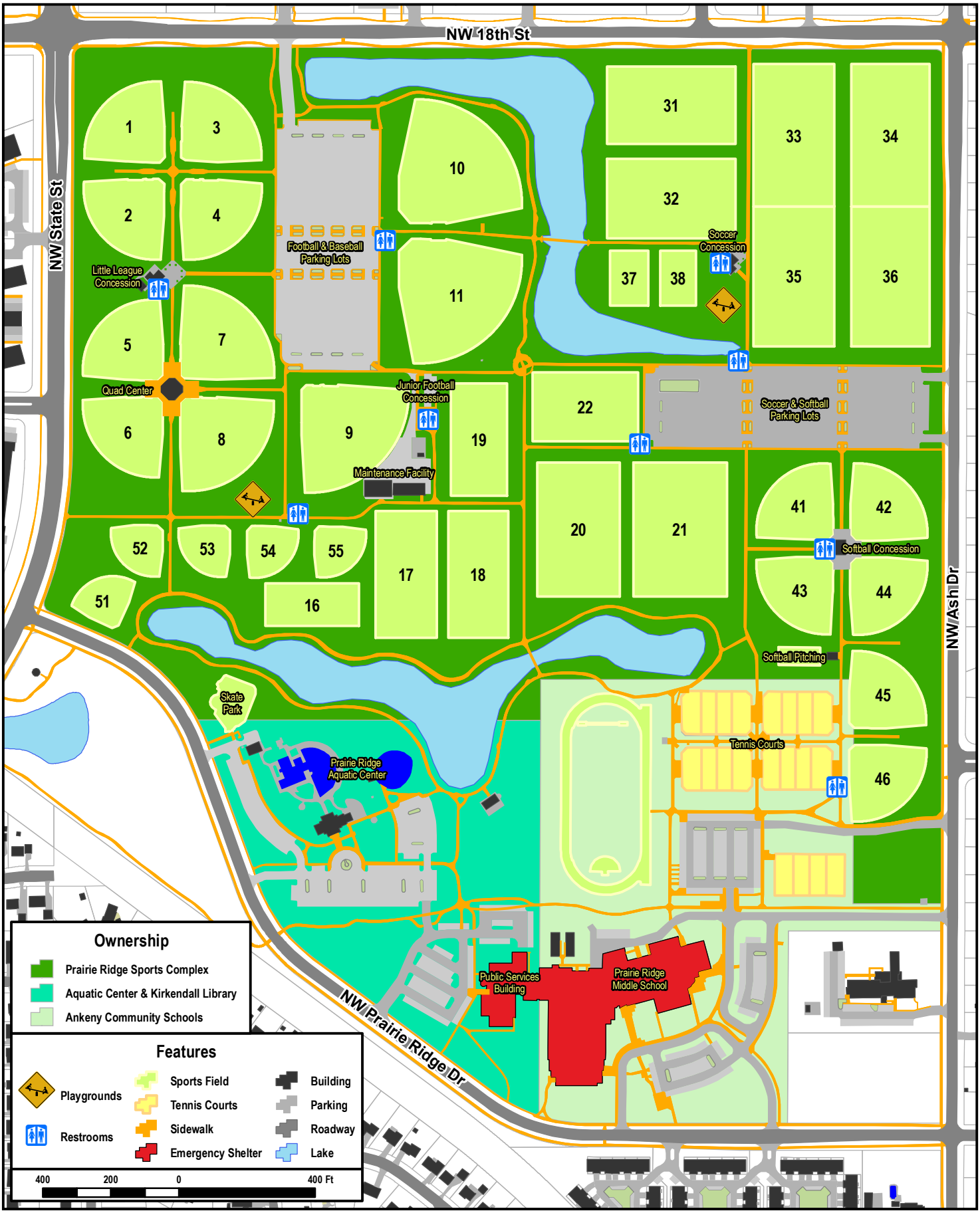
50% of Junior Football Assessment: $27,631

Annual Escalator: 5%

2025	2026	2027	2028	2029
$27,631	$29,012	$30,462	$31,985	$33,584

Past Payment History

2005: $17,700
2006: $19,575
2007: $20,520
2008: $24,900
2009: $27,904
2010: $27,463
2011: $28,836
2012: $30,278
2013: $31,792
2014: $33,382
2015: $31,956
2016: $33,553
2017: $30,802
2018: $32,342
2019: $33,959
2020: $20,076
2021: $21,079
2022: $22,132
2023: $23,238
2024: $24,399



city of Ankeny
bringing it all together

Prairie Ridge Sports Complex

N W E S

DEPARTMENT OF PARKS AND RECREATION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-24 Proposed lease agreement between the City of Ankeny, Iowa, and the Heartland Area Lacrosse Club for use of a portion of the Prairie Ridge Sports Complex

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Resolution
Public Hearing
LEGAL

EXECUTIVE SUMMARY

The City of Ankeny has leases with the following local sports groups that play seasonal activity at the Prairie Ridge Sports Complex:

- Ankeny Girls Softball
- Ankeny Iowa Rush
- Ankeny Junior Football
- Ankeny Lacrosse
- Ankeny Little League

All of the groups agree that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Currently, over 5,000 athletes participate in these groups. A new five-year lease has been developed with each club that will go into effect this season and run through 2029. The lease agreements for each club are very similar and apply the same methodology with regard to regulations and fee assessments. The methodology will be based on covering a percentage of Complex maintenance costs. Each club shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from the years 2010-2024. A 5% escalator will

be added each year during the lease period.

In each of the next five years, the City will collect the assessed fees to help offset some of the maintenance and operational costs associated with running the Complex.

The yearly fees that will be paid to the City are as follows:

- 2025: $303,478
- 2026: $318,651
- 2027: $334,583
- 2028: $351,312
- 2029: $368,877

Total collections for 2025 – 2029 = $1,676,901

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve 2025 - 2029 lease agreements between the City of Ankeny and the aforementioned clubs.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Previous similar lease agreements have been approved by Council and the City's partner sports groups in 2010, 2015 & 2020.

FISCAL IMPACT

The total collected over the five-year period will be $1,676,901. This money offsets approximately 50% of each club's maintenance costs, minus the average capital improvement investment made by each group since 2010.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to close Public Hearing 2025-24.

Consider motion to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Heartland Area Lacrosse Club for use of a portion of the Prairie Ridge Sports Complex.

ATTACHMENTS

1. PH 2025-24 - PH Coversheet
2. RES - Lacrosse lease
3. NOH - Lacrosse
4. Lacrosse Lease Agreement
5. Lacrosse - Location Map

PUBLIC HEARING 2025-24 **5:30 P.M.** **MARCH 17, 2025**

PROPOSED LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND THE HEARTLAND AREA LACROSSE CLUB FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

Mayor Pro Tem:

This is the time and place for public hearing 2025-24.

Mayor Pro Tem:

"HAS ANY WRITTEN CORRESPONDENCE BEEN RECEIVED FOR THIS HEARING?"

City Clerk:

None in the Clerk's Office

Mayor Pro Tem:

"I would like to request, at this time, Nick Lenox, Parks and Recreation Director, provide a report to the Council on this proposed agreement."

After Report:

Because this is a Public Hearing those wishing to be heard for or against the proposed agreement, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

After any comments from the audience, the Mayor Pro Tem states: "We need to take the following action":

- ❑ Consider **MOTION** to close Public Hearing 2025-24.
- ❑ Consider **MOTION** to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Heartland Area Lacrosse Club for use of a portion of the Prairie Ridge Sports Complex.

RESOLUTION 2025 –

A RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND HEARTLAND AREA LACROSSE CLUB FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

WHEREAS, the City of Ankeny, with funding assistance from the Ankeny Sports Complex Foundation, has constructed the Prairie Ridge Sports Complex in Ankeny, and;

WHEREAS, the intent of this project was to provide sports fields, restrooms, concession stands other amenities for the purpose of youth athletics by the community's sports organizations, and;

WHEREAS, it is the best interest of all parties to establish this relationship to ensure and prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth, and;

WHEREAS, it is the intent of the City to enter into a lease agreement with each sports organization for the purpose of establishing responsibilities, obligations, rules, regulations and other operational requirements of all parties related to the use of the youth sports complex, and;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized and empowered to execute said Lease with the Heartland Area Lacrosse Club, a copy of which is hereto attached.

DATED this 17th day of March 2025.

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON INTENT APPROVE LEASE AGREEMENT BY AND BETWEEN THE CITY OF ANKENY AND HEARTLAND AREA LACROSSE CLUB

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the City of Ankeny, Iowa, will hold a public hearing on the 17th day of March 2025, at 5:30 o'clock p.m. at City Council Chambers, 1250 SW District Drive, in the City of Ankeny, for purposes of discussing the intent approve Lease Agreement by and between the City of Ankeny and Heartland Area Lacrosse Club, regarding leasing a portion of the Prairie Ridge Sports Complex premises located at 1510 NW Ash Dr, Ankeny, Iowa.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a copy of proposed Lease Agreement can be seen at the City Clerk's Office located at the Ankeny City Hall, 410 W 1st Street, Ankeny, Iowa, during regular business hours through the date of the hearing.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that at the time and place aforesaid all persons will have opportunity to be heard for or against said agreement. Following such hearing, the Ankeny City Council will act on said approval without further notice or opportunity for hearing.

DATED the 3rd day of March 2025.

_____

Bobbi B. Bentz, Mayor

Attest:

_____

Michelle Yuska, City Clerk

Published in the Des Moines Register on the ___ day of _____ 2025.

City of Ankeny/Heartland Area Lacrosse Club

This agreement made and entered into this 17th day of March, 2025, by and between the City of Ankeny ("Lessor") and Heartland Area Lacrosse Club ("Lessee") governs activity at Prairie Ridge Sports Complex beginning March 10, 2025 through December 31, 2029.

Parties objective: It is the intent of the parties that the complex does not deteriorate through misuse, or lack of attention, maintenance or repair. Both parties agree that the responsibilities outlined in this agreement are intended to prevent the deterioration of the facility and its improvements through normal wear and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Definitions:

League Program: The Ankeny Heartland Area Lacrosse Club runs a league program at Prairie Ridge Sports Complex consisting of practices and weekly games: League dates are approximately March 7 through May 31.

Third Party Group: Any group not a party to this lease - other sports sanctioning organizations.

The parties agree as follows:

1. **Premises:** The City of Ankeny agrees to lease Fields 16 - 19 at the Prairie Ridge Sports Complex for the purpose of their league program. In addition, the City of Ankeny leases to Heartland Lacrosse the usage of the restroom facility.

2. **Term:** The term of the lease is five years; beginning on March 10, 2025 and concluding December 31, 2029.

3. **Exclusivity:** During the period of the lease, the City of Ankeny shall not enter into a lease agreement with any other Lacrosse organization for the purpose of a league program at Prairie Ridge or at City owned park property.

4. **Fee Methodology:** The methodology will be based on covering a percentage of Complex maintenance costs.

5. **Fee Assessment:** Heartland Lacrosse shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from years 2010-2024. A 5% escalator will be added each year during the lease period. If participation decreases by more than 5%, the escalator will be eliminated and Heartland Lacrosse will pay the same fee paid the previous season.

   Annual Lease Payment
   - 2025: $23,245
   - 2026: $24,407
   - 2027: $25,627
   - 2028: $26,908
   - 2029: $28,253

The assessment fee will be invoiced twice per year, with 50% of the total due in June and the remaining 50% due in December. Invoices shall be paid within a 30-day timeframe.

6. **Park Usage:** During the Lacrosse program, Heartland Lacrosse will have exclusive use of fields 16 - 19. The City of Ankeny will work with Heartland Lacrosse to schedule other activities, if there are fields available, during the league season. During non-league season, Heartland Lacrosse will not have access to the fields as the Ankeny Junior Football program will begin and have first consideration of usage. At all times throughout the year, the City of Ankeny has the authority to move games/practices to other fields, close fields, cancel or reschedule activities due to weather and/or field conditions. If these instances occur, the City of Ankeny shall notify Heartland Lacrosse of the changes as soon as possible.

7. **Non-league Play:** Fees for any non-league play (tournaments, community rental, clinics, etc.) involving teams/players not participating in Heartland Lacrosse, the City of Ankeny reserves the right to charge a fee to that organization/individual(s) using the field(s). Heartland Lacrosse will work with the Facilities Superintendent to approve scheduled play and ensure field availability.

8. **Schedule:** A schedule of league activities must be provided to the Facilities Superintendent at least 15 days (preferably 30) prior to league start. All activities to be held at the Complex must be approved by the Facilities Superintendent.

9. **City of Ankeny Responsibilities:** The City of Ankeny shall be responsible for maintaining playing fields and surrounding grounds in accordance with the standards deemed appropriate by City staff.

    a. Maintaining, cleaning and/or repairing include the following:
        i. All athletic fields
        ii. Commons areas
        iii. All landscaping
        iv. Parking areas
        v. Sewer, potable and irrigation water distribution systems
        vi. All permanent fencing
        vii. Trash collection
        viii. Winterizing all water systems
        ix. Game preparation of all fields
        x. Restroom facilities
        xi. Heating and cooling systems

    b. In performing these responsibilities the City will:
        i. Mow grass areas
        ii. String trim grass areas that are not mowed
        iii. Fertilize grass
        iv. Aerate grass
        v. Dethatch/Sod grass areas
        vi. Apply pesticides to grass areas
        vii. Apply growth regulators to grass areas
        viii. Maintain perennial plantings

ix. Top-dress skins and grass areas
x. Order and replenish sanitation supplies
xi. Conduct annual inspections of facilities and equipment

If there are special projects requested by Heartland Lacrosse, those can be scheduled with Complex staff; however if a purchase of materials is required, the purchase price will be assessed to Heartland Lacrosse. Labor by the City of Ankeny staff will be provided in-kind.

10. **Ankeny Heartland Responsibilities:**
    c. Help maintain the grounds, parking areas and playing area litter free of paper and debris accruing from concession operations and activities
    d. Labor related to hanging signage or other promotional material
    e. Abide by the decision of the Prairie Ridge Staff as to playability of the fields
    f. Restricting any member or any other person from adding material to the playing fields, performing any maintenance on the fields or altering the fields in any way

11. **Concessions:** All concessions, concessions equipment, labor, the receipt of revenues and the payment of expenses are the responsibility of Heartland Lacrosse unless special arrangements are made with the City of Ankeny or another group. The menu of the concession stand and pricing shall be subject to the yearly review and approval of the City of Ankeny. Concessions pricing shall be coordinated with the other sports clubs so that consistency is maintained at each concession stand. Heartland Lacrosse shall be responsible for all licenses required for concession operation, and for maintaining all health standards required by law to operate concessions.

12. **Merchandise Sales:** Merchandise sales shall be the responsibility of Heartland Lacrosse. Any merchandise that is to be sold must be pre-approved by the Parks & Recreation Director or Facilities Superintendent for content, safety, and selling location.

13. **Tournaments:** Tournament scheduling shall be the responsibility of Heartland Lacrosse upon approval by the City of Ankeny.

14. **Special Activities:** Labor, maintenance and overhead costs for clinics, exhibitions, or other "special events" scheduled by Heartland Lacrosse or a 3rd party group shall be billed back to the sponsoring organization.

15. **Traffic Control:** For all Heartland Lacrosse League activities the City of Ankeny will provide parking spaces. Traffic control will be the joint responsibility of the City of Ankeny and Heartland Lacrosse. The City of Ankeny and Heartland Lacrosse reserve the right to prohibit RV's and other large vehicles taking more than one spot during times of heavy parking lot usage.

16. **Severe Weather:** The City of Ankeny cooperates with the Ankeny Fire Department and Polk County Emergency Management on issues of severe weather. If severe weather is approaching, the City of Ankeny shall have authority to call games/practices and evacuate the Complex in an expeditious manner.

17. **Field Playability:** Complex staff will work with league and tournament directors when making decisions on field conditions and the playability of fields at the complex. Fields will be closed if complex staff determines that they are too wet for play, or if other issues arise that would

compromise patron safety. If damage to the field shall result from the usage after they have been deemed closed (designated by a red flag at the entrances to the complex), the Organization responsible for the damage shall be solely accountable for the repair of the field.

In the event that sufficient time has passed or conditions have otherwise improved so that the fields become playable, the red flag will be lowered and play may resume.

18. **Advertising:** The City of Ankeny will set guidelines outlining the use of on-site advertising and all advertising shall be approved by the City of Ankeny. Placement of advertising shall be consistent with the Municipal Code of the City of Ankeny.

19. **Exclusive Contracts:** The City of Ankeny reserves the right to execute contracts for concession items including but not limited to: soft drinks, water, juices, teas, and popular food products. Heartland Lacrosse acknowledges the City of Ankeny's right and gives permission to negotiate said contracts on Heartland Lacrosse's behalf.

20. **Insurance:** Heartland Lacrosse shall keep its personal property insured against damage and destruction by vandalism and/or theft. A certificate of insurance for $1,000,000 must be provided to the City of Ankeny listing the City as additional insured. This certificate of insurance must be provided to the City of Ankeny within 30 days of execution of this lease agreement.

21. **Facility Improvements:** Heartland Lacrosse agrees to obtain written permission from the Director of the Parks and Recreation Department prior to making any improvements or engaging in any construction activity upon the premises. All improvements shall become exclusive property of the City upon completion, and shall not be subject to any lien, mortgage or financial encumbrance.

    Heartland Lacrosse shall be entitled to credit compensation for approved capital improvements at the complex. Credits will be applied on the 2030 lease agreement using current fee methodology. There shall be no adjustments in rent by the City unless the parties so agree, in writing, prior to the commencement of any construction. Reconciliation shall be made with respect to those capital improvements at the conclusion of each year with agreement by both Heartland Lacrosse and City to allow for good tracking.

22. **Temporary Site Modifications:** Any signage, tents, or other items that need to be posted, attached, erected, or installed by Heartland Lacrosse on behalf of users or spectators must first be approved by the City of Ankeny.

23. **Use of Special Vehicles:** Use of golf carts or other special utility vehicles must be approved by the City of Ankeny. Operator of the golf cart must be at least 16 years old and possess a valid driver's license.

24. **Use of Portable Lights:** The general policy of the City of Ankeny is that no portable or temporary lights may be used for any sports club activity at the Complex. If a special circumstance arises, approval of temporary lighting is subject to approval by the City of Ankeny. The City of Ankeny reserves the right to deny this request and place on it special restrictions or modifications.

25. **Yearly Report:** Heartland Lacrosse may be requested to make a yearly report to the City of Ankeny Park Board. At this meeting, Heartland Lacrosse shall provide to the Park Board a Department of the Treasury Internal Revenue Service 990 Form so that it may be received and placed on file. If requested, the City of Ankeny will make a presentation to the Heartland Lacrosse Board of Directors to discuss Complex activities, and operational revenues/expenditures.

26. **Conduct:** The City of Ankeny reserves the right to remove any individual or team from the premises for inappropriate conduct. "Inappropriate conduct" shall be the judgment call of the City of Ankeny. The City of Ankeny shall have the authority to restrict individuals or teams from access to the Complex and/or set terms that must be met for their return to the Complex.

27. **Termination:** Upon default in payment of fees, or upon any other default by Heartland Lacrosse of the terms of this Lease Agreement, this Lease Agreement may, at the option of the City of Ankeny and without prejudice to any other rights or remedies afforded the City of Ankeny by law be cancelled and forfeited; provided, however, before any such cancellation or forfeiture, the City of Ankeny shall give Heartland Lacrosse notice specifying the default(s), and stating that this Lease Agreement will be cancelled and forfeited 180 days after notice, unless such default(s) are remedied within such period. In the effect the City of Ankeny was to default in services rendered, Heartland Lacrosse will not be responsible for the balance of terms in this lease agreement.

28. **Termination by Mutual Agreement:** This Agreement may be terminated at any time by mutual consent of both parties hereto, provided that such consent to terminate is provided in writing 180 days prior to the start of their club's season, any and all invoices are paid in full, and termination writing is signed by each of the parties hereto.

In Witness Whereof, the parties have executed this Lease Agreement on the day and year first above written:

City of Ankeny, Iowa

By: _____
Todd Shafer, MayorPro Tem

Heartland Lacrosse

By: _____
Dave Hankins, President

Attest:

By: _____
Michelle Yuska, City Clerk

Exhibit 1: City of Ankeny/Heartland Lacrosse Lease Agreement

Fee Assessment

2024 Maintenance Expenses:

Supplies/Commodities:	$15,127
Contractual Services:	$15,386
Personnel Services:	$15,978
Total Expenses:	**$46,491**

CIP Average (2017-2024):	($0)
Sum-Total:	**$46,491**

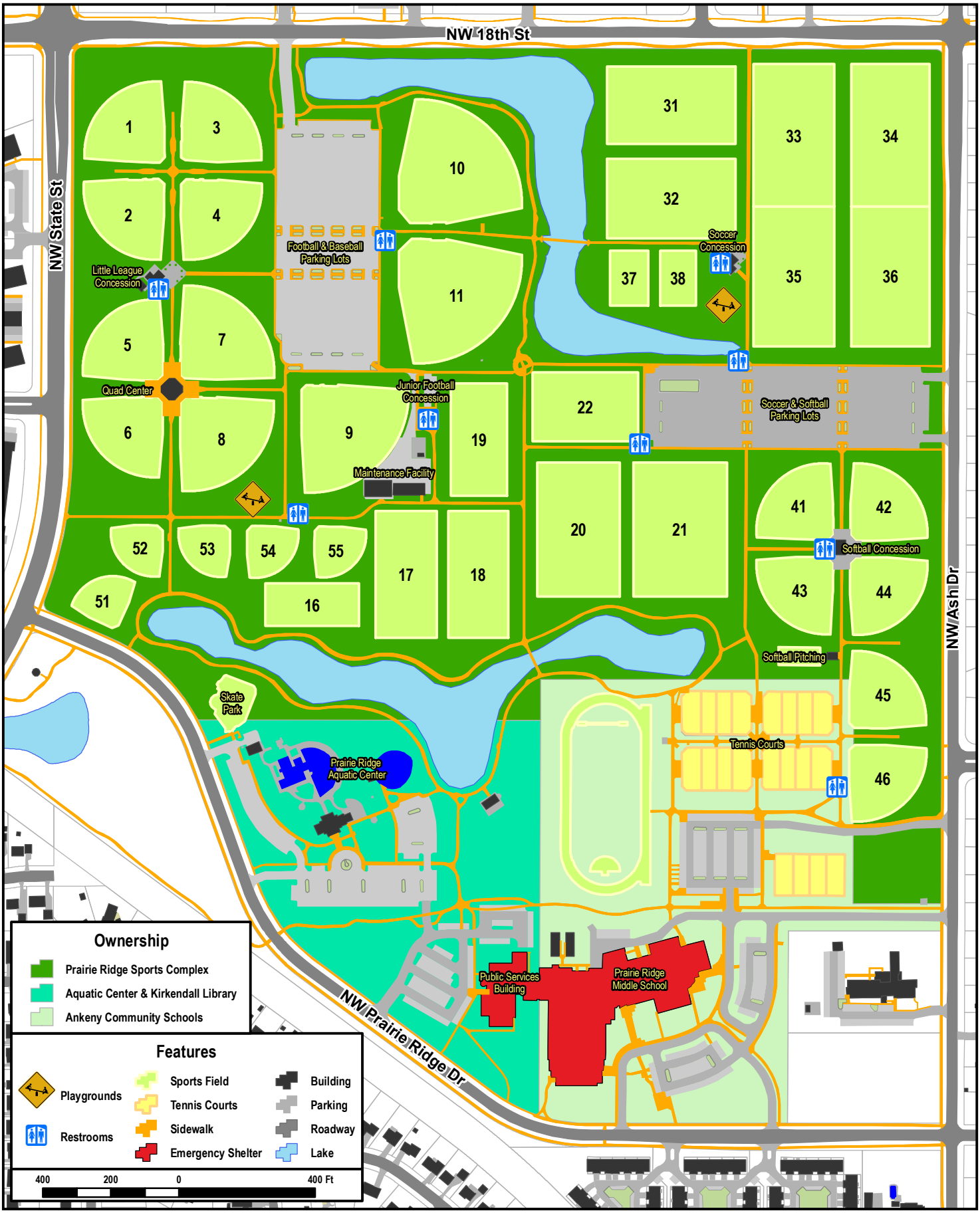
50% of Lacrosse Maintenance Assessment: $23,245

Annual Escalator: 5%

2025	2026	2027	2028	2029
$23,245	$24,407	$25,627	$26,908	$28,253

Past Payment History

2017: $8,448
2018: $8,870
2019: $9,313
2020: $16,375
2021: $17,193
2022: $18,052
2023: $18,954
2024: $19,901



city of Ankeny
bringing it all together

Prairie Ridge Sports Complex

N W E S

DEPARTMENT OF PARKS AND RECREATION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-25 Proposed lease agreement between the City of Ankeny, Iowa, and the Ankeny Little League for use of a portion of the Prairie Ridge Sports Complex

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Resolution
Public Hearing
LEGAL

EXECUTIVE SUMMARY

The City of Ankeny has leases with the following local sports groups that play seasonal activity at the Prairie Ridge Sports Complex:

- Ankeny Girls Softball
- Ankeny Iowa Rush
- Ankeny Junior Football
- Ankeny Lacrosse
- Ankeny Little League

All of the groups agree that the responsibilities outlined in their agreement are intended to prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Currently, over 5,000 athletes participate in these groups. A new five-year lease has been developed with each club that will go into effect this season and run through 2029. The lease agreements for each club are very similar and apply the same methodology with regard to regulations and fee assessments. The methodology will be based on covering a percentage of Complex maintenance costs. Each club shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from the years 2010-2024. A 5% escalator will

be added each year during the lease period.

In each of the next five years, the City will collect the assessed fees to help offset some of the maintenance and operational costs associated with running the Complex.

The yearly fees that will be paid to the City are as follows:

- 2025: $303,478
- 2026: $318,651
- 2027: $334,583
- 2028: $351,312
- 2029: $368,877

Total collections for 2025 – 2029 = $1,676,901

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve 2025 - 2029 lease agreements between the City of Ankeny and the aforementioned clubs.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Previous similar lease agreements have been approved by Council and the City's partner sports groups in 2010, 2015 & 2020.

FISCAL IMPACT

The total collected over the five-year period will be $1,676,901. This money offsets approximately 50% of each club's maintenance costs, minus the average capital improvement investment made by each group since 2010.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to close Public Hearing 2025-25.

Consider motion to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Little League for use of a portion of the Prairie Ridge Sports Complex.

ATTACHMENTS

1. PH 2025-25 - PH Coversheet
2. RES - Little League Lease
3. NOH - Little League
4. Little League Lease Agreement
5. Little League - Location Map

PUBLIC HEARING 2025-25 **5:30 P.M.** **MARCH 17, 2025**

PROPOSED LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND THE ANKENY LITTLE LEAGUE FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

Mayor Pro Tem:

This is the time and place for public hearing 2025-25.

Mayor Pro Tem:

"HAS ANY WRITTEN CORRESPONDENCE BEEN RECEIVED FOR THIS HEARING?"

City Clerk:

None in the Clerk's Office

Mayor Pro Tem:

"I would like to request, at this time, Nick Lenox, Parks and Recreation Director, provide a report to the Council on this proposed agreement."

After Report:

Because this is a Public Hearing those wishing to be heard for or against the proposed agreement, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

After any comments from the audience, the Mayor Pro Tem states: "We need to take the following action":

- ❑ Consider **MOTION** to close Public Hearing 2025-25.
- ❑ Consider **MOTION** to adopt **RESOLUTION** authorizing the execution of a lease agreement between the City of Ankeny, Iowa, and the Ankeny Little League for use of a portion of the Prairie Ridge Sports Complex.

RESOLUTION 2025 –

A RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF ANKENY, IOWA, AND THE ANKENY LITTLE LEAGUE FOR USE OF A PORTION OF THE PRAIRIE RIDGE SPORTS COMPLEX

WHEREAS, the City of Ankeny, with funding assistance from the Ankeny Sports Complex Foundation, has constructed the Prairie Ridge Sports Complex in Ankeny, and;

WHEREAS, the intent of this project was to provide sports fields, restrooms, concession stands other amenities for the purpose of youth athletics by the community's sports organizations, and;

WHEREAS, it is the best interest of all parties to establish this relationship to ensure and prevent the deterioration of the facility and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth, and;

WHEREAS, it is the intent of the City to enter into a lease agreement with each sports organization for the purpose of establishing responsibilities, obligations, rules, regulations and other operational requirements of all parties related to the use of the youth sports complex, and;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized and empowered to execute said Lease with the Ankeny Little League, a copy of which is hereto attached.

DATED this 17th day of March 2025.

_____

Todd Shafer, Mayor Pro Tem

ATTEST:

_____

Michelle Yuska, City Clerk

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON INTENT APPROVE LEASE AGREEMENT BY AND BETWEEN THE CITY OF ANKENY AND ANKENY LITTLE LEAGUE

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the City of Ankeny, Iowa, will hold a public hearing on the 17th day of March 2025, at 5:30 o'clock p.m. at City Council Chambers, 1250 SW District Drive, in the City of Ankeny, for purposes of discussing the intent approve Lease Agreement by and between the City of Ankeny and Ankeny Little League, regarding leasing a portion of the Prairie Ridge Sports Complex premises located at 1510 NW Ash Dr, Ankeny, Iowa.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a copy of proposed Lease Agreement can be seen at the City Clerk's Office located at the Ankeny City Hall, 410 W 1st Street, Ankeny, Iowa, during regular business hours through the date of the hearing.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that at the time and place aforesaid all persons will have opportunity to be heard for or against said agreement. Following such hearing, the Ankeny City Council will act on said approval without further notice or opportunity for hearing.

DATED the 3rd day of March 2025.

_____

Bobbi B. Bentz, Mayor

Attest:

_____

Michelle Yuska, City Clerk

Published in the Des Moines Register on the ___ day of _____ 2025.

City of Ankeny/Ankeny Little League Baseball Lease Agreement

This agreement made and entered into this ~~3rd~~ 17th day of March, 2025, by and between the City of Ankeny ("Lessor") and Ankeny Little League ("Lessee") governs activity at Prairie Ridge Sports Complex beginning March 10, 2025 through December 31, 2029.

Parties objective: It is the intent of the parties that the complex does not deteriorate through misuse, or lack of attention, maintenance or repair. Both parties agree that the responsibilities outlined in this agreement are intended to prevent the deterioration of the facility and its improvements through normal wear and to maintain the facility as a first-class complex that provides recreational opportunities for the community's youth and also serve as an attraction and destination for regional and state competitions.

Definitions:

League Program: The Ankeny Little League runs a league program at Prairie Ridge Sports Complex every spring/summer consisting of practices and weekly games: League dates are approximately April 1 through August 1.

Third Party Group: Any group not a party to this lease - other sports sanctioning organizations.

The parties agree as follows:

1. **Premises:** The City of Ankeny agrees to lease Little League Fields 1-11 and 51-55 at the Prairie Ridge Sports Complex for the purpose of their league program. In addition, the City of Ankeny leases to Little League concessions, restrooms, and storage space.

2. **Term:** The term of the lease is five years; beginning on March 10, 2025 and concluding December 31, 2029.

3. **Exclusivity:** During the period of the lease, the City of Ankeny shall not enter into a lease agreement with any other Baseball organization for the purpose of a league program at Prairie Ridge. Ankeny Little League shall have exclusive use of the Little League Quad Center for league activities; however this facility shall also be made available for tournament activities.

4. **Fee Methodology:** The methodology will be based on covering a percentage of Complex maintenance costs. A yearly escalator will be applied.

5. **Fee Assessments:** Ankeny Little League shall pay 50% of its maintenance costs using actual 2024 costs as a base number minus an average per year capital improvement investment from years 2010-2024. (See Exhibit 1). A 5% escalator will be added each year during the lease period. If participation decreases by more than 5%, the escalator will be eliminated and Ankeny Little League will pay the same fee paid the previous season.

   Annual Lease Payment
   - 2025: $90,206
   - 2026: $94,716
   - 2027: $99,451
   - 2028: $104,423

- 2029: $109,644

The assessment fee will be invoiced following conclusion of the Little League Season and shall be paid within a 30-day timeframe.

6. **Park Usage:** During the Little League program, Ankeny Little League will have exclusive use of baseball fields #1 - #15. The City of Ankeny will work with Ankeny Little League to schedule other activities, if there are fields available, during the league season. During non-league season, Ankeny Little League shall have first consideration of usage however the City of Ankeny reserves the right to schedule activities on baseball fields during the non-league season. In these instances the City of Ankeny will be required to inform Little League of the dates and times fields will be in use.

7. **Non-league Play:** Fees for any non-league play (tournaments, community rental, clinics, etc.) involving teams/players not participating in Ankeny Little League, the City of Ankeny reserves the right to charge a fee to that organization/individual(s) using the field(s). Ankeny Little League will work with the Facilities Superintendent to approve scheduled play and ensure field availability.

8. **Schedule:** A schedule of league activities must be provided to the Facilities Coordinator at least 15 days (preferably 30) prior to league start. All activities to be held at the Complex must be approved by the Facilities Superintendent.

9. **City of Ankeny Responsibilities:** The City of Ankeny shall be responsible for maintaining playing fields and surrounding grounds in accordance with the standards deemed appropriate by City staff.

    a. Maintaining, cleaning and/or repairing include the following:
        i. All athletic fields
        ii. Commons areas
        iii. All landscaping
        iv. Parking areas
        v. Sewer, potable and irrigation water distribution systems
        vi. All permanent fencing
        vii. Trash collection
        viii. Winterizing all water systems
        ix. Game preparation of all fields
        x. Restroom facilities
        xi. Heating and cooling systems

    b. In performing these responsibilities the City will:
        i. Mow grass areas
        ii. String trim grass areas that are not mowed
        iii. Fertilize grass
        iv. Aerate grass
        v. Dethatch/Sod grass areas
        vi. Apply pesticides to grass areas
        vii. Apply growth regulators to grass areas
        viii. Maintain perennial plantings

ix. Top-dress skins and grass areas
x. Order and replenish sanitation supplies
xi. Conduct annual inspections of facilities and equipment

If there are special projects requested by Ankeny Little League, those can be scheduled with Complex staff; however if a purchase of materials is required, the purchase price will be assessed to Ankeny Little League. Labor by the City of Ankeny staff will be provided in-kind.

10. **Ankeny Little League Responsibilities:**
    a. Keeping the concession facility in good condition
    b. Help maintain the grounds, parking areas and playing area litter free of paper and debris accruing from concession operations and activities
    c. Labor related to hanging signage or other promotional material
    d. Abide by the decision of the Prairie Ridge Staff as to playability of the fields
    e. Restricting any member or any other person from adding material to the playing fields, performing any maintenance on the fields or altering the fields in any way

11. **Concessions**: All concessions, concessions equipment, labor, the receipt of revenues and the payment of expenses are the responsibility of Ankeny Little League unless special arrangements are made with the City of Ankeny or another group. The menu of the concession stand and pricing shall be subject to the yearly review and approval of the City of Ankeny. Concessions pricing shall be coordinated with the other sports clubs so that consistency is maintained at each concession stand. Ankeny Little League shall be responsible for all licenses required for concession operation, and for maintaining all health standards required by law to operate concessions.

12. **Merchandise Sales**: Merchandise sales shall be the responsibility of Ankeny Little League. Any merchandise that is to be sold must be pre-approved by the Parks & Recreation Director or Facilities Superintendent for content, safety, and selling location.

13. **Tournaments**: Tournament scheduling shall be the responsibility of the City of Ankeny. The City will work with Ankeny Little League in scheduling tournament events due to the fact Little League will be responsible for operating concessions at those events. Ankeny Little League shall receive all concession revenues and pay all concession expenses associated with tournament activities. The City of Ankeny will enter into all agreements relating to tournament activities with the tournament organization. If any Little League equipment is needed for a non-Little League sponsored tournament, the City will receive pre-approval for use from Little League and will be responsible for any damage or loss of such equipment.

14. **Special Activities**: Labor, maintenance and overhead costs for clinics, exhibitions, or other "special events" scheduled by Little League or a 3rd party group shall be billed back to the sponsoring organization.

15. **Traffic Control**: For all Ankeny Little League activities the City of Ankeny will provide parking spaces. Traffic control will be the joint responsibility of the City of Ankeny and Ankeny Little League. The City of Ankeny and Ankeny Little League reserve the right to prohibit RV's and other large vehicles taking more than one spot during times of heavy parking lot usage.

16. **Severe Weather**: The City of Ankeny cooperates with the Ankeny Fire Department and Polk County Emergency Management on issues of severe weather. If severe weather is approaching, the City of Ankeny shall have authority to call games/practices and evacuate the Complex in an expeditious manner.

17. **Field Playability**: Complex staff will work with league and tournament directors when making decisions on field conditions and the playability of fields at the complex. Fields will be closed if complex staff determines that they are too wet for play, or if other issues arise that would compromise patron safety. If damage to the field shall result from the usage after they have been deemed closed (designated by a red flag at the entrances to the complex), the Organization responsible for the damage shall be solely accountable for the repair of the field.

    In the event that sufficient time has passed or conditions have otherwise improved so that the fields become playable, the red flag will be lowered and play may resume.

18. **Advertising**: The City of Ankeny will set guidelines outlining the use of on-site advertising and all advertising shall be approved by the City of Ankeny. Placement of advertising shall be consistent with the Municipal Code of the City of Ankeny.

19. **Exclusive Contracts**: The City of Ankeny reserves the right to execute contracts for concession items including but not limited to: soft drinks, water, juices, teas, and popular food products. Ankeny Little League acknowledges the City of Ankeny's right and gives permission to negotiate said contracts on Ankeny Little League's behalf.

20. **Security**: The City of Ankeny shall provide to Ankeny Little League keys to concessions/storage areas. Ankeny Little League shall be responsible for these keys and may not duplicate without approval of the City of Ankeny.

21. **Insurance**: Ankeny Little League shall keep its personal property insured against damage and destruction by vandalism and/or theft. A certificate of insurance for $1,000,000 must be provided to the City of Ankeny listing the City as additional insured. This certificate of insurance must be provided to the City of Ankeny within 30 days of execution of this lease agreement.

22. **Facility Improvements**: Ankeny Little League agrees to obtain written permission from the Director of the Parks and Recreation Department prior to making any improvements or engaging in any construction activity upon the premises. All improvements shall become exclusive property of the City upon completion, and shall not be subject to any lien, mortgage or financial encumbrance.

    Ankeny Little League shall be entitled to credit compensation for approved capital improvements at the complex. Credits will be applied on the 2030 lease agreement using current fee methodology. There shall be no adjustments in rent by the City unless the parties so agree, in writing, prior to the commencement of any construction. Reconciliation shall be made with respect to those capital improvements at the conclusion of each year with agreement by both Ankeny Little League and City to allow for good tracking.

    Ankeny Little League accepts the premises in the condition in which they shall be on the date

this Lease is executed. The City reserves the right to make improvements and engage in construction upon the Leased premises. However, the City shall notify Ankeny Little League of its intent to make improvements or engage in construction prior to the commencement of any such activity.

23. **Temporary Site Modifications:** Any signage, tents, or other items that need to be posted, attached, erected, or installed by Ankeny Little League on behalf of users or spectators must first be approved by the City of Ankeny.

24. **Use of Special Vehicles:** Use of golf carts or other special utility vehicles must be approved by the City of Ankeny.

25. **Use of Portable Lights:** The general policy of the City of Ankeny is that no portable or temporary lights may be used for any sports club activity at the Complex. If a special circumstance arises, approval of temporary lighting is subject to approval by the City of Ankeny. The City of Ankeny reserves the right to deny this request and place on it special restrictions or modifications.

26. **Yearly Report:** Ankeny Little League may be requested to provide a yearly report to the City of Ankeny Park Board. At this meeting, Ankeny Little League shall provide to the Park Board a Department of the Treasury Internal Revenue Service 990 Form so that it may be received and placed on file. If requested, the City of Ankeny will make a presentation to the Ankeny Little League Board of Directors to discuss Complex activities, and operational revenues/expenditures.

27. **Conduct:** The City of Ankeny reserves the right to remove any individual or team from the premises for inappropriate conduct. "Inappropriate conduct" shall be the judgment call of the City of Ankeny. The City of Ankeny shall have the authority to restrict individuals or teams from access to the Complex and/or set terms that must be met for their return to the Complex.

28. **Termination:** Upon default in payment of fees, or upon any other default by Ankeny Little League of the terms of this Lease Agreement, this Lease Agreement may, at the option of the City of Ankeny and without prejudice to any other rights or remedies afforded the City of Ankeny by law be cancelled and forfeited; provided, however, before any such cancellation or forfeiture, the City of Ankeny shall give Ankeny Little League notice specifying the default(s), and stating that this Lease Agreement will be cancelled and forfeited 180 days after notice, unless such default(s) are remedied within such period.

29. **Termination by Mutual Agreement:** This Agreement may be terminated at any time by mutual consent of both parties hereto, provided that such consent to terminate is provided in writing 180 days prior to the start of their club's season, any and all invoices are paid in full, and termination writing is signed by each of the parties hereto.

In Witness Whereof, the parties have executed this Lease Agreement on the day and year first above written:

City of Ankeny, Iowa

By: _____
Todd Shafer, Mayor Pro Tem

Ankeny Little League

By: Robert L Sheeks
Signer ID: BY5HOSV814...
Rob Sheeks, President

Attest:

By: _____
Michelle Yuska, City Clerk

Exhibit 1: City of Ankeny/Ankeny Little League Baseball Lease Agreement

Fee Assessment

2024 Maintenance Expenses:	
Supplies/Commodities:	$60,054
Contractual Services:	$23,018
Personnel Services:	$139,785
Total Expenses:	**$222,857**
CIP Average (2010-2024):	($42,444)
Sum-Total:	**$180,413**

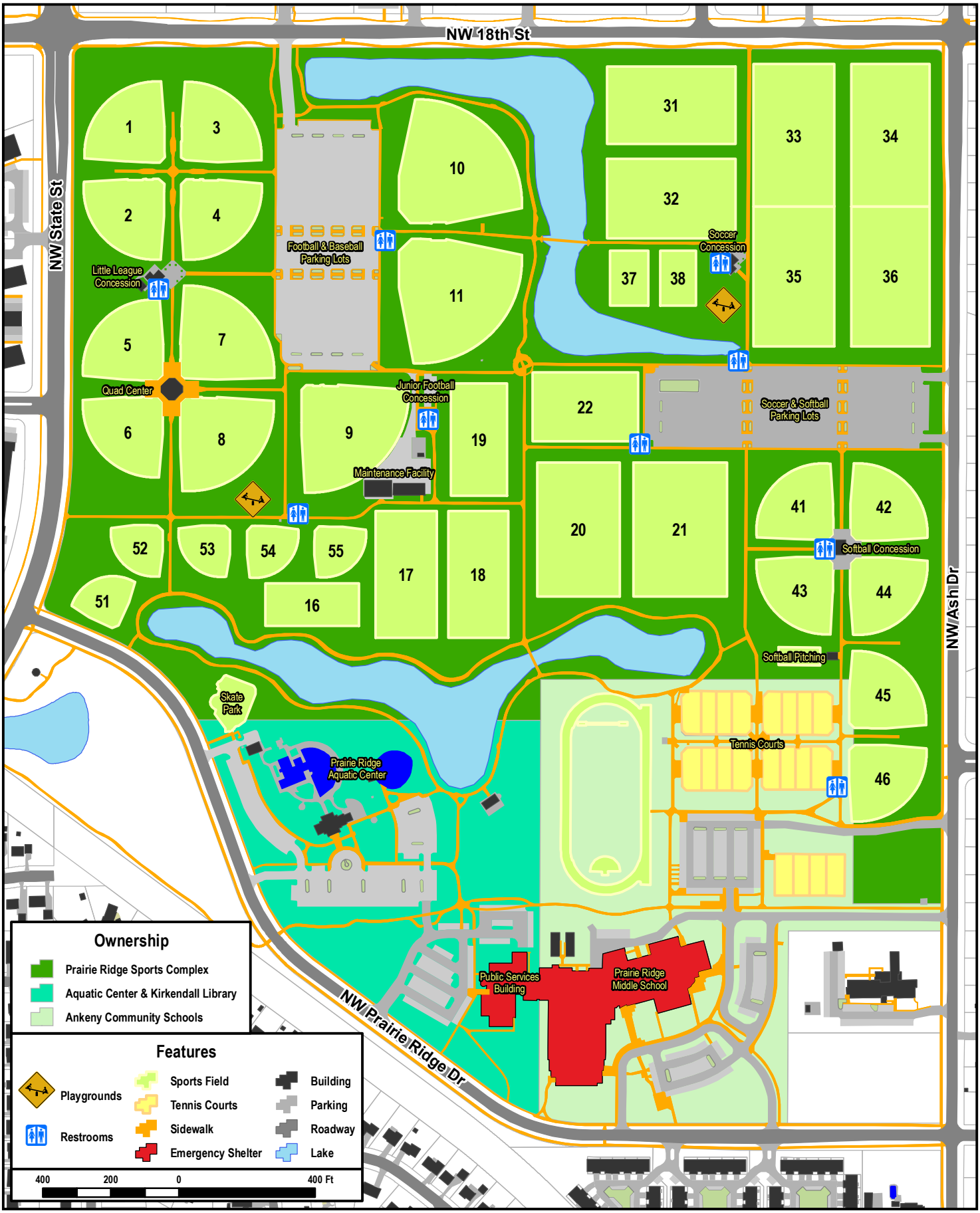
50% of Ankeny Little League Assessment: $90,206

Annual Escalator: 5%

2025	2026	2027	2028	2029
$90,206	$94,716	$99,451	$104,423	$109,644

Past Payment History

2005: $26,175
2006: $27,075
2007: $31,401
2008: $35,280
2009: $41,690
2010: $42,596
2011: $44,726
2012: $46,962
2013: $49,310
2014: $51,776
2015: $46,918
2016: $49,263
2017: $51,726
2018: $54,312
2019: $57,027
2020: $69,976
2021: $73,474
2022: $77,147
2023: $81,004
2024: $85,054



city of Ankeny
bringing it all together

Prairie Ridge Sports Complex

N W E S

DEPARTMENT OF PARKS AND RECREATION

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-26 Proposed Development Agreement between the City of Ankeny and MCF Operating, LLC

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL
Ensure economic vitality.

ACTION REQUESTED
Public Hearing
Resolution

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

MCF Operating, LLC (dba as Mrs. Clark's Foods), located at 700 & 740 SE Dalbey Drive, is proposing to construct an approximately $25 million, 90,000 square foot manufacturing facility next to their current manufacturing, warehouse and distribution facility. As part of this expansion, they have committed to creating 12 net new jobs within three years. Mrs. Clark’s Foods' primary business is co-packing private-label liquid products including mayonnaise, salad dressing, juices, and BBQ sauces for regional, national and international markets. This new facility will be dedicated primarily to juice production. A significant majority of their sales are to out-of-state and international customers. They were awarded incentives in late 2020 for an expansion to their current facility and they are in compliance with all the terms of this previous development agreement with the City.

Staff has negotiated a development agreement with MCF Operating, LLC for five (5) years sliding scale property tax rebates equal to 90% - year 1, 80% - year 2, 70% - year 3, 60% - year four, 50% - year five of the TIF eligible amount of property taxes paid on the value of the improvements. The maximum amount of TIF rebates over the five-year term will not exceed $360,000. MCF Operating, LLC will be required to create 12 net new jobs at specific wages outlined in the development agreement (these positions are in addition to their existing approx. 128 employees). Standard claw back provisions for all twelve new positions are included in the agreement. Construction is expected to begin in summer 2025 and be completed in late 2026.

For more information about Mrs. Clark's Foods, please visit their website at https://www.mrsclarks.com/

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve the proposed development agreement with MCF Operating, LLC.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The City Council held a public hearing and approved a development agreement with MCF Operating, LLC in September 2020. MCF Operating, LLC is in compliance with the terms of the development agreement that was approved in 2020.

FISCAL IMPACT

Upon project completion, this expansion is expected to increase the taxable valuation of the property by approximately $8.5 million. The expected valuation of this facility is higher; however, they will be removing an existing office and warehouse facility to make room for this expansion, impacting the incremental value created by the project. The terms of the proposed development agreement include 5-year sliding scale TIF rebates (90%, 80%, 70%, 60%, 50%) of the TIF eligible amount on the increased valuation. TIF payments will not exceed $360,000 over the five-year term of the agreement. During this time, approximately $350,000 of net new tax revenues will be collected by all taxing entities. After the terms of the development agreement have been satisfied and the project is no longer eligible for rebates, the total amount of new tax revenues (to all taxing entities) generated as a result of this project will be approximately $283,000 annually.

PUBLIC OUTREACH EFFORTS

A public hearing was held on March 17, 2025

ACTION REQUESTED

Consider motion to close Public Hearing 2025-26.

Consider motion to adopt RESOLUTION approving a development agreement between the City of Ankeny and MCF Operating, LLC.

Consider motion to adopt RESOLUTION approving the application of MCF Operating, LLC to the Iowa Economic Development Authority High Quality Jobs Program.

ATTACHMENTS

1. PH 2025-26 - PH Coversheet
2. MCF Operating LLC Dev Agreement Reso
3. MCF HQJ Resolution
4. MCF DA Executed 3.10.25

PUBLIC HEARING 2025-26 **5:30 P.M.** **MARCH 17, 2025**

PROPOSED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANKENY AND MCF OPERATING, LLC

Mayor Pro Tem:

This is the time and place for public hearing 2025-26.

Mayor Pro Tem:

"HAS ANY WRITTEN CORRESPONDENCE BEEN RECEIVED FOR THIS HEARING?"

City Clerk:

None in the Clerk's Office

Mayor Pro Tem:

"I would like to request, at this time, Derek Lord, Director of Economic Development, provide a report to the Council on this proposed development agreement."

After Report:

Because this is a Public Hearing those wishing to be heard for or against the proposed agreement, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

After any comments from the audience, the Mayor Pro Tem states: "We need to take the following action":

- ❑ Consider **MOTION** to close Public Hearing 2025-26.
- ❑ Consider **MOTION** to adopt **RESOLUTION** approving a development agreement between the City of Ankeny and MCF Operating, LLC.
- ❑ Consider **MOTION** to adopt **RESOLUTION** approving the application of MCF Operating, LLC to the Iowa Economic Development Authority High Quality Jobs Program.

RESOLUTION XX-XXXX

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANKENY AND MCF OPERATING, LLC (dba MRS. CLARK'S FOODS)

WHEREAS, the City Council has a goal for Ankeny to be a regional business center; and

WHEREAS, MCF Operating, LLC has decided it is in its best interest to expand its existing operations to accommodate its business objectives; and

WHEREAS, MCF Operating, LLC plans to construct an approximately 90,000 square foot manufacturing facility on property located at 700 SE Dalbey Drive in the City of Ankeny, Iowa; and

WHEREAS, it is the policy of the City of Ankeny to provide financial assistance to support expanding businesses in the City's targeted industries; and

WHEREAS, City staff negotiated a Development Agreement between the City of Ankeny and MCF Operating, LLC for the construction of this new facility and related site improvements which provides financial assistance consisting of property tax rebates for five years; and

WHEREAS, on March 17, 2025 a hearing was held on said Development Agreement and after said hearing the City Council of the City of Ankeny determined it to be in the best interest of the City to approve said Agreement in the form attached hereto as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa, hereby approves the Development Agreement between the City of Ankeny and MCF Operating, LLC and authorizes the Mayor and the City Clerk to execute said Agreement and authorizes the City staff to do all things necessary to carry out the terms of the Development Agreement.

PASSED AND APPROVED this 17th day of March, 2025.

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANKENY, IA APPROVING THE APPLICATION OF MCF OPERATING, LLC TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY HIGH QUALITY JOBS PROGRAM

WHEREAS, the City of Ankeny has received a request by MCF Operating, LLC to approve and submit an application to the State of Iowa High Quality Jobs Program; and

WHEREAS, the program was established to promote economic development and job creation in the State of Iowa; and

WHEREAS, the City Council supports activities which promote and facilitate economic development within Ankeny; and

WHEREAS, MCF Operating, LLC has indicated they will:

1. Create 12 new full-time positions.
2. Provide comprehensive health benefits to its employees.
3. Make an investment in Ankeny of approximately $25 million.

NOW, THEREFORE, BE IT RESOLVED by the City of Ankeny:

a. The Ankeny City Council approves the application of MCF Operating, LLC for the purpose of receiving benefits from the State of Iowa's High Quality Jobs Program.
b. The Ankeny City Council approves the local match policy requirement of the Iowa Economic Development Authority and approves a local match of up to $360,000 in the form of a tax increment financing rebates over five years.
c. The Ankeny City Council authorizes the Mayor and City Manager/Clerk to take such further actions as deemed necessary in order to carry out the provisions of this Resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of March, 2025.

_____
Todd Shafer, Mayor Pro Tem

_____
Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:
Pat Burk
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Pat Burk, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

Tax Increment Development Agreement
MCF OPERATING, LLC (dba Mrs. Clark's Foods)

Whereas, the City of Ankeny, Iowa (hereinafter "City"), has been presented with a proposal for an Urban Renewal Project to be undertaken by MCF Operating, LLC, dba Mrs. Clark's Foods, (hereinafter "Company"); and

Whereas, the Urban Renewal Project to be undertaken by the Company is on property locally known as 700 SE Dalbey Drive, Ankeny, Iowa and legally described on the attached **Exhibit "A"** (hereinafter "Project Area").

Whereas, the Property is located within the 1989 Ankeny Economic Development Area Urban Renewal Project established by Resolution #23-89 passed on March 20, 1989 (hereinafter "Urban Renewal Area") and the Urban Renewal Plan established by Ordinance #1039 passed on May 15, 1989 (hereinafter "Ordinance"), and included in the Urban Renewal Plan approved by Resolution No. 62-89, adopted April 17, 1989, and the following amendments: Resolution No. 32-94, adopted February 7, 1994, the City approved and adopted Amendment No. 1 to the Plan; Resolution No. 2003-195, adopted May 19, 2003, the City approved and adopted Amendment No. 2 to the Plan; Resolution No. 2003-356, adopted November 17, 2003, the City approved and adopted Amendment No. 3 to the Plan; Resolution No. 2005-408, adopted September 6, 2005, the City approved and adopted Amendment No. 4 to the Plan; Resolution No. 2012-376, adopted September 17, 2012, the City approved and adopted Amendment No. 5 to the Plan; Resolution No. 2015-183, adopted April 6, 2015, the City approved and adopted Amendment No. 6 to the Plan; Resolution No. 2017-132, adopted March 6, 2017, the City approved and adopted Amendment No. 7 to the Plan; Resolution No. 2018-148, adopted March 19, 2018, the City approved and adopted Amendment No. 8 to the Plan; Resolution No. 2018-257, adopted May 21, 2018, the City approved and adopted Amendment No. 9 to the Plan; and Resolution No. 2019-088, adopted March 4, 2019, the City approved and adopted Amendment No. 10 to the Plan; Resolution No. 2020-460, adopted November 2, 2020, the City approved and adopted Amendment No. 11 to the Plan; and Resolution No. 2021-374, adopted October 4, 2021, the City approved and adopted Amendment No. 12 to the

Plan; and Resolution No. 2023-165, adopted April 3, 2023, the City approved and adopted Amendment No. 13 to the Plan; and Resolution No. 2025-050, adopted February 17, 2025, the City approved and adopted Amendment No. 14 to the Plan; and

Whereas, the Company is proposing an Urban Renewal Project that will add a new approximately 90,000 square feet production facility (the "Project") to be located within the Project Area, with the Company anticipating adding 12 new jobs over three years; and

Whereas, the Project is eligible for benefits in accordance with the Local Business Investment Policy adopted by the City by Resolution No. 2024-456 which consists of incentives providing certain property tax abatement and tax rebates (hereinafter "City Contribution"); and

Whereas, the City has determined that the Project is consistent with the economic development objectives of the City and that development of the Project Area is in the best interest of the City. The City further finds that the use of City funds is in accord with the provisions of the applicable laws under which the Project will be undertaken, including, but not limited to *Iowa Code* Chapters 15A and 403.

Now, Therefore, the City and Company, in consideration of the promises and mutual obligations set forth in this Development Agreement (hereinafter "Agreement"), agree as follows:

Article I

1.1 The Company shall construct the Project at its cost and in conformance with all applicable rules, regulations, ordinances and laws.

1.2 The Company shall commence the Project, defined as footings in the ground, within twelve (12) months of approval of this Agreement by the City.

1.3 The Project shall consist of construction of an approximately ninety thousand (90,000) square foot production facility and associated site improvements at the Project Area.

1.4 The Company acknowledges the City's payment of incentives associated with the Project is wholly contingent on the completion of Project and the issuance of a Certificate of Occupancy by the City for the Project.

Article II

2.1 Each annual rebate payment on the tax increment financing eligible improvements is contingent upon proof that real estate taxes owed on the taxable value of the Project have been paid and satisfaction of all other contingencies set out in this Agreement. The City will rebate to the Company the percentage of taxes paid to the City following the rebate schedule below at the Tax Increment Financing rate on the tax revenue produced by the non-exempted portion of the incremental taxable property valuation added as a result of the Project (such revenue hereinafter referred to as the "Tax Increment") for a period of five (5) years and as restricted below.

1. Year one – 90%
2. Year two – 80%
3. Year three – 70%
4. Year four – 60%
5. Year five – 50%

The first payment will be made in the fiscal year in which the taxes based on the value of the completed Project are first paid. Notwithstanding anything contained herein, the total amount of the taxes rebated to the Company shall not exceed the sum of Three-Hundred and Sixty Thousand Dollars ($360,000.00).

2.2 Each annual rebate payment shall be paid to the Company on or about June 30 of the fiscal year such incremental taxes are paid, upon finding that the conditions precedent have been satisfied for said year.

2.3. The City's obligation to rebate taxes shall be restricted and limited by the City's ability to capture the Tax Increment funds from the qualifying Project. This will include but may not be limited to the following:

a. The Tax Increment Financing rate established annually;

b. The amount of Tax Increment collected from the Project on an annual basis after any abatement and/or exemption of property taxes and valuation by the Polk County Assessor;

c. Amendments to the laws of the State of Iowa that limit or revise the amount of Tax Increment funds available to the City from the Project; and

d. Limitations established by the City Council in the adopted Financial Policy; provided, however, that any such limitations shall be apportioned equally to all businesses similarly situated and shall not be applied solely to the Company or Project.

2.4 Notwithstanding the foregoing, the City pledges and agrees to make all reasonable efforts to obtain from the County Auditor the entire amount of Tax Increment revenues derived from the Project; however, the City makes no representation, warranty or guarantee as to the tax benefits that will accrue to the Company as a result of this financial assistance package.

2.5 For purposes of this Article, the incremental taxable property value will be determined at the sole discretion of the Polk County Assessor.

2.6 Each tax rebate is subject to annual appropriation by the City Council. The right of non-appropriation reserved to the City is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to make future rebates shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined

by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default by the City shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement that can be given effect without the suspended provision. To this end the provisions of this Agreement are severable.

ARTICLE III

3.1 The Company agrees to create twelve (12) full-time positions, defined as one person employed 2,080 hours per year, at the wages listed in the table below, within three (3) years of issuance of approval of this Agreement (hereinafter "Project Completion Period") and maintain these positions for a period of two (2) additional years (hereinafter "Maintenance Period") following the Project Completion Period, for a total of a five (5) years, (hereinafter "Project Period").

Laborshed %	FY21 Wage Rate	# of Positions	Created/Retained	Rebate Value
<100%	<$29.76	11	C	$2,500
100% - 120%	$29.76 - $35.71	1	C	$4,500
>120%	>$35.71	0	C	$6,500

3.2 The Company shall submit payroll records within thirty (30) days of approval of this Agreement and annually for the period ending December 31 for each calendar year of the Project Period or until the City has notified the Company in writing that all job creation requirements have been met.

3.3 If the Company does not meet the job obligations listed above by the Project Completion Period, the City shall retain a portion of the Company's annual tax rebate. Any amount retained will be calculated based on the number of jobs that were obligated and not created by the Project Completion Period using the rebate value listed above.

For example, if the Company is short by 5 jobs paying less than 100% of the laborshed wage the amount to be withheld is $2,500 per job multiplied by 5, for a total amount withheld of $12,500. If, for example, the Company creates only 7 positions at <100% of the laborshed wage, 1 positions at 100%-120% of the laborshed wage and one position at >120% of the laborshed wage, the amount the City will withhold will be $3,500, calculated by reducing the rebate $10,000 (four jobs short at $2,500 per job), plus a credit of $6,500 (1 job at $6,500 per job) for one additional job created at >120% of the laborshed wage rate. The City will reduce the Company's employment obligations to reflect the number of jobs created at the end of the Project Completion Period and this number must be maintained through the Maintenance Period.

3.4 If the Company does not meet the job obligations through the Maintenance Period, the City shall retain a portion of the tax rebate for the number of jobs it failed to maintain. The amount retained will be calculated as described above.

Article IV

4.1 All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States certified mail or other established express delivery service (such as Federal Express) that guarantees overnight delivery, postage or delivery charge prepaid, addressed to the appropriate party at the address set forth below:

City:
City of Ankeny
City Manager
410 W First Street
Ankeny, IA 50023

Company:
MCF Operating, LLC
Attn: Mark Hoppe, CEO
740 SE Dalbey Drive
Ankeny, IA 50021

Notices shall be effective upon receipt or refusal.

4.2 Each party shall have all remedies provided by law or equity to the same extent as if fully set forth herein word for word. No remedy available to any party shall exclude any other remedy available to such party under this Agreement or provided by law or equity. All remedies shall be cumulative.

4.3 The provisions of this Agreement are not intended to create, nor shall they in any way be interpreted or construed to create, a joint venture, partnership, or any other similar relationship between the parties.

4.4 This Agreement is not intended to create, nor shall it in any way be interpreted or construed to create, any third party beneficiary rights in any person not a party hereto.

4.5 The terms, covenants, conditions and agreements contained herein shall constitute covenants running with the land and shall be binding upon, and inure to the benefit of, the successors and assigns of the Company.

4.6 This Agreement and the Exhibits which are or may in the future become a part of this Agreement supersede any prior agreements between the parties concerning the Project, and no oral statements, representations or prior written matter relating to the subject matter hereof, but not contained in this Agreement, shall have any force or effect. This Agreement shall not be amended or added to in any way except by written instruments executed by all parties or their respective successors in interest.

4.7 Each person executing this Agreement represents and warrants that he or she has authority to sign this Agreement on behalf of the limited liability company for which he or she is

signing, and that his or her signature binds said entity to the terms and provisions of this Agreement.

4.8 This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute a single instrument. Signature and acknowledgment pages may be detached from individual counterparts and attached to a single or multiple original(s) in order to form a single or multiple original(s) of this Agreement.

4.9 This Agreement shall be interpreted and construed in accordance with the laws of the State of Iowa.

4.10 Notwithstanding any other provisions of this Agreement, the Company may (1) pledge any and/or all of its assets as security for any financing of the Project; and (2) assign its rights under this Agreement to a third party, provided such assignment shall not release the Company of its obligations hereunder, unless approved by the City. Upon receipt of notice of assignment and request from the Company, City agrees to make all payments directly to any assignee.

IN WITNESS WHEREOF, this Agreement is hereby executed by each party on or as of the date set forth in the respective signature block for each party herein.

CITY OF ANKENY, IOWA

By: _____
Bobbi B. Bentz, Mayor

I, Michelle Yuska, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing Development Agreement was duly approved and accepted by the City Council of said City of Ankeny by Resolution and Roll Call No. _____, passed on the ____ day of _____ 2025 and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____ 2025.

_____
City Clerk of the City of Ankeny, Iowa

STATE OF IOWA, COUNTY OF POLK, ss:

On the ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bobbi Bentz and Michelle Yuska, to me personally known, who, being by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ankeny, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and the said Bobbi Bentz and Michelle Yuska acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

[Stamp or Seal]

_____
Notary Public in and for the State of Iowa

MCF OPERATING, LLC
an Illinois Corporation
By: _____

STATE OF IOWA, COUNTY OF POLK, ss:

On this 6 day of March, 2025, before me, a Notary Public in and for the said State, personally appeared Grant Hoppe, to me personally known, who, being by me duly sworn, did say that that person is Managing Partner of said limited liability company; that said instrument was signed on behalf of the said limited liability company by authority of its Officers and the said Grant Hoppe acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

PAMELA M WOOD
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 16, 2027

_____
Notary Public in and for said State of Illinois

Exhibit "A"

-EX E 805.28F- LT 21 ANKENY INDUSTRIAL PARK; AND -EX BEG SE COR THN W 261.32F N 40F E 261.47F S 40F TO POB- E 440F W 515F N 520F S 631.75F NW 1/4 SE 1/4 SEC 25-80-24

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-27 Proposed 2025 PCC Pavement Preservation Program - Crack and Joint Filling

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
Public Hearing

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The 2025 PCC Pavement Preservation Program – Crack and Joint Filling project includes the cleaning and filling of cracks and joints in PCC street pavement at the following locations:

- Site 1 – Greystone, Springwood, Springwood Terrace, Sienna Hills, Sienna Falls, and Tradition neighborhoods.
- Site 2 – NW Ash Drive from Ashland Ridge Elementary School to NW 36th Street.

The construction improvements include the cleaning and filling of approximately 131,500 LF of longitudinal joints, 85,500 LF of transverse joints, and 8,000 LF of miscellaneous cracks. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, March 11, 2025. Three (3) bids were received as follows:

1. National Sealant & Concrete, LLC	$483,325.32
2. Scodeller Construction, Inc.	$723,461.26
3. Parking Lot Specialties, LLC	Non-Responsive *

* Bidder deemed Non-Responsive due to missing signature on the Bid Bond.

The Engineer's Estimate for the project is $599,165.00. The bids ranged from approximately 19% below to approximately 21% above the estimate. National Sealant & Concrete, LLC has completed similar crack and joint filling projects throughout the Upper Midwest over the past decade, and they have the technical experience to complete this project. The Public Works Department recommends awarding the 2025 PCC Pavement

Preservation Program - Crack and Joint Filling project to National Sealant & Concrete, LLC of Crosby, Minnesota.

Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than March 31, 2025 and no later than May 27, 2025 for Site 1, and no earlier than June 2, 2025 and no later than July 28, 2025 for Site 2.

The Contractor shall fully complete the improvements for Site 1 no later than October 31, 2025. Full completion for Site 1 shall be defined as all Site 1 work including punch list items completed, and all improvements ready for final acceptance. The Contractor shall fully complete the improvements for Site 2 within ten (10) working days. Full completion for Site 2 shall be defined as all Site 2 work including punch list items completed, and all improvements ready for final acceptance.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract) and estimated cost ($599,165.00).
2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the 2025 PCC Pavement Preservation Program - Crack and Joint Filling project.
3. Receive and file the report of bids received on March 11, 2025.
4. Approve Resolution, making award of a construction contract to National Sealant & Concrete, LLC of Crosby, Minnesota.
5. Approve Resolution, approving contract and bonds with National Sealant & Concrete, LLC in the amount of $483,325.32.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

February 17, 2025: The City Council approved a Resolution ordering construction and setting the bid opening date as March 11, 2025, and setting the public hearing date as March 17, 2025.

FISCAL IMPACT

This project is included in the current Capital Improvement Program with construction scheduled for 2025.

PUBLIC OUTREACH EFFORTS

Property owners and residents will receive door tags two days in advance of the crack and joint filling work occurring adjacent to their properties. Access to properties is maintained at all times.

ACTION REQUESTED

Consider motion to close Public Hearing 2025-27.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost $599,165.00; 2) receive and file report of bids received on March 11, 2025; 3) RESOLUTION making award of a construction contract with National Sealant & Concrete, LLC in the amount of $483,325.32; and 4) RESOLUTION approving contract and bonds with National Sealant & Concrete, LLC in the amount of $483,325.32.

ATTACHMENTS

1. PH 2025-27 -PH Coversheet
2. RES - plans, specs
3. Bid Sheet

4. 2025 PCC Pave Pres Program - Crack and Joint Filling - Bid Tabulation
5. RES - making award
6. RES - approving contract
7. 2025 PCC Pave Pres Program - Crack and Joint Filling - Location Map

PUBLIC HEARING 2025-27 **5:30 P.M.** **MARCH 17, 2025**

PROPOSED 2025 PCC PAVEMENT PRESERVATION PROGRAM – CRACK & JOINT FILLING

Mayor Pro Tem:

This is the time and place for public hearing 2025-27.

Mayor Pro Tem:

"HAS ANY WRITTEN CORRESPONDENCE BEEN RECEIVED FOR THIS HEARING?"

City Clerk:

None in the Clerk's Office

Mayor Pro Tem:

"I would like to request, at this time, Mark Mueller, Public Works Director, provide a report to the Council on said project."

After Report:

"Because this is a Public Hearing those wishing to be heard for or against the proposed project, please either approach the podium, or if you are attending electronically, raise your electronic hand, or press star 9 (*9). When you are called upon, give your name and address for the record."

After any comments from the audience, Mayor Pro Tem states: "We need to take the following action":

- Consider **MOTION** to close Public Hearing 2025-27.
- Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract, and estimate of cost $599,165.00; 2) receive and file report of bids received March 11, 2025; 3) adopt **RESOLUTION** making award of construction contract with National Sealant & Concrete, LLC in the amount of $483,325.32; and 4) adopt **RESOLUTION** approving contract and bonds with National Sealant & Concrete, LLC in the amount of $483,325.32.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2025 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2025 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING

WHEREAS, on the **17th** day of **February**, 2025, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the 2025 PCC Pavement Preservation Program - Crack and Joint Filling; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA:

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 17th day of March, 2025.

_____
Mayor Pro Tem

ATTEST:

_____
City Clerk

city of Ankeny
bringing it all together

BID LETTING **10:30 A.M.** **MARCH 11, 2025**

2025 PCC PAVEMENT PRESERVATION PROGRAM – CRACK & JOINT FILLING

The purpose of this meeting is to receive, open and tabulate bids for construction of the 2025 PCC Pavement Preservation Program – Crack & Joint Filling project in accordance with the Plans and Specifications prepared by City of Ankeny Public Works.

Amy Quartell, City Engineer

Project Estimate of Cost $ 599,165 00

	Bid Bond (10%)	Bidder/Address	Bid Amount	Addenda (none) Acknowledged
1)	✓	Scodeller Construction 51722 Grand River Ave Wixom MI 48393	$723,461 20	
* 2)	✓	National Sealant + Concrete 10960 County Rd Crosby, MN 56441	$ 483325 32	
3)	✓	Parking Lot Specialties 3040 Gateway Drive Carlisle IA 50047	non responsive	
4)				
5)				
6)				

*Apparent Low Bidder

Bid Bond (10%)	Bidder/Address	Bid Amount	Addenda (none) Acknowledged
7) ___	_____	_____	_____
8) ___	_____	_____	_____
9) ___	_____	_____	_____
10) ___	_____	_____	_____
11) ___	_____	_____	_____
12) ___	_____	_____	_____
13) ___	_____	_____	_____

*Apparent Low Bidder

Bids will be reviewed and further action taken by the City Council at their next regular meeting of March 17, 2025 at 5:30 P.M.

Amy Quartell, City Engineer

ATTEST:

Michelle Yuska, City Clerk

Bid Tabulation

2025 PCC Pavement Preservation Program - Crack and Joint Filling

NW Ash Drive and Greystone, Springwood, Springwood Terrace, Sienna Hills, Sienna Falls, and Tradition Neighborhoods

March 11, 2025

				Engineer's Estimate			National Sealant & Concrete, LLC			Scodeller Construction, Inc.			Parking Lot Specialties, LLC		
Item No.	SUDAS No.	Item	Unit	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price
		STREETS AND RELATED WORK													
7.01	7040-D	Crack and Joint Cleaning and Filling, Hot Pour	LF	224,666	$ 2.50	$ 561,665.00	224,666	$ 2.02	$ 453,825.32	224,666	$ 3.11	$ 698,711.26	224,666		$ -
		TRAFFIC CONTROL													
8.01	8030-A	Temporary Traffic Control	LS	1	$ 10,000.00	$ 10,000.00	1	$ 5,500.00	$ 5,500.00	1	$ 12,750.00	$ 12,750.00	1		$ -
8.02	8030-999-X	Portable Dynamic Message Sign (PDMS)	CDAY	10	$ 250.00	$ 2,500.00	10	$ 300.00	$ 3,000.00	10	$ 150.00	$ 1,500.00	10		$ -
		MISCELLANEOUS													
11.01	11,020-A	Mobilization	LS	1	$ 25,000.00	$ 25,000.00	1	$ 21,000.00	$ 21,000.00	1	$ 10,500.00	$ 10,500.00	1		$ -
		TOTAL AMOUNT BID =				**$ 599,165.00**			**$ 483,325.32**			**$ 723,461.26**			**Non-Responsive Bid ***

*** Bidder deemed Non-Responsive due to missing signature on the Bid Bond.**

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2025 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING", and moved:

☒ that the Resolution be adopted.

☐ ADJOURN to permit the Engineer to review and make recommendation on said bids, therefore defer action on the Resolution to the meeting to be held at _____ _____.M. on _____, 2025, at this place.

Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2025 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA:

Section 1. That the following bid for the construction of certain public improvements described in general as the 2025 PCC Pavement Preservation Program - Crack and Joint Filling, described in the plans and specifications heretofore adopted by this Council on March 17, 2025, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: **National Sealant & Concrete, LLC** of **Crosby, MN**

Amount of bid: **$483,325.32**

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 17th day of March, 2025.

_____
Mayor Pro Tem

ATTEST:

_____
City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE 2025 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE 2025 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA:

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the 2025 PCC Pavement Preservation Program - Crack and Joint Filling, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: **National Sealant & Concrete, LLC** of **Crosby, MN**

Amount of bid: **$483,325.32**

Bond surety: _____

Date of bond: _____

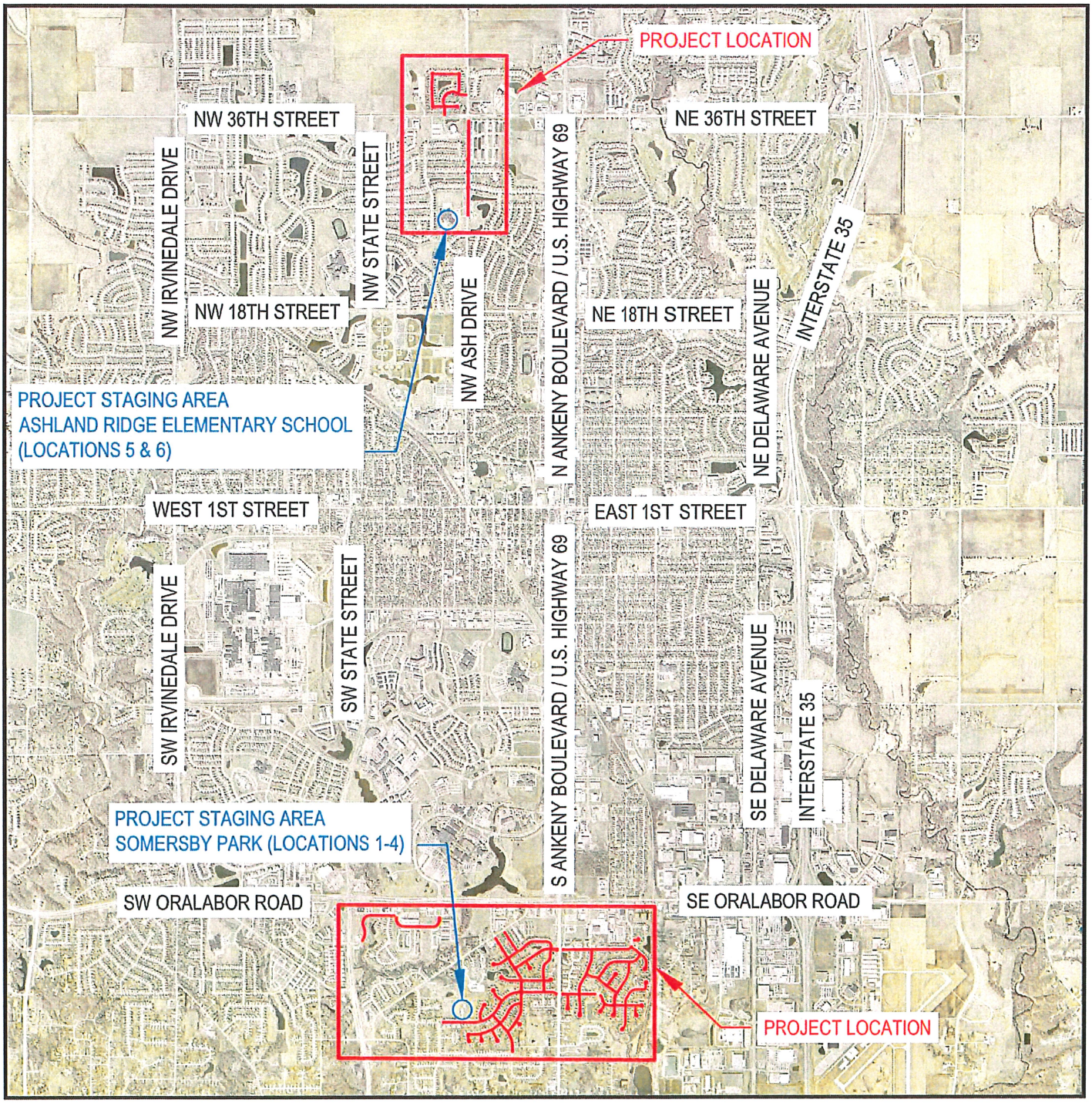
Portion of project: All construction work

PASSED AND APPROVED this **17th** day of **March**, 2025.

_____
Mayor Pro Tem

ATTEST:

_____
City Clerk



VICINITY MAP

1 INCH = 4000 FEET

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Approval of official council actions of the regular meeting of March 3, 2025 as published, subject to correction, as recommended by the City Clerk.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Minutes

MINUTES OF THE ANKENY CITY COUNCIL
Monday, March 3, 2025 5:30 p.m.
Ankeny Kirkendall Library - City Council Chambers
Bobbi Bentz, Mayor
Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

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Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Dustin Graber, Jeff Perry, Joe Ruddy, Todd Shafer, and Kelly Stearns 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. Tim Little, Ankeny, spoke about the urban chicken ordinance.

APPROVAL OF AGENDA

1. Council Member Stearns moved, Shafer seconded, to approve and accept the March 3, 2025 agenda without amendment. Ayes: 5.

PUBLIC HEARING

1. PH 2025-10. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2193 vacating a Public Utility and Drainage Easement located on Outlot X, Haws Plat 1. Notice of this hearing was published in the Des Moines Register on the 21st day of February, 2025.

   Eric Jensen, Community Development Director, reported that Snyder Development, LLC has requested the vacation. The vacated easement will be replaced with other easement(s) to facilitate future development.

   Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing no comments, Council Member Graber moved, Stearns seconded, to close public hearing 2025-10. Ayes: 5. Council Member Stearns moved, Perry seconded, to accept first consideration of ORDINANCE 2193. Ayes: Stearns, Perry, Graber, Ruddy, Shafer.

2. PH 2025-11. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2194 vacating a portion of an easement to construct & maintain ditch & dike located on Lot 1, Haws Plat 1. Notice of this hearing was published in the Des Moines Register on the 21st day of February, 2025.

   Eric Jensen, Community Development Director, reported that Snyder Development, LLC has requested the vacation. The vacated easement will be replaced with other easement(s) to facilitate future development.

   Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing no comments, Council Member Graber moved, Shafer seconded, to close public hearing 2025-11. Ayes: 5. Council Member Stearns moved, Ruddy seconded, to accept first consideration of Ordinance 2194. Ayes: Stearns, Ruddy, Graber, Perry, Shafer.

3. PH 2025-12. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2195 vacating a sloping & grading easement located on Lot 1, Haws Plat 1. Notice of this hearing was published in the Des Moines Register on the 21st

day of February, 2025.

Eric Jensen, Community Development Director, reported that Snyder Development, LLC has requested the vacation. The vacated easement will be replaced with other easement(s) to facilitate future development.

Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing no comments, Council Member Graber moved, Stearns seconded, to close public hearing 2025-12. Ayes: 5. Council Member Stearns moved, Ruddy seconded, to accept first consideration of Ordinance 2195. Ayes: Stearns, Ruddy, Graber, Perry, Shafer.

4. PH 2025-13. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2196 vacating a sanitary easement located on Lot 1 and Outlot X, Haws Plat 1. Notice of this hearing was published in the Des Moines Register on the 21st day of February, 2025.

   Eric Jensen, Community Development Director, reported that Snyder Development, LLC has requested the vacation. The vacated easement will be replaced with other easement(s) to facilitate future development.

   Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing no comments, Council Member Stearns moved, Graber seconded, to close public hearing 2025-13. Ayes: 5. Council Member Stearns moved, Ruddy seconded, to accept first consideration of Ordinance 2196. Ayes: Stearns, Ruddy, Graber, Perry, Shafer.

5. PH 2025-14. 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 Taylored Expressions, Inc. related to business expansion. The Notice of Hearing on this proposal was published in the Des Moines Register on the 21st day of February, 2025.

   Derek Lord, Director of Economic Development, reported that Taylored Expressions, located at 1955 SE Oak Drive, is proposing to construct an approximately $2.5 million, 9,000 square foot building expansion to their current office and manufacturing facility. As part of this expansion, they have committed to creating six net new jobs within three years.

   Mayor Bentz then asked for any public comment regarding the proposed agreement. Jon VanBruggen, Taylored Expressions CEO, spoke about the company and thanked the council for their support. Council Member Graber moved, Stearns seconded, to close public hearing 2025-14. Ayes: 5. Council Member Stearns moved, Graber seconded, to adopt **RESOLUTION 2025-092** approving a development agreement between the City of Ankeny and Taylored Expressions, Inc. Ayes: Stearns, Graber, Perry, Ruddy, Shafer.

6. PH 2025-15. 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 Edged Des Moines LLC related to business expansion. The Notice of Hearing on this proposal was published in the Des Moines Register on the 21st day of February, 2025.

   Derek Lord, Director of Economic Development, reported that Edged Des Moines LLC is proposing to invest $187 million in an approximately 105,000 square foot data center, supporting offices and utility infrastructure on 17.5 acres at 2701 SE 90th Street.

   Mayor Bentz then asked for any public comment regarding the proposed agreement. Patrick Rice, Edged Des Moines LLC Project Manager, spoke about the company and answered questions about water usage. Council Member Graber moved, Ruddy seconded, to close

public hearing 2025-15. Ayes: 5. Council Member Ruddy moved, Stearns seconded, to adopt **RESOLUTION 2025-093** approving a development agreement between the City of Ankeny and Edged Des Moines LLC. Ayes: Ruddy, Stearns, Graber, Perry, Shafer.

7. PH 2025-16. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $19,250,000 General Obligation Bonds, in order to provide funds to pay the costs of: opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon, the construction, reconstruction, and repairing of any street improvements, sidewalks and pedestrian underpasses and overpasses, bridges, culverts, retaining walls, underpasses, grade crossing separations and approaches, storm sewers, sanitary sewers, water service lines, street lighting fixtures, connections, facilities and improvements, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; the acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses, within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements, and for the collection and disposal of surface waters and streams; the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including trails; equipping of the fire, police, sanitation, street, and civil defense departments and the acquiring, developing, and improving of a geographic computer data base system suitable for automated mapping and facilities management; and acquisition of peace officer communication equipment and other emergency services communication equipment and systems, for essential corporate purposes. Notice of this public hearing was published in the Des Moines Register on the 18th day of February 2025 pursuant to the provisions of Section 384.25 of the Code of Iowa.

   Jennifer Sease, Administrative Services Director, reported that the General Obligation Bonds (for essential corporate purposes) will be repaid with property taxes, specifically those collected through the City's debt service levy and a small portion will be abated by storm water revenues.

   Mayor Bentz then asked for any public comment regarding the proposed bond issuance. Hearing no comments, Council Member Graber moved, Shafer seconded, to close public hearing 2025-16. Ayes: 5. Council Member Stearns moved, Ruddy seconded, to adopt **RESOLUTION 2025-094** instituting proceedings to take additional action for the issuance of not to exceed $19,250,000 General Obligation Bonds (ECP-1). Ayes: Stearns, Ruddy, Graber, Perry, Shafer.

8. PH 2025-17. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $750,000 General Obligation Bonds, in order to provide funds to pay the costs of: acquisition, construction, reconstruction, enlargement, improvement, and equipping Trestle Ridge, a new city park, for general corporate purposes. Notice of this public hearing was published in the Des Moines Register on the 18th day of February 2025 pursuant to the provisions of Section 384.26 of the Code of Iowa.

   Jennifer Sease, Administrative Services Director, reported that the General Obligation Bonds (for general corporate purposes) are being proposed to fund the Annual Park Development

Program in the 2025 Capital Improvement Program.

Mayor Bentz then asked for any public comment regarding the proposed bond issuance. Hearing no comments, Council Member Ruddy moved, Stearns seconded, to close public hearing 2025-17. Ayes: 5. Council Member Stearns moved, Perry seconded, to adopt **RESOLUTION 2025-095** instituting proceedings to take additional action for the issuance of not to exceed $750,000 General Obligation Bonds (GCP-2). Ayes: Stearns, Perry, Graber, Ruddy, Shafer.

9. PH 2025-18. Mayor Bentz announced this is the time and place for a public hearing on the matter of the issuance of not to exceed $1,000,000 General Obligation Urban Renewal Bonds, in order to provide funds to pay the costs of: aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of chapter 403 and the Amended and Restated Urban Renewal Plans, as amended, for the 1991 City of Ankeny Urban Renewal Area, and the Northeast Ankeny Urban Renewal Area, including the Interstate 35 and NE 36th Street Interchange Improvements, Uptown Lighting Fixture Upgrades, and Uptown Parking Improvements, for essential corporate urban renewal purposes. Notice of this public hearing was published in the Des Moines Register on the 18th day of February 2025 pursuant to the provisions of Sections 384.24(3)(q), 384.25 and 403.12 of the Code of Iowa.

   Jennifer Sease, Administrative Services Director, reported that the General Obligation Urban Renewal Bonds (for essential corporate urban renewal purposes) are being proposed to fund the Interstate 35 and NE 36th Street Interchange Improvements, Uptown Lighting Fixture Upgrades and Uptown Parking Improvements in the 2025 Capital Improvement Program. The projects are located in the 1991 Ankeny Economic Development Urban Renewal Area and the Northeast Ankeny Urban Renewal Area.

   Mayor Bentz then asked for any public comment regarding the proposed bond issuance. Hearing no comments, Council Member Stearns moved, Ruddy seconded, to close public hearing 2025-18. Ayes: 5. Council Member Stearns moved, Ruddy seconded, to adopt **RESOLUTION 2025-096** instituting proceedings to take additional action for the issuance of not to exceed $1,000,000 General Obligation Urban Renewal Bonds (ECP/UR-3). Ayes: Stearns, Ruddy, Graber, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of February 17, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of February 4, 2025.
3. Receive and file minutes of the Library Board of Trustee meeting of January 16, 2025.

Licenses and Permits

4. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

5. Amendment No. 2 to the Professional Services Agreement increasing the contract amount by $204,500.00 with Snyder & Associates, Inc. for final design, acquisition, and construction engineering services on the N Ankeny Boulevard - 1st Street to 11th Street Improvements project.

6. Payment #13 in the amount of $2,164.50 to Bolton & Menk Inc., for engineering services on the SE Corporate Woods Drive & Crosswinds Drive Traffic Signalization project.
7. Payment #10 in the amount of $308,028.95 to HPC, LLC for construction services work associated with the Ankeny Fire Station No. 4 project.
8. Payment #4 in the amount of $49,607.91 to Mainline Construction for construction services on the High Trestle Trail Experience Park – Phase 1 project.
9. Payment #11 in the amount of $24,419.25 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.
10. Payment #11 in the amount of $8,994.53 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordnance Road Water Main project.
11. Payment #5 in the amount of $3,225.50 to Nilles Associates, Inc., for engineering services on the SW Magazine Road & SW State Street Improvements - West Leg project.
12. Payment #7 in the amount of $3,096.25 to Nilles Associates, Inc., for engineering services on the Vintage Business Park North Lake and Saylor Creek Repairs project.
13. Payment #43 in the amount of $891.40 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.
14. Payment #7 in the amount of $9,042.10 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
15. Payment #13 in the amount of $6,699.98 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements-Phase 3 project.
16. Payment #21 in the amount of $26,984.75 to Snyder & Associates Inc., for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St project.
17. Payment #18 in the amount of $28,010.63 to Strand Associates, Inc., for engineering services on the NE 36th Street & NE 38th Street Water Main Loop project.
18. March 3, 2025 Accounts Payable by fund: General $281,219.47; Fire Gift $493.05; Hotel Motel Tax $500; Road Use Tax $244,966.75; Library $748.92; Solid Waste $6,306.19; Water $737,572.91; Sewer $6,831.35; Storm Water $2,985.02; Golf Course $15,518.75; Enterprise Project $79,413.62; Revolving $20,460.97; Risk Management $34,613.75; Health Insurance $660.91; Capital Projects $456,054.61; Payroll Totals $2,010,929.71; Transfers/ACH ($218,773.13); Agenda Payments Approved Separately ($471,165.75); Grand Total $3,209,337.10.

Community Development Items

19. **RESOLUTION 2025-097** accepting the final plat, letter of credit for erosion control, performance and maintenance bonds for public improvements and platted easements for Lakeview Woods Plat 1.
20. **RESOLUTION 2025-098** approving plans and specifications, and accepting contracts and performance and maintenance bonds for the construction of sanitary sewer, storm sewer, water main, subgrade prep and paving in Lakeview Woods Plat 1.
21. **RESOLUTION 2025-099** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 3223 SE Four Mile Drive and associated with the development of the Albaugh Four Mile Industrial Park Site Plan.
22. **RESOLUTION 2025-100** receiving and filing an application for the annexation of and providing for the giving of notice for annexation of certain territory located in the northeast quadrant of Ankeny, generally located east of Interstate 35, east of NE Four Mile Drive/NE 29th Street, west of NE 38th Street, north of NE 18th Street/102nd Avenue, and along NE 36th Street owned by multiple property owners.
23. **RESOLUTION 2025-101** setting a public hearing for a request to vacate a Public Utility Easement located on Lot 1, Savannah at Ankeny (date of hrg: 3/17/25 @ 5:30 p.m.)
24. **RESOLUTION 2025-102** setting a public hearing for a request to vacate a Public Ingress/Egress, Water Main, and Sanitary Sewer Easement located on Lot 1, Savannah at

Ankeny (date of hrg: 3/17/25 @ 5:30 p.m.)

Engineering Items

25. **RESOLUTION 2025-103** setting a public hearing on the proposed adoption of an ordinance to establish a benefited district and connection fees for the NE 36th Street Water Connection Disctrict 2. (date of hrg: 4/7/25 @ 5:30 p.m.)

Capital Improvement Projects

26. **RESOLUTION 2025-104** ordering construction on the 2025 PCC Reconstruction Program - NW 9th Street project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/1/25 @ 10:30 A.M. / date of hrg: 4/7/25 @ 5:30 P.M.)
27. Professional Services Agreement with Veenstra & Kimm, Inc., for the New Water Tower in an amount not to exceed $294,600.00 and the Mayor to execute said agreement.
28. **RESOLUTION 2025-105** accepting a proposal from Absolute Group in the amount of $89,090.00 for the construction of the 2025 Annual Storm Sewer Repairs - Package 2 project.
29. **RESOLUTION 2025-106** accepting a proposal from Dave's Firewood & Distributing Inc DBA Dave's Dozing & Excavating in the amount of $97,420.00 for the construction of the 2025 Annual Storm Sewer Repairs - Package 3 project.

Administrative Items

30. **RESOLUTION 2025-107** setting a public hearing on a development agreement between the City of Ankeny and MCF Operating, LLC (date of hrg: 3/17/25 @ 5:30 p.m.)
31. **RESOLUTION 2025-108** setting a public hearing on a lease agreement between the City of Ankeny, Iowa, and the Ankeny Girls Softball Association for use of a portion of the Prairie Ridge Sports Complex. (date of hrg: 3/17/25 @ 5:30 p.m.)
32. **RESOLUTION 2025-109** setting a public hearing on a lease agreement between the City of Ankeny, Iowa, and the Ankeny Iowa Rush for use of a portion of the Prairie Ridge Sports Complex. (date of hrg: 3/17/25 @ 5:30 p.m.)
33. **RESOLUTION 2025-110** setting a public hearing on a lease agreement between the City of Ankeny, Iowa, and the Ankeny Junior Football for use of a portion of the Prairie Ridge Sports Complex. (date of hrg: 3/17/25 @ 5:30 p.m.)
34. **RESOLUTION 2025-111** setting a public hearing on a lease agreement between the City of Ankeny, Iowa, and the Heartland Area Lacrosse Club for use of a portion of the Prairie Ridge Sports Complex. (date of hrg: 3/17/25 @ 5:30 p.m.)
35. **RESOLUTION 2025-112** setting a public hearing on a lease agreement between the City of Ankeny, Iowa, and the Ankeny Little League for use of a portion of the Prairie Ridge Sports Complex. (date of hrg: 3/17/25 @ 5:30 p.m.)
36. **RESOLUTION 2025-113** 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.
37. Set a public hearing on the proposed property tax levy for Fiscal Year July 1, 2025 - June 30, 2026 for April 7, 2025 at 5:00 p.m. and direct City Clerk to publish notice of such hearing. (date of hrg: 4/7/25 @ 5:30 p.m.)
38. Receive and file Iowa Department of Transportation notices.

APPROVAL OF CONSENT AGENDA

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

LEGISLATIVE BUSINESS

Commissions Appointments

39. Metro Advisory Council (MAC) and Metro Waste Authority Board (MWA): Council Member Stearns moved, second by Ruddy, to adopt **RESOLUTION 2025-114** amending the appointments of Ankeny's representatives to serve on various committees and boards. Ayes: Stearns, Ruddy, Graber, Perry, Shafer.
40. Council Member Perry moved, second by Ruddy, to approve the reappointment of Laura Murphy to the Civil Service Commission, effective April 1, 2024 to March 31, 2029. Ayes: Perry, Ruddy, Graber, Shafer, Stearns.

Approval of Ordinances

41. **Ord 2192.** An Ordinance amending Ordinance No. 1682 providing that general property taxes levied and collected each year on all taxable property located within the amended Northeast Ankeny Urban Renewal Area, 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, 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 amended Northeast Ankeny Urban Renewal Area (Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan). Council Member Stearns moved, Ruddy seconded, to accept second consideration of ORDINANCE 2192. Ayes: Stearns, Ruddy, Graber, Perry, Shafer.
42. **Ord 2197.** An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates. Council Member Stearns moved, Ruddy seconded, to accept first consideration of ORDINANCE 2197. Ayes: Stearns, Ruddy, Graber, Perry, Shafer.

NEW BUSINESS

1. Proposed Issuance of $20,475,000 General Obligation Bonds, Series 2025. Council Member Stearns moved, Ruddy seconded, to adopt **RESOLUTION 2025-115** authorizing the issuance of $20,475,000 General Obligation Bonds, Series 2025, and levying a tax for the payment thereof. Ayes: Stearns, Ruddy, Graber, Perry, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:27 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 3/14/25.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Receive and file minutes of the Plan and Zoning Commission meeting of February 18, 2025.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. P&Z Minutes 2025-02-18

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 18, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the February 18, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Ted Rapp, Randy Weisheit, Lisa West, Glenn Hunter, Trina Flack, and Todd Ripper.
Absent: Annette Renaud.
Staff present: Eric Jensen, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the February 18, 2025 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS
There were no communications.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes
Motion to approve and accept the February 4, 2025 minutes of the Plan and Zoning Commission meeting.
Item #2. 3223 SE Four Mile Drive - Lots 7-9 Albaugh Four Mile Industrial Park Site Plan
Motion to approve the site plan for 3223 SE Four Mile Drive, Lots 7-9 Albaugh Four Mile Industrial Park.

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1 - #2. Second by R.Weisheit. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

PUBLIC HEARING
Item #3. Jerry's Homes, Inc. request to rezone property from R-3, Multiple-Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development
Staff Report: L.Hutzell reported that the applicant, Jerry's Homes, Inc is requesting to rezone property from R-3, Multiple Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development. She said the proposed rezoning consists of three parcels, totaling approximately 19.79 acres in size. The subject property is located northeast of the intersection of NW Weigel Drive and NW 18th Street just south of the High Trestle Trail. She stated that the property to the north is zoned R-3, Multiple Family Residence District, restricted to single family, properties to the east and west are zoned R-1, One-Family Residence District, and the property to the south is zoned PUD. L.Hutzell said the proposed rezoning includes development of 54 single-family homes on minimum lot widths of 50 feet. She noted that the conceptual plan shows a private open space area in the northeast corner and two outlots for stormwater detention. She presented the PUD conceptual plan and reviewed the proposed layout and noted bulk regulations. L.Hutzell also said that the proposed minimum lot widths of 50-feet and the reduction in building setbacks in this development align with Medium Density category and therefore a land use plan amendment is not required. She commented that the developer has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. Staff will present a complete staff report and answer any questions raised during the public hearing at the next Plan and Zoning Commission meeting.

Erin Ollendike, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale on behalf of Jerry's Homes, Inc. commented that she would answer any questions the Commission may have regarding the request.

R.Weisheit said that in the PUD book under Vehicular Circulation, it mentions townhomes and asked if that reference is a typo.

Erin Ollendike presented the conceptual plan and pointed out that the property southwest of the proposed 54 single-family homes will probably be future townhomes.

There was no one in the audience to speak for or against the rezoning request.

Motion by T.Flack to close the public hearing, receive and file documents. Second by L.West. All vote aye. Motion carried 6 – 0.

Chair Ted Rapp addressed the audience after the public hearing to let them know that the item will come back to the Commission on Tuesday, March 4, 2025 for a recommendation to the City Council.

REPORTS
City Council Meeting
E.Jensen reported on the February 17, 2025 City Council meeting.

Director's Report
E.Jensen presented the tentative agenda items for the Tuesday, March 4, 2025 Plan and Zoning Commission meeting.

Commissioner's Reports
There was discussion amongst the Commission and staff regarding bills currently moving through legislation and the impacts they could have on Iowa cities.

MISCELLANEOUS ITEMS
March 3, 2025 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT
There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:44 p.m.

Brenda Fuglsang
Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Consider motion to approve the issuance of Solid Waste Permits.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

In accordance with the City of Ankeny Code of Ordinances Chapter 111, "Collection of Solid Waste," the following licensees have submitted applications, have met all requirements, and are now being presented to the City Council for approval.

Copies of license applications are available for review in the Office of the City Clerk.

- Midwest Solid Waste, Inc., d/b/a Ankeny Sanitation, Inc., 7002 SE Delaware Avenue, Ankeny, Iowa (renewal)
- Aspen Waste Systems of Iowa, 1800 E. Euclid Avenue, Des Moines, Iowa (renewal)
- Eichinger Brothers, LLC, d/b/a Garbage Guys, 52160 320th St., Slater, Iowa (renewal)
- Waste Management of Iowa, Inc., 201 SE 18th Street, Des Moines, Iowa (renewal)
- Waste Connections of Iowa, Inc., 4705 NE 22nd St., Des Moines, Iowa (renewal)
- Chamness Technology, Inc., d/b/a Green RU LLC, 2255 Little Wall Lake Road, Blairsburg, IA (renewal)

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend to approve the solid waste permits as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Each licensee has paid the annual license fee of $200.00 to the City of Ankeny, in accordance with Section 111.07 of the City of Ankeny Code of Ordinances.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Consider motion to approve the issuance of Device Retailer Permits.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

Pursuant to Iowa Code 453A.47A, any business intending to sell tobacco, tobacco products, alternative nicotine products, or vapor products must obtain a retail permit. All permits issued under this code require payment of the applicable fee established in Iowa Code 453A.47A(7) and permits expire on June 30 each year.

The Iowa legislature passed Senate File 345, which presents regulations and tax provisions concerning the sale of devices, effective January 1, 2025. Under this legislation, a “device” is defined as any equipment or product, partially or wholly composed of glass or metal, designed for the inhalation of combustion tobacco, hemp, other plant materials, or controlled substances.

The Department of Revenue oversees the implementation of these retail permit requirements. As part of the permitting process, the Iowa Department of Revenue requires applications be approved by the city council.

In accordance with the City of Ankeny Code of Ordinances Chapter 131, "Cigarette and Tobacco Permits," the following retailer(s) have submitted an application which has met all requirements and is now being presented to the City Council for approval. Copies of license applications are available for review in the Office of the City Clerk.

- Vape World and Tobacco LLC, 802 SE Oralabor Rd, Ste 121, Ankeny, IA - Device Retailer License (New) - Effective March 17, 2025 - June 30, 2025.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approving retail permits as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The applicant has paid the license fee to the Iowa Department of Revenue (IDR). The IDR will credit the fees to the City of Ankeny.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Consider motion to approve the issuance of liquor licenses and beer/wine permits.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL
Item reviewed by legal counsel.

EXECUTIVE SUMMARY

In accordance with the Iowa Code Section 123.1 and the City of Ankeny Code of Ordinances Chapter 130, "Liquor Licenses and Wine and Beer Permits," the following license(s) have been investigated and reviewed by the Ankeny Police Department, and when necessary, by Planning & Building and/or Fire Department staff, and are presented to the City Council for approval. Copies of license and/or beer applications are available, for your review, in the Office of the City Clerk.

1. HRG Project LLC d/b/a Carmen's Flowers, 516 SW 3rd St. - Special Class C Retail Alcohol License (WBN) (Renewal) - Effective April 6, 2025
2. City of Ankeny d/b/a Hawkeye Park Concessions Stand, 504 W 1st St. - Special Class C Retail Alcohol License (WBN) (Renewal) includes Outdoor Service - Effective April 9, 2025
3. Blackberry LLC d/b/a Flame Cantina, 1315 Oralabor SW Rd - Class C Retail Alcohol License (LC) (Renewal) includes Catering - Effective April 13, 2025 PENDING DEPT APPROVALS
4. Tokyo Huang Inc. d/b/a Tokyo Steakhouse, 113 SE Delaware Ave. - Class C Retail Alcohol License (LC) (Renewal) - Effective April 2, 2025
5. Great Caterers of Iowa, Inc. d/b/a Great Caterers of Iowa, 1055 SW Prairie Trail Pkwy. (FFA Bldg) - Class C Retail Alcohol License (LC) (5 Day) - Effective March 30, 2025.
6. Great Caterers of Iowa, Inc. d/b/a Great Caterers of Iowa, 1055 SW Prairie Trail Pkwy. (FFA Bldg) - Class C Retail Alcohol License (LC) (5 Day) - Effective April 27, 2025.
7. Ankeny Casa LLC d/b/a El Presidente, 1465 SW Park Square, Ste. 102 - Class C Retail Alcohol License (LC) (NEW) - Tentatively Effective March 18, 2025 PENDING DEPT APPROVALS

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the issuance of liquor licenses and / or beer / wine permits.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The City of Ankeny will receive a portion of each application fee in accordance with Iowa Code Section 123.143.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Consider motion to receive and file Financial Reports for February 2025.

ORIGINATING DEPARTMENT
Finance

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Finance Report - February

Annette Graeve
Finance Officer
Finance Department

Monthly Finance Report – February 2025

To the Honorable Mayor and City Council:

The financial reports for February are submitted herewith. These reports reflect the original fiscal year 2025 budget figures. However, the City Council is scheduled to adopt the amended fiscal year 2025 budget on April 21, 2025. Beginning with the April reports, the updated budget figures will be used for actual versus budget comparisons. The amended budget is filed at least once each year, typically alongside the adoption of the budget for the upcoming fiscal year. This amendment process involves a comprehensive review of all City activities and services, along with a complete re-estimation of the City's needs and expectations for the year — although tax collection amounts cannot be adjusted.

February also represents the midpoint between the first and second installments of property tax receipts. This timing is most clearly reflected in the general fund's current cash position. As shown on the Cash Balance Summary report, general fund cash has declined to $34,502,253, with about a month and a half remaining before the next property tax installment is received. This fluctuation in the general fund's cash balance is a primary reason why minimum fund balance levels are established and why this measure is closely monitored by both Moody's Investors Service and City management. Additionally, of note on the Cash Balance Summary report are the cash balances for the Tax Increment Financing (TIF) Fund and the Debt Service Fund, which have grown to $7,766,654 and $9,211,199, respectively. These balances will continue to increase until payments are made — TIF rebate payments in June and debt service payments also scheduled for June.

Despite these seasonal and timing fluctuations, cash levels remain adequate and sufficient to support current operations. Additionally, both revenue and expenditure levels appear to be in line with expectations, with no significant changes or anomalies noted in February. Ongoing monitoring of these levels will be critical over the coming months to ensure that results remain consistent with projections and that the City maintains compliance with its legally adopted budget.

Respectfully submitted,

Annette Graeve
Finance Officer

CITY OF ANKENY
CASH AND INVESTMENT RECONCILIATION
ALL FUNDS
February 28, 2025

Cash Basis Fund Balances	$ 161,889,707.52
Investments	$ 146,518,872.91
Checking Account Balance (per bank)	16,117,481.39
Deposits in Transit	85,618.61
Outstanding Checks	(835,340.39)
Cash Drawer/Petty Cash *	3,075.00
Total	$ 161,889,707.52

* Cash Drawer/Petty Cash:

Aquatic Centers	$ -
City Hall - Finance	200.00
City Hall - Front Desk	175.00
Library	300.00
Otter Creek Golf Course	800.00
Parks and Recreation	250.00
Parks - PRSC Concessions	325.00
Parks - Senior Center	200.00
Police Department	100.00
Public Service Building	25.00
Community Development	100.00
Water Fund	600.00
	$ 3,075.00

City of Ankeny
Cash Balance Summary
February 28, 2025

Fund	Budget Number	Cash Balance July 1, 2024	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance February 28, 2025
General:							
General	100	$ 38,753,712.75	$ 31,563,866.58	$ -	$ 33,825,067.23	$ 1,990,259.59	$ 34,502,252.51
Hotel/Motel Tax	233	787,540.27	-	1,990,259.59	1,216,610.30	-	1,561,189.56
Special Revenue:							
Fire Gift	220	34,151.40	985.00	-	3,732.84	-	31,403.56
Hawkeye Park Player Fees	240	29,320.71	2,685.00	-	4,246.37	-	27,759.34
Police Gift	250	23,674.31	3,300.00	-	13,406.99	-	13,567.32
Road Use Tax	260	10,124,517.13	6,416,842.51	-	6,122,065.87	-	10,419,293.77
Police Seizure	270	82,571.31	22,971.83	-	13,054.50	-	92,488.64
Tax Increment Financing	280	3,369,937.21	4,496,254.89	-	99,538.00	-	7,766,654.10
Police and Fire Retirement	290	1,549,547.83	1,635,972.03	-	2,137,767.85	-	1,047,752.01
Employee Benefits	292	-	573,824.74	-	-	-	573,824.74
Landfill Post-Closure	295	79,001.56	-	-	-	-	79,001.56
Friends of the Ankeny Library	430	82,703.76	12,785.49	-	29,962.22	-	65,527.03
Park Dedication	440	432,007.71	19,800.00	-	-	-	451,807.71
Sports Complex Foundation	445	159,925.33	8,850.00	-	-	-	168,775.33
Ankeny Garden Club	446	11,874.77	1,725.00	-	-	-	13,599.77
Miracle Park Fund	448	73,084.80	5,710.58	-	5,384.25	-	73,411.13
Dog Park Trust Fund	449	1,447.68	375.00	-	-	-	1,822.68
P&R Scholarship Fund	450	28,274.72	-	-	-	-	28,274.72
Civic Trust Fund	484	-	-	-	-	-	-
Debt Service	300	2,085,241.89	9,331,979.61	-	2,206,022.93	-	9,211,198.57
Enterprise:							
Solid Waste	500	542,770.31	1,000,243.79	-	962,613.73	-	580,400.37
Utility Deposits	505	433,824.17	124,726.83	-	115,200.00	-	443,351.00
Water Operations	510	19,997,517.03	15,608,765.04	-	9,030,722.40	2,046,595.84	24,528,963.83
Water Improvement	520	1,761,600.00	-		-	-	1,761,600.00
Water Sinking	530	3,069,450.22	-	2,046,595.84	386,680.92	-	4,729,365.14
Sewer Operations	550	15,287,915.06	11,982,742.19	-	7,889,782.29	-	19,380,874.96
Sewer Improvement	560	3,401,518.12	-	-	-	-	3,401,518.12
Storm Water	580	2,277,829.18	2,883,252.22	-	852,215.40	-	4,308,866.00
Golf Course	590	2,410,754.31	1,459,996.86	-	1,557,367.05	-	2,313,384.12
Capital Project:							
Utility Fund Capital Projects	6**	16,091,885.87	-	-	10,549,796.46	-	5,542,089.41
Special Assessments	8**	1,559,433.58	1,228,882.84	-	-	-	2,788,316.42
Capital Projects	8** & 9**	35,549,047.84	2,274,950.07	-	22,786,717.66	-	15,037,280.25
Total Budgeted		$ 160,092,080.83	$ 90,661,488.10	$ 4,036,855.43	$ 99,807,955.26	$ 4,036,855.43	$ 150,945,613.67
Internal Service:							
Revolving	710	719,740.80	791,852.05	-	929,789.95	-	581,802.90
Risk Management	720	1,022,430.27	2,103,464.52	-	1,756,465.89	-	1,369,428.90
Health Insurance	730	7,470,265.32	4,012,743.10	-	3,614,720.61	-	7,868,287.81
Sustainability Revolving Loan	770	31,267.01	-	-	-	-	31,267.01
Economic Development Revolving	780	290,001.01	-	-	-	-	290,001.01
Equipment Reserve	790	2,267,159.66	63,862.56	-	1,527,716.00	-	803,306.22
Total Unbudgeted		$ 11,800,864.07	$ 6,971,922.23	$ -	$ 7,828,692.45	$ -	$ 10,944,093.85
Total [1]		$ 171,892,944.90	$ 97,633,410.33	$ 4,036,855.43	$ 107,636,647.71	$ 4,036,855.43	$ 161,889,707.52

[1] Includes interfund transactions.

City of Ankeny
Utility Capital Projects Cash Balance Summary
February 28, 2025

Fund	Budget Number	Cash Balance July 1, 2024	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance February 28, 2025
Utility Fund Capital Projects:							
Water Main Replacement	610	$ 2,433,794.38	$ -	$ -	$ 693,907.27	$ -	$ 1,739,887.11
Northwest Water Tower	611	(7,119.00)	-	-	3,341,870.60	-	(3,348,989.60)
SE Magazine Storage Tank Repaint	612	765,727.80	-	-	318,650.00	-	447,077.80
NE 36th St & NE 38th St Water Main Loop	618	2,327,056.30	-	-	1,326,912.45	-	1,000,143.85
SW Irvinedale Dr Transmission Main-Ph 3	623	(5,000.00)	-	-	-	-	(5,000.00)
High Trestle Trail Transmission Main	629	(126,536.49)	-	-	17,922.77	-	(144,459.26)
Saylorville Feeder Main	630	850.00	-	-	-	-	850.00
Aquifer Storage Replacement #1	632	203,710.06	-	-	7,087.50	-	196,622.56
S Ankeny Blvd Transmission Main	633	(131,782.45)	-	-	81,992.42	-	(213,774.87)
SW Walnut/SW Ordnance Water	635	119,410.14	-	-	110,454.27	-	8,955.87
SE Delaware Grnd Storage Tank Repaint	638	82,064.66	-	-	5,350.00	-	76,714.66
Sanitary Sewer Replacement	650	3,524,550.10	-	-	1,214,171.28	-	2,310,378.82
Trestle Ridge Trunk Sewer Cost Share	651	600,000.00	-	-	-	-	600,000.00
Otter Creek Trunk Sewer-Phase 4	655	174,327.72	-	-	-	-	174,327.72
NE Crestmoor San Sewer Replacement	656	28,821.06	-	-	-	-	28,821.06
SE 3rd Trunk Swr Ext-SE Grant to SE Sharon	658	648,345.82	-	-	332,191.24	-	316,154.58
Four Mile Creek Trunk Sewer	660	2,047,936.74	-	-	1,909,100.88	-	138,835.86
Fire Station No. 4 Sewer	667	730,000.00	-	-	-	-	730,000.00
Storm Sewer Replacement	680	1,289,016.24	-	-	576,302.74	-	712,713.50
NW 17th St Storm Sewer & Pavement	681	11,500.00	-	-	-	-	11,500.00
SE Creekview Drive Wetland	683	-	-	-	8,928.00	-	(8,928.00)
Westwinds Storm Sewer Extension	685	23,523.22	-	-	185.00	-	23,338.22
Sawgrass Park Dam Improvement	686	78,237.75	-	-	52,042.03	-	26,195.72
High Trestle Trail Channel Stab. - Phase 1	688	(157,413.41)	-	-	115.20	-	(157,528.61)
Four Mile Creek Channel Stabilization	694	165,260.59	-	-	11,514.41	-	153,746.18
SE 3rd Street Storm Sewer Improvements	695	1,069,053.77	-	-	363,886.64	-	705,167.13
Tributary to Four Mile Creek Stabilization	696	63,217.77	-	-	54,853.09	-	8,364.68
SW Des Moines St Utility Improvements	699	133,333.10	-	-	122,358.67	-	10,974.43
Total Utility Fund Capital Projects		$ 16,091,885.87	$ -	$ -	$ 10,549,796.46	$ -	$ 5,542,089.41

City of Ankeny
Capital Projects Cash Balance Summary
February 28, 2025

Fund	Budget Number	Cash Balance July 1, 2024	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance February 28, 2025
Capital Project Funds:							
PRSC Tennis Courts Overlay	882	$ 360,000.00	$ -	$ -	$ 286,164.50	$ -	$ 73,835.50
NW State St Extension Preliminary Design	885	37,560.16	-	-	40,459.40	-	(2,899.24)
S Anky Blvd Imprv-SE Pete to 1st Street	886	(255,754.70)	-	-	244,933.70	-	(500,688.40)
SW Magazine & SW State Intersection	887	425,358.90	-	-	292,880.72	-	132,478.18
Fiber Optic Network Upgrade	888	625,002.35	-	-	181,400.55	-	443,601.80
SE Corp Woods & SE Crosswinds Traffic	889	395,776.70	-	-	280,510.95	-	115,265.75
NE 62nd RBC Culvert for 4 Mile Creek	892	654,457.72	-	-	480,865.07	-	173,592.65
NW 36th & NW Weigel Asphalt Overlays	895	1,638,305.51	-	-	941,963.95	-	696,341.56
NE 36th Reconstruction-I-35 to Four Mile	896	(1,179,356.04)	-	-	51,432.76	-	(1,230,788.80)
Des Moines Street Parks Development	897	1,527,380.15	-	-	1,183,475.75	-	343,904.40
HTT Trailhead Restroom & Amenities	898	10,000.00	-	-	-	-	10,000.00
BAN/Bond Activity	900	742,257.61	1,227,263.30	-	97,524.58	-	1,871,996.33
Fire Station No. 4	901	6,460,584.26	-	-	3,723,305.46	-	2,737,278.80
Lakeside Center Repurposing	903	308,336.14	-	-	3,204.40	-	305,131.74
Senior Center	905	503,459.55	-	-	92,755.97	-	410,703.58
Public Works Winter Ops Satellite Facility	907	90,000.00	-	-	-	-	90,000.00
NW Irvinedale/NW 18th St Turn Lane	910	51,500.00	-	-	-	-	51,500.00
N Ankeny Blvd & 18th St Int Improvements	913	(527,187.46)	200,000.00	-	44,952.40	-	(372,139.86)
Pavement Preservation Program	915	473,228.15	-	-	617,028.05	-	(143,799.90)
Annual Street Replacement Program	916	2,553,627.79	-	-	1,187,600.77	-	1,366,027.02
Prairie Ridge Sports Complex	920	53,871.77	-	-	-	-	53,871.77
NW Irvinedale & NW 18th Inters Imprvmts	922	350,373.25	-	-	356,937.10	-	(6,563.85)
East of I-35 Land Acquisition	923	330,000.00	-	-	-	-	330,000.00
Miracle Field	925	45,781.03	-	-	4,246.37	-	41,534.66
Community Entrance Signage	927	50,554.20	-	-	-	-	50,554.20
Library	928	103,522.58	-	-	8,400.00	-	95,122.58
SW Oralabor & SW Edgewood Intersection	929	97,378.80	-	-	206,691.97	-	(109,313.17)
Public Facility Improvements	930	19,156.54	-	-	-	-	19,156.54
Cherry Glen Ballfield	933	-	-	-	3,500.00	-	(3,500.00)
Annual Sidewalks/Trails	936	507,531.20	-	-	473,574.00	-	33,957.20
High Trestle Trail Extension	938	-	-	-	7,633.96	-	(7,633.96)
NW Prairie Ridge/Ash & 9th St Intersection	939	200,000.00	-	-	74,426.50	-	125,573.50
I35 & Corp Woods Interchange Report	946	50,000.00	-	-	-	-	50,000.00
N Ankny Blvd Imprvmnts - 1st St to 11th St	949	182,155.78	-	-	337,648.56	-	(155,492.78)
Asphalt Street Resurfacing	950	697,626.13	-	-	425,907.90	-	271,718.23
NW 18th Recon-NW Ash to N Anky Blvd	953	184,563.66	-	-	37,083.18	-	147,480.48
SE Creekview Drive Extension	954	-	-	-	175,197.58	-	(175,197.58)
NE Four Mile Drive RCB Culvert	955	261,119.93	-	-	-	-	261,119.93
Rock Creek Trail & Native Plantings	957	153,658.35	-	-	10,578.25	-	143,080.10
NW 18th St Extension-Weigel to Spruce	959	-	42,853.75	-	-	-	42,853.75
Street Patching Program	963	1,735,993.84	-	-	1,240,280.65	-	495,713.19
Traffic Signalization	965	1,891,199.38	78,125.62	-	1,552,446.27	-	416,878.73
NW 26th Street Widening	967	250,000.00	-	-	-	-	250,000.00
E 1st Widening-Frisk to Four Mile	969	26,500.00	-	-	-	-	26,500.00
W 1st Widening & Improvements-Phase 1	970	451,359.25	151,909.43	-	4,676.36	-	598,592.32
W 1st Widening & Improvements-Phase 2	971	327,360.60	-	-	397,518.36	-	(70,157.76)
Park Development	973	832,462.35	4,800.00	-	538,011.12	-	299,251.23
Park Land Acquisition	974	81,688.18	-	-	-	-	81,688.18
Uptown Parking Improvements	975	172,206.96	-	-	-	-	172,206.96
Prairie Trail Public Improvements	977	2,219,397.83	-	-	-	-	2,219,397.83
NE Delaware Reconstruction 5th-18th	979	4,285,637.57	-	-	4,091,143.25	-	194,494.32
PRSC Parking Lot Improvements	987	90,667.00	-	-	-	-	90,667.00
High Trestle Trail Experience Park	990	941,600.00	20,000.00	-	324,015.40	-	637,584.60
NW 36th Widening from Ash to Ankeny Blvd	992	55,560.05	-	-	21,979.83	-	33,580.22
Street/Sidewalk Oversizing	995	28,335.72	-	-	2,585.45	-	25,750.27
Capital Projects Reserve	997	1,370,103.39	-	-	-	-	1,370,103.39
SW Oralabor & State Safety Improvements	998	2,607,145.71	549,997.97	-	2,741,776.62	-	415,367.06
Total Non Utility Fund Capital Projects		$ 35,549,047.84	$ 2,274,950.07	$ -	$ 22,786,717.66	$ -	$ 15,037,280.25

City of Ankeny
Revenue Summary by Fund
February 28, 2025

Fund	Budget Number	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of February 28, 2025	Variance	Percent [2]
General:							
General	100	$ 44,806,791.52	$ 48,493,748.05	$ 50,241,188.00	$ 31,563,866.58	$ (18,677,321.42)	62.82%
Hotel/Motel Tax	233	19,235.10	45,641.96	31,000.00	-	(31,000.00)	0.00%
Special Revenue:							
Fire Gift	220	6,536	4,284	6,200.00	985.00	(5,215.00)	15.89%
Hawkeye Park Player Fees	240	7,641.94	8,251.33	9,300.00	2,685.00	(6,615.00)	28.87%
Police Gift	250	4,073.60	24,323.44	5,300.00	3,300.00	(2,000.00)	62.26%
Road Use Tax	260	9,577,651.33	10,139,300.19	9,492,971.00	6,416,842.51	(3,076,128.49)	67.60%
Police Seizure	270	22,100.89	18,168.91	13,000.00	22,971.83	9,971.83	176.71%
Tax Increment Financing	280	10,056,491.47	11,270,675.11	8,947,117.00	4,496,254.89	(4,450,862.11)	50.25%
Police and Fire Retirement	290	2,546,782.13	2,684,595.94	3,078,945.00	1,635,972.03	(1,442,972.97)	53.13%
Employee Benefits	292	-	-	1,075,457.00	573,824.74	(501,632.26)	53.36%
Landfill Post-Closure	295	1,896.90	4,443.71	2,000.00	-	(2,000.00)	0.00%
Friends of the Ankeny Library	430	44,723.83	47,303.55	48,000.00	12,785.49	(35,214.51)	26.64%
Park Dedication	440	47,100.34	32,245.76	15,000.00	19,800.00	4,800.00	132.00%
Sports Complex Foundation	445	17,604.74	28,451.27	19,000.00	8,850.00	(10,150.00)	46.58%
Ankeny Garden Club	446	1,592.45	2,307.93	2,075.00	1,725.00	(350.00)	83.13%
Miracle Park Fund	448	8,517.47	9,716.92	7,000.00	5,710.58	(1,289.42)	81.58%
Dog Park Trust Fund	449	767.55	71.22	-	375.00	375.00	
P&R Scholarship Fund	450	27,173.90	1,392.57	800.00	-	(800.00)	0.00%
Civic Trust Fund	484	-	17,267.92	-	-	-	
Debt Service	300	15,102,496.15	15,695,498.14	17,605,049.00	9,331,979.61	(8,273,069.39)	53.01%
Enterprise:							
Solid Waste	500	1,363,021.03	1,472,676.35	1,558,000.00	1,000,243.79	(557,756.21)	64.20%
Utility Deposits	505	190,642.85	192,087.05	216,000.00	124,726.83	(91,273.17)	57.74%
Water Operations	510	19,545,481.82	21,463,858.13	22,772,375.00	15,608,765.04	(7,163,609.96)	68.54%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	-	325,572.37	-	-	-	
Sewer Operations	550	17,085,080.35	17,443,893.47	17,689,135.00	11,982,742.19	(5,706,392.81)	67.74%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	3,671,742.25	3,815,898.23	4,452,539.00	2,883,252.22	(1,569,286.78)	64.76%
Golf Course	590	2,573,720.83	2,760,675.08	2,361,000.00	1,459,996.86	(901,003.14)	61.84%
Capital Project:							
Utility Fund Capital Projects	6**	3,393,193.39	12,199,161.59	4,908,000.00	-	(4,908,000.00)	0.00%
Special Assessments	8**	277,157.71	1,537,275.87	-	1,228,882.84	1,228,882.84	
Capital Projects	9**	15,806,305.27	26,184,641.53	23,573,614.00	2,274,950.07	(21,298,663.93)	9.65%
Total Budgeted Revenues		$ 146,205,522.84	$ 175,923,427.85	$ 168,130,065.00	$ 90,661,488.10	$ (77,468,576.90)	53.92%
Internal Service:							
Revolving	710	$ 1,472,271.23	$ 1,536,759.05	$ 1,859,144.00	$ 791,852.05	$ (1,067,291.95)	42.59%
Risk Management	720	2,354,386.64	1,582,252.79	1,859,000.00	2,103,464.52	244,464.52	113.15%
Health Insurance	730	5,394,634.32	5,957,327.24	5,645,000.00	4,012,743.10	(1,632,256.90)	71.08%
Sustainability Revolving Loan	770	1,230.73	1,538.22	1,100.00	-	(1,100.00)	0.00%
Economic Development Revolving	780	8,726.69	16,809.16	10,000.00	-	(10,000.00)	0.00%
Equipment Reserve	790	134,122.32	183,214.75	332,305.00	63,862.56	(268,442.44)	19.22%
Total Unbudgeted Revenues		$ 9,365,371.93	$ 9,277,901.21	$ 9,706,549.00	$ 6,971,922.23	$ (2,734,626.77)	71.83%
Total All Revenues [1]		$ 155,570,894.77	$ 185,201,329.06	$ 177,836,614.00	$ 97,633,410.33	$ (80,203,203.67)	54.90%

[1] Includes interfund transactions.
[2] February is 66.7% of the fiscal year.

City of Ankeny
Expenditure Summary by Fund
February 28, 2025

Fund	Budget Number	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of February 28, 2025	Variance	Percent [2]
General:							
General	100	$ 39,926,831.86	$ 42,720,711.66	$ 51,647,112.00	$ 33,825,067.23	$ (17,822,044.77)	65.49%
Hotel/Motel Tax	233	1,366,279.13	1,352,529.65	1,807,417.00	1,216,610.30	(590,806.70)	67.31%
Special Revenue:							
Fire Gift	220	324	3,237	5,000.00	3,732.84	(1,267.16)	74.66%
Hawkeye Park Player Fees	240	17,434.00	16,781.40	8,000.00	4,246.37	(3,753.63)	53.08%
Police Gift	250	3,932.94	10,825.66	5,000.00	13,406.99	8,406.99	268.14%
Road Use Tax	260	6,546,030.24	8,431,134.88	10,717,144.00	6,122,065.87	(4,595,078.13)	57.12%
Police Seizure	270	4,700.15	34,989.64	16,250.00	13,054.50	(3,195.50)	80.34%
Tax Increment Financing	280	2,565,008.00	2,777,575.00	3,760,333.00	99,538.00	(3,660,795.00)	2.65%
Police and Fire Retirement	290	2,727,388.46	2,682,675.57	3,112,669.00	2,137,767.85	(974,901.15)	68.68%
Employee Benefits	292	-	-	-	-	-	
Landfill Post-Closure	295	-	-	-	-	-	
Friends of the Ankeny Library	430	46,895.73	51,417.36	48,000.00	29,962.22	(18,037.78)	62.42%
Park Dedication	440	-	-	-	-	-	
Sports Complex Foundation	445	-	-	-	-	-	
Ankeny Garden Club	446	-	-	1,000.00	-	(1,000.00)	0.00%
Miracle Park Fund	448	320.00	6,628.94	10,000.00	5,384.25	(4,615.75)	53.84%
Dog Park Trust Fund	449	-	-	-	-	-	
P&R Scholarship Fund	450	-	291.75	5,000.00	-	(5,000.00)	0.00%
Civic Trust Fund	484	-	-	-	-	-	
Debt Service	300	24,205,486.24	25,026,906.95	26,086,257.00	2,206,022.93	(23,880,234.07)	8.46%
Enterprise:							
Solid Waste	500	1,059,080.77	1,401,504.36	1,539,776.00	962,613.73	(577,162.27)	62.52%
Utility Deposits	505	168,900.00	164,525.00	178,000.00	115,200.00	(62,800.00)	64.72%
Water Operations	510	12,631,530.53	14,024,275.57	16,262,964.00	9,030,722.40	(7,232,241.60)	55.53%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	1,592,286.76	1,956,233.57	3,121,130.00	386,680.92	(2,734,449.08)	12.39%
Sewer Operations	550	12,735,377.06	9,615,399.02	11,042,167.00	7,889,782.29	(3,152,384.71)	71.45%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	1,100,902.52	1,170,265.90	1,356,745.00	852,215.40	(504,529.60)	62.81%
Golf Course	590	2,026,266.39	2,173,561.80	2,597,906.00	1,557,367.05	(1,040,538.95)	59.95%
Capital Project:							
Utility Fund Capital Projects	6**	12,985,502.97	15,117,017.15	17,853,273.00	10,549,796.46	(7,303,476.54)	59.09%
Special Assessments	8**	-	-	-	-	-	
Capital Projects	9**	31,599,841.94	29,734,504.44	35,422,067.00	22,786,717.66	(12,635,349.34)	64.33%
Total Budgeted Expenditures		$ 153,310,319.69	$ 158,472,992.27	$ 186,603,210.00	$ 99,807,955.26	$ (86,795,254.74)	53.49%
Internal Service:							
Revolving	710	$ 1,423,273.57	$ 1,428,264.89	$ 1,859,144.00	$ 929,789.95	$ (929,354.05)	50.01%
Risk Management	720	2,582,375.66	1,520,781.12	1,977,000.00	1,756,465.89	(220,534.11)	88.85%
Health Insurance	730	5,446,642.56	4,924,283.10	6,390,000.00	3,614,720.61	(2,775,279.39)	56.57%
Sustainability Revolving Loan	770	-	-	-	-	-	
Economic Development Revolving	780	-	-	-	-	-	
Equipment Reserve	790	471,067.10	-	1,520,880.00	1,527,716.00	6,836.00	100.45%
Total Unbudgeted Expenditures		$ 9,923,358.89	$ 7,873,329.11	$ 11,747,024.00	$ 7,828,692.45	$ (3,918,331.55)	66.64%
Total All Expenditures [1]		$ 163,233,678.58	$ 166,346,321.38	$ 198,350,234.00	$ 107,636,647.71	$ (90,713,586.29)	54.27%

[1] Includes interfund transactions.
[2] February is 66.7% of the fiscal year.

City of Ankeny
Major Operating Funds
Detailed Revenue Summary
February 28, 2025

	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of February 28, 2025	Over (under) Budget	Percent [1]
General Fund:						
Property Tax:						
General Property Tax	$ 27,322,028	$ 28,789,590	$ 32,451,508	$ 17,362,371	$ (15,089,137)	53.50%
Ag Land Tax	12,794	14,655	14,314	9,769	(4,545)	68.25%
Airport Authority Levy	651,414	681,792	709,981	379,938	(330,043)	53.51%
Subtotal	$ 27,986,235	$ 29,486,038	$ 33,175,803	$ 17,752,079	$ (15,423,724)	53.51%
Non-Property Taxes:						
Hotel/Motel Tax	$ 2,119,476	$ 2,120,556	$ 2,277,000	$ 1,990,260	$ (286,740)	87.41%
Mobile Home Tax	16,515	17,380	15,300	11,231	(4,069)	73.41%
Utility Replacement Tax	200,301	199,256	190,513	94,017	(96,496)	49.35%
Utility Franchise Tax	1,785,485	1,527,814	1,590,000	1,196,233	(393,767)	75.23%
Cable TV Franchise Tax	218,635	181,794	172,000	112,185	(59,815)	65.22%
Subtotal	$ 4,340,413	$ 4,046,799	$ 4,244,813	$ 3,403,925	$ (840,888)	80.19%
Licenses and Permits:						
Miscellaneous Licenses:						
Liquor Licenses	$ 67,462	$ 104,637	$ 67,000	$ 60,662	$ (6,338)	90.54%
Cigarette Permits	5,375	5,500	5,000	950	(4,050)	19.00%
Solicitor Licenses	9,015	5,080	8,000	5,170	(2,830)	64.63%
Miscellaneous Business Licenses	17,710	20,390	9,000	1,225	(7,775)	13.61%
Garbage Licenses	1,400	1,400	1,400	800	(600)	57.14%
Pet Licenses	40,931	42,441	41,000	25,089	(15,911)	61.19%
Fire Permits	17,180	22,400	3,000	13,100	10,100	436.67%
Code Enforcement Licenses & Permits:						
Alarm Permits	13,195	11,810	12,000	7,945	(4,055)	66.21%
Building Permits	1,820,542	1,414,027	1,262,000	1,147,524	(114,476)	90.93%
Electrical Permits	170,372	126,394	103,000	84,845	(18,155)	82.37%
Heating Permits	120,454	88,137	67,000	56,517	(10,484)	84.35%
Plumbing Permits	135,380	75,496	92,000	74,198	(17,802)	80.65%
Driveway Permits	13,615	12,600	6,000	6,505	505	108.42%
Sidewalk Permits	13,515	12,510	6,000	6,905	905	115.08%
Moving/Demolition Permits	225	300	100	175	75	175.00%
Fence & Oversize Permits	78,394	54,657	55,000	40,350	(14,650)	73.36%
Subtotal	$ 2,524,765	$ 1,997,779	$ 1,737,500	$ 1,531,960	$ (205,540)	88.17%
Use of Money and Property:						
Interest	$ 2,103,263	$ 4,120,576	$ 3,000,000	$ 3,987,267	$ 987,267	132.91%
Commissions	7,307	22,627	-	6,694	6,694	
Leases	46,078	62,820	51,048	43,396	(7,652)	85.01%
Community Centers Rental	89,871	119,478	84,000	69,421	(14,579)	82.64%
Park Shelter Rentals	25,988	21,989	22,000	8,880	(13,120)	40.37%
Sports Complex Rentals	116,281	170,400	109,000	101,722	(7,278)	93.32%
Aquatic Center Rentals	39,384	38,883	32,000	(267)	(32,267)	-0.83%
Miscellaneous Rentals	84,782	91,192	61,000	61,321	321	100.53%
Subtotal	$ 2,512,954	$ 4,647,964	$ 3,359,048	$ 4,278,434	$ 919,386	127.37%
Intergovernmental Revenue:						
Local:						
Fire Protection	$ 225,340	$ 571,591	$ 456,000	$ 440,696	$ (15,304)	96.64%
School/Police Agreements	156,204	225,186	200,303	136,322	(63,981)	68.06%
County Library Contribution	185,284	161,032	161,032	118,695	(42,337)	73.71%
Other Local Contributions	54,244	110,452	76,000	71,217	(4,783)	93.71%
State:						
Commercial & Industrial Replacement	530,674	401,351	260,961	130,502	(130,459)	50.01%
Business Property Tax Credit	-	211,780	187,991	106,398	(81,593)	56.60%
Library Contribution	28,987	26,085	26,085	26,689	-	102.31%
Miscellaneous Grants	-	4,950	-	-	-	
Federal:						
Public Safety Grants	64,802	91,127	169,300	61,962	(107,338)	36.60%
Subtotal	$ 1,245,535	$ 1,803,554	$ 1,537,672	$ 1,092,481	$ (445,191)	71.05%
Service Charges:						
Police and Fire:						
Insurance Reports	$ 8,815	$ 12,042	$ 9,000	$ 8,778	$ (222)	97.53%
Fire/Ambulance Reports	130	80	100	10	(90)	10.00%
False Alarm Fees	2,200	775	2,000	300	(1,700)	15.00%
Ambulance Charges	2,606,610	2,842,156	2,798,506	1,534,663	(1,263,843)	54.84%
Fingerprinting	12,508	11,442	12,000	5,582	(6,418)	46.52%
Towing Surcharge	2,340	2,050	2,000	1,180	(820)	59.00%
Plan Review Fees	23,300	7,111	15,000	2,400	(12,600)	16.00%
Parks and Recreation:						
Admissions	611,737	718,279	536,000	390,151	(145,850)	72.79%
Season Passes	492,194	514,550	494,000	114,486	(379,514)	23.18%
Special Programs	154,003	128,896	143,000	72,631	(70,369)	50.79%
Rec Programs - Tax Exempt	576,841	594,582	525,000	302,555	(222,445)	57.63%
Swimming Lessons	131,018	122,998	117,000	7,287	(109,713)	6.23%

	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of February 28, 2025	Over (under) Budget	Percent [1]
Dog Park Passes	27,382	29,779	34,000	18,615	(15,385)	54.75%
Housing and Subdivision:						
Housing Code	93,094	86,324	64,000	105,065	41,065	164.16%
Plan Review Fees	339,534	196,823	249,000	185,489	(63,511)	74.49%
Site Plan Review	15,300	13,560	8,000	11,000	3,000	137.50%
Zoning	5,645	13,595	4,000	3,760	(240)	94.00%
Subdivision Filing Fees	7,980	9,985	4,000	6,205	2,205	155.13%
Board of Adjustment Fees	3,720	2,660	2,000	1,690	(310)	84.50%
Architect Review Board Fees	4,005	2,065	3,000	1,790	(1,210)	59.67%
Miscellaneous Service Charges:						
Information Systems - Enterprise Funds	333,771	396,142	436,613	169,227	(267,386)	38.76%
Animal Impound Fees	3,353	2,468	3,000	1,863	(1,137)	62.12%
Copy Charges	10,315	12,027	9,000	8,759	(241)	97.32%
Miscellaneous Service Charges	10,595	35,665	64,000	34,621	(29,379)	54.09%
Subtotal	$ 5,476,391	$ 5,756,054	$ 5,534,219	$ 2,988,107	$ (2,546,112)	53.99%
Other Revenues:						
Map Sales	$ 25	$ 35	$ -	$ 5	$ 5	
Sales/Salvages	16,529	11,575	400	63,832	63,432	15957.97%
Concessions	282,327	310,217	254,000	154,205	(99,795)	60.71%
Contributions-Private Sources	6,200	23,714	8,600	16,445	7,845	191.22%
Program Sponsorships	28,034	31,415	23,000	17,140	(5,860)	74.52%
Refunds/Rebates	1,880	376	-	14,457	14,457	
Prairie Ridge Maint Reimb	206,277	263,863	279,133	176,916	(102,218)	63.38%
Roadway Signage Reimb	16,385	-	-	-	-	
Police OT Reimb	11,936	18,390	12,000	11,340	(660)	94.50%
Court Fines	83,247	42,272	48,000	29,964	(18,036)	62.43%
Library Fines	19,374	18,257	16,000	10,971	(5,029)	68.57%
Miscellaneous Library Revenues	7,046	13,232	6,000	4,357	(1,643)	72.62%
Miscellaneous Revenues	40,191	21,120	5,000	16,627	11,627	332.53%
Overages/Shortages	1,048	1,095	-	623	623	
Subtotal	$ 720,498	$ 755,560	$ 652,133	$ 516,882	$ (135,251)	79.26%
Fund Total	$ 44,806,792	$ 48,493,748	$ 50,241,188	$ 31,563,867	$ (18,677,321)	62.82%
Hotel/Motel Tax Fund						
Other Revenue:						
Interest	$ 17,235	$ 45,642	$ 31,000	$ -	$ (31,000)	0.00%
Refunds/Reimbursements	2,000	-	-	-	-	
Fund Total	$ 19,235	$ 45,642	$ 31,000	$ -	$ (31,000)	0.00%
Road Use Tax Fund:						
Intergovernmental Revenue:						
Road Use Taxes	$ 9,343,167	$ 9,595,382	$ 9,028,971	$ 6,408,212	$ (2,620,759)	70.97%
Interest	227,038	540,503	411,000	-	(411,000)	0.00%
Grants	-	(4,950)	50,000	4,950	(45,050)	9.90%
Salvage Sales	2,263	3,556	3,000	1,410	(1,590)	47.01%
Refunds	4,204	1,026	-	1,094	1,094	
Reimbursements	979	3,783	-	1,176	1,176	
Fund Total	$ 9,577,651	$ 10,139,300	$ 9,492,971	$ 6,416,843	$ (3,076,128)	67.60%
Tax Increment Financing Fund:						
Property Tax:						
TIF District Urban Renewal I	$ 8,990,643	$ 8,914,746	$ 7,561,587	$ 3,886,158	$ (3,675,429)	51.39%
TIF District Urban Renewal II	483,107	568,305	560,474	325,058	(235,416)	58.00%
TIF District Urban Renewal III	416,756	863,401	554,056	285,039	(269,017)	51.45%
Use of Money and Property:						
Interest	165,985	384,371	271,000	-	(271,000)	0.00%
Other Reimbursements	-	539,853	-	-	-	
Fund Total	$ 10,056,491	$ 11,270,675	$ 8,947,117	$ 4,496,255	$ (4,450,862)	50.25%
Police and Fire Retirement Fund:						
Property Tax:						
General Property Tax	$ 2,442,175	$ 2,552,663	$ 2,963,642	$ 1,585,487	$ (1,378,155)	53.50%
Non-property Taxes:						
Mobile Home Tax	1,442	1,500	1,000	996	(4)	99.60%
Utility Replacement Tax	17,487	17,258	17,026	8,402	(8,624)	49.35%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	46,307	34,746	23,322	11,658	-	49.99%
School Police Agreements	26,824	33,836	34,154	19,920	(14,234)	58.33%
Business Property Tax Credit	-	18,343	16,801	9,509	-	56.60%
Use of Money and Property:						
Interest	6,250	26,250	23,000	-	(23,000)	0.00%
Other Revenue:						
Refunds/Reimbursements/Rebates	6,297	-	-	-	-	
Fund Total	$ 2,546,782	$ 2,684,596	$ 3,078,945	$ 1,635,972	$ (1,442,973)	53.13%
Debt Service Fund:						
Property Tax:						
General Property Tax	$ 14,611,968	$ 15,015,401	$ 17,081,161	$ 9,161,679	$ (7,919,482)	53.64%

	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of February 28, 2025	Over (under) Budget	Percent [1]
Non-property Taxes:						
Mobile Home Tax	8,003	8,190	8,000	5,433	(2,567)	67.91%
Utility Replacement Tax	96,971	94,137	92,870	45,830	(47,040)	49.35%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	276,946	204,349	134,378	67,171	-	49.99%
Business Property Tax Credit	-	100,053	91,640	51,866	-	56.60%
Use of Money and Property:						
Interest	108,608	273,368	197,000	-	(197,000)	0.00%
Fund Total	$ 15,102,496	$ 15,695,498	$ 17,605,049	$ 9,331,980	$ (8,273,069)	53.01%
Solid Waste Fund:						
Recycling Fees	$ 1,336,486	$ 1,425,436	1,515,000	986,467	(528,533)	65.11%
Service Charges	20,455	21,010	21,000	13,777	(7,223)	65.60%
Interest	6,080	26,230	22,000	-	(22,000)	0.00%
Fund Total	$ 1,363,021	$ 1,472,676	$ 1,558,000	$ 1,000,244	$ (557,756)	64.20%
Water Fund:						
Refunds	$ 10,482	$ 12,449	9,000	9,874	$ 874	109.71%
Sales Tax	63	22	-	93	93	
Excise Tax	982,146	1,087,401	1,222,000	799,970	(422,030)	65.46%
Cell Tower Lease	82,534	56,144	58,222	25,118	(33,104)	43.14%
Outside Billing	27,692	29,060	24,000	26,223	2,223	109.26%
Water Sales	13,850,632	15,460,204	16,337,542	11,420,788	(4,916,754)	69.91%
Hook Up Fees	308,782	263,502	200,000	164,127	(35,873)	82.06%
Meter Sales	434,881	414,112	508,000	308,295	(199,705)	60.69%
Temporary Water Sales	79,960	54,460	60,000	48,520	(11,480)	80.87%
Water Availability	3,589,191	3,810,091	3,960,111	2,699,116	(1,260,995)	68.16%
Service Charges	140,629	169,199	303,500	97,084	(206,416)	31.99%
Unapplied Credits	7,879	(4,310)	-	1,433	1,433	
Deposits	190,643	192,087	216,000	124,727	(91,273)	57.74%
Interest	24,000	105,000	90,000	-	(90,000)	0.00%
Miscellaneous	6,612	6,525	-	8,123	8,123	
Fund Total	$ 19,736,125	$ 21,981,518	$ 22,988,375	$ 15,733,492	$ (7,254,883)	68.44%
Sewer Fund:						
Sales Tax	$ 262,457	$ 260,283	$ 282,000	$ 170,238	$ (111,762)	60.37%
Refunds	53	-	-	-	-	
Miscellaneous	2,780	9,649	-	-	-	
Miscellaneous Service Charge	60,519	60,577	228,500	36,244	(192,256)	15.86%
Sewer Usage	10,019,648	9,597,819	10,223,023	6,866,197	(3,356,826)	67.16%
Hook Up Fees	299,199	886,353	300,000	374,059	74,059	124.69%
Sewer Availability	6,426,174	6,534,713	6,555,612	4,479,694	(2,075,918)	68.33%
Interest	14,250	94,500	100,000	56,310	(43,690)	56.31%
Fund Total	$ 17,085,080	$ 17,443,893	$ 17,689,135	$ 11,982,742	$ (5,706,393)	67.74%
Storm Water Fund						
Permits	$ 97,220	$ 73,760	$ 60,000	$ 50,211	$ (9,790)	83.68%
Interest	70,903	166,196	118,000	-	(118,000)	0.00%
Sales Tax	66,277	69,187	91,000	55,882	(35,118)	61.41%
Service Charges	3,423,284	3,496,365	4,168,539	2,774,060	(1,394,479)	66.55%
Miscellaneous	14,059	10,391	15,000	3,100	(11,900)	20.67%
Fund Total	$ 3,671,742	$ 3,815,898	$ 4,452,539	$ 2,883,252	$ (1,569,287)	64.76%
Golf Course Fund:						
Refunds	$ 1,172	$ 1,836	$ 1,000	$ 1,284	$ 284	128.37%
Commissions	1,051	1,008	1,000	3,423	2,423	342.30%
Miscellaneous Service Charges	26,649	25,582	50,000	26,031	(23,969)	52.06%
Gift Certificates	3,447	10,517	-	1,556	1,556	
Driving Range	212,937	228,752	201,000	124,853	(76,147)	62.12%
Rec Program Fees	27,770	28,930	25,000	(467)	(25,467)	-1.87%
Overages (Shortages)	(1,145)	(1,372)	-	(292)	(292)	
Food and Beverage Sales	292,505	306,141	245,000	167,641	(77,359)	68.42%
Clubhouse and Banquet Rental	28,729	24,291	27,000	6,808	(20,192)	25.21%
Alcoholic Beverage Sales	332,814	332,115	289,000	202,113	(86,887)	69.94%
Season Passes	109,799	110,772	109,000	450	(108,550)	0.41%
Greens Fees	757,386	824,833	669,000	473,894	(195,106)	70.84%
Merchandise Sales	150,417	141,340	125,000	87,979	(37,021)	70.38%
Cart Rental	446,538	470,217	399,000	280,600	(118,400)	70.33%
Equipment Rental	3,604	3,230	3,000	1,905	(1,095)	63.50%
Sales Tax	46,635	48,454	40,000	25,462	(14,538)	63.66%
Miscellaneous Revenue	100,824	98,393	102,000	56,757	(45,243)	55.64%
Interest	32,591	104,588	75,000	-	(75,000)	0.00%
Other Reimbursement	-	1,050	-	-	-	
Fund Total	$ 2,573,721	$ 2,760,675	$ 2,361,000	$ 1,459,997	$ (901,003)	61.84%
Total - Major Operating Funds	$ 126,539,137	$ 135,804,120	$ 138,445,319	$ 86,504,643	$ (51,940,676)	62.48%

[1] February is 66.7% of the fiscal year.

City of Ankeny
Major Operating Funds
Budget versus Actual
February 28, 2025

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
General Fund									
Public Safety:									
Police Administration	1111	$ 126,400	$ 57,417	$ (68,983)	45%	$ 2,489,267	$ 1,564,288	$ (924,979)	63%
Police Operations	1112	315,903	284,819	(31,084)	90%	9,408,725	6,618,105	(2,790,620)	70%
Police Support Services	1114	36,000	22,605	(13,395)	63%	2,779,669	1,779,717	(999,952)	64%
Crossing Guards	1119	-	-	-	N/A	130,522	61,017	(69,505)	47%
Emergency Preparedness	1140	-	-	-	N/A	436,585	380,052	(56,533)	87%
Fire Support	1141	474,100	461,362	(12,738)	97%	1,591,431	1,064,617	(526,814)	67%
Fire Suppression	1142	1,000	1,491	491	149%	4,264,786	2,786,761	(1,478,025)	65%
Emergency Medical Services	1144	2,802,506	1,548,704	(1,253,802)	55%	8,891,828	5,467,695	(3,424,133)	61%
Code Enforcement	1460	1,880,600	1,686,033	(194,567)	90%	2,276,973	1,582,165	(694,808)	69%
Animal Control	2224	3,000	1,863	(1,137)	62%	32,000	14,011	(17,989)	44%
Subtotal		$ 5,639,509	$ 4,064,295	$ (1,575,214)	72%	$ 32,301,786	$ 21,318,428	$ (10,983,358)	66%
Culture & Recreation:									
Library	2331	$ 280,017	$ 231,334	$ (48,683)	83%	$ 2,969,044	$ 1,949,990	$ (1,019,054)	66%
Park Administration	2440	56,000	27,496	(28,504)	49%	438,956	309,235	(129,721)	70%
Park Maintenance	2441	-	152	152	N/A	2,215,361	1,505,504	(709,857)	68%
Recreation Programs	2442	617,000	335,715	(281,285)	54%	981,319	675,155	(306,164)	69%
Community Centers	2443	210,000	234,734	24,734	112%	608,612	366,187	(242,425)	60%
Aquatic Centers	2444	1,360,000	563,760	(796,240)	41%	1,553,889	1,089,085	(464,804)	70%
Prairie Ridge Sports Complex	2445	416,876	299,300	(117,576)	72%	1,236,585	748,974	(487,611)	61%
Hawkeye Concessions	2446	59,400	46,426	(12,974)	78%	66,318	29,661	(36,657)	45%
Cemetery	3547	-	-	-	N/A	600	-	(600)	0%
Subtotal		$ 2,999,293	$ 1,738,915	$ (1,260,378)	58%	$ 10,070,684	$ 6,673,791	$ (3,396,893)	66%
Public Works:									
Airport Authority	3548	$ 723,972	$ 387,265	$ (336,707)	53%	$ 724,016	$ 362,008	(362,008)	50%
Subtotal		$ 723,972	$ 387,265	$ (336,707)	53%	$ 724,016	$ 362,008	$ (362,008)	50%
Community & Economic Development:									
Development Engineering	3545	$ 48,000	$ 34,445	$ (13,555)	72%	$ 1,052,507	$ 751,761	$ (300,746)	71%
Housing Authority	3648	-	-	-	N/A	43,968	38,968	(5,000)	89%
Economic Development	4886	-	-	-	N/A	484,050	299,333	(184,717)	62%
Community Development	4887	22,000	27,650	5,650	126%	1,349,078	873,376	(475,702)	65%
Subtotal		$ 70,000	$ 62,095	$ (7,905)	89%	$ 2,929,603	$ 1,963,438	$ (966,165)	67%
General Government:									
Communications	2335	$ -	$ -	$ -	N/A	$ 475,097	$ 290,797	$ (184,300)	61%
Mayor and City Council	4881	-	-	-	N/A	206,055	143,029	(63,026)	69%
Human Resources	4882	-	-	-	N/A	547,561	364,599	(182,962)	67%
City Manager	4883	-	-	-	N/A	1,304,996	874,474	(430,522)	67%
City Clerk	4884	131,900	93,988	(37,912)	71%	531,263	342,510	(188,753)	64%
Finance	4885	40,239,901	25,044,560	(15,195,341)	62%	651,805	462,336	(189,469)	71%
Information Technology	4889	436,613	172,747	(263,866)	40%	1,746,446	936,132	(810,314)	54%
City Hall Building	4891	-	-	-	N/A	157,800	93,526	(64,274)	59%
Subtotal		$ 40,808,414	$ 25,311,296	$ (15,497,118)	62%	$ 5,621,023	$ 3,507,402	$ (2,113,621)	62%
Total General Fund		$ 50,241,188	$ 31,563,867	$ (18,677,321)	63%	$ 51,647,112	$ 33,825,067	$ (17,822,045)	65%
Hotel/Motel Tax Fund									
Community and Economic Development	2233	$ 31,000	$ -	$ (31,000)	0%	$ 1,807,417	$ 1,216,610	$ (590,807)	67%
Road Use Tax Fund									
Public Works:									
Street Lighting	1260	$ -	$ -	$ -	N/A	$ 726,000	$ 461,764	$ (264,236)	64%
Roadway Administration	3261	9,492,971	6,415,526	(3,077,445)	68%	2,266,916	1,361,847	(905,069)	60%
Roadway Maintenance	3262	-	1,316	1,316	N/A	3,348,624	2,353,290	(995,334)	70%
Snow and Ice Control	3263	-	-	-	N/A	2,533,955	595,850	(1,938,105)	24%
Traffic Safety	3265	-	-	-	N/A	1,841,649	1,349,314	(492,335)	73%
Total Road Use Tax Fund		$ 9,492,971	$ 6,416,843	$ (3,076,128)	68%	$ 10,717,144	$ 6,122,066	$ (4,595,078)	57%

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
Tax Increment Financing									
Community and Economic Development	4280	$ 8,947,117	$ 4,496,255	$ (4,450,862)	50%	$ 3,760,333	$ 99,538	$ (3,660,795)	3%
Police and Fire Retirement									
Public Safety:	4290	$ 3,078,945	$ 1,635,972	$ (1,442,973)	53%	$ 3,112,669	$ 2,137,768	$ (974,901)	69%
Debt Service									
Debt Service:	4300	$ 17,605,049	$ 9,331,980	$ (8,273,069)	53%	$ 26,086,257	$ 2,206,023	$ (23,880,234)	8%
Solid Waste									
Enterprise:	3500	$ 1,558,000	$ 1,000,244	$ (557,756)	64%	$ 1,539,776	$ 962,614	$ (577,162)	63%
Water									
Enterprise:									
Utility Deposits	3505	$ 216,000	$ 124,727	$ (91,273)	58%	$ 178,000	$ 115,200	$ (62,800)	65%
Water Administration	3510	22,772,375	15,608,765	(7,163,610)	69%	13,266,097	7,173,141	(6,092,956)	54%
Water Maintenance	3512	-	-	-	N/A	2,996,867	1,857,581	(1,139,286)	62%
Water Improvement	3520	-	-	-	N/A	-	-	-	N/A
Water Sinking	3530	-	-	-	N/A	3,121,130	386,681	(2,734,449)	12%
Total Water Fund		$ 22,988,375	$ 15,733,492	$ (7,254,883)	68%	$ 19,562,094	$ 9,532,603	$ (10,029,491)	49%
Sewer									
Enterprise:									
Wastewater Administration	3550	$ 17,689,135	$ 11,982,742	$ (5,706,393)	68%	$ 9,342,284	$ 6,719,633	$ (2,622,651)	72%
Wastewater Operations	3552	-	-	-	N/A	1,699,883	1,170,149	(529,734)	69%
Sewer Improvement	3560	-	-	-	N/A	-	-	-	N/A
Total Sewer Fund		$ 17,689,135	$ 11,982,742	$ (5,706,393)	68%	$ 11,042,167	$ 7,889,782	$ (3,152,385)	71%
Storm Water									
Enterprise:									
Storm Water Administration	3580	$ 4,452,539	$ 2,883,252	$ (1,569,287)	65%	$ 1,085,920	$ 715,965	$ (369,955)	66%
Street Cleaning	3584	-	-	-	N/A	270,825	136,251	(134,574)	50%
Total Storm Water Fund		$ 4,452,539	$ 2,883,252	$ (1,569,287)	65%	$ 1,356,745	$ 852,215	$ (504,530)	63%
Golf Course									
Enterprise:									
Golf Course Maintenance	2591	$ 1,000	$ 1,243	$ 243	124%	$ 839,224	$ 494,521	$ (344,703)	59%
Golf Course Pro Shop	2592	1,669,500	1,013,724	(655,776)	61%	762,889	440,640	(322,249)	58%
Golf Course Banquet Services	2595	690,500	445,029	(245,471)	64%	995,793	622,207	(373,586)	62%
Total Golf Course Fund		$ 2,361,000	$ 1,459,997	$ (901,003)	62%	$ 2,597,906	$ 1,557,367	$ (1,040,539)	60%
Total		$ 138,445,319	$ 86,504,643	$ (51,940,676)	62%	$ 133,229,620	$ 66,401,654	$ (66,827,966)	50%

City of Ankeny
Investment Schedule
February 2025

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance February 28, 2025
Capital Projects													
1346315-1	IPAIT	CD	CD	4.550%	2/1/2023	8/5/2024	551	$ 3,000,000.00	$ -	$ -	$ 211,991.00	$ 3,000,000.00	$ -
	Robert W. Baird & Co.	T-Note	T-Note	5.407%	9/5/2023	8/15/2024	345	5,000,000.00	-	(226,243.75)	235,618.75	4,773,756.25	-
48511043811	Veridian Credit Union	CD	CD	5.641%	9/27/2023	9/27/2024	365	4,000,000.00	-	-	225,240.48	4,000,000.00	-
	RBC Wealth Managem	FHLB	Federal Security	4.830%	9/3/2024	2/14/2025	164	5,000,000.00	12,270.83	(3,950.00)	107,929.17	4,996,050.00	-
313-91634	RBC Wealth Managem	T-Note	T-Note	5.015%	3/5/2024	3/15/2025	375	5,000,000.00	-	(159,523.44)	43,750.00	-	4,840,476.56
	Robert W. Baird & Co.	FNMA	Federal Security	4.407%	9/3/2024	8/25/2025	356	5,000,000.00	416.67	(188,525.65)	8,958.33	-	4,811,474.35
104092373377	Community Choice Cre	CD	CD	4.250%	9/27/2024	9/27/2025	364	4,000,000.00	-	-	-	-	4,000,000.00
	Robert W. Baird & Co.	T-Note	T-Note	4.119%	9/3/2024	2/15/2026	530	5,000,000.00	4,194.97	(170,858.59)	36,430.03	-	4,829,141.41
	RBC Wealth Managem	T-Note	T-Note	3.891%	9/3/2024	8/15/2026	711	5,000,000.00	11,294.16	43,848.75	98,080.84	-	5,043,848.75
Subtotal								$ 41,000,000.00	$ 28,176.63	$ (705,252.68)	$ 967,998.60	$ 16,769,806.25	$ 23,524,941.07
Equipment Reserve													
1363657-1	IPAIT	CD	CD	5.275%	6/24/2024	6/23/2025	364	$ 1,000,000.00	$ -	$ -	$ -	$ -	$ 1,000,000.00
Subtotal								$ 1,000,000.00	$ -	$ -	$ -	$ -	$ 1,000,000.00
General Funds													
	Robert W. Baird & Co.	T-Bill	T-Bill	5.314%	4/15/2024	7/11/2024	87	$ 2,962,574.50	$ -	$ -	$ 37,425.50	$ 2,962,574.50	$ -
6900962723	BMO	CD	CD	5.320%	1/26/2024	7/23/2024	179	5,000,000.00	-	-	128,450.40	5,000,000.00	-
13637253	Bankers Trust	CD	CD	5.320%	1/26/2024	7/26/2024	182	5,000,000.00	-	-	130,890.40	5,000,000.00	-
	Robert W. Baird & Co.	Korea Dev Bank NY	Commercial Paper	5.150%	1/29/2024	8/1/2024	185	2,920,604.16	-	-	79,395.84	2,920,604.16	-
	Robert W. Baird & Co.	Natixis	Commercial Paper	5.607%	12/6/2023	8/20/2024	258	4,806,858.35	-	-	193,141.65	4,806,858.35	-
313-91634	RBC Wealth Managem	T-Note	T-Note	5.104%	1/29/2024	8/31/2024	215	5,000,000.00	-	(52,996.87)	134,246.87	4,947,003.13	-
260003236	Community State	CD	CD	5.740%	9/27/2023	9/26/2024	365	5,000,000.00	-	-	286,778.07	5,000,000.00	-
	Robert W. Baird & Co.	T-Note	T-Note	5.240%	4/15/2024	10/31/2024	199	3,000,000.00	-	(13,748.44)	79,373.44	2,986,251.56	-
6900908841	BMO	CD	CD	5.880%	11/16/2023	11/16/2024	366	2,000,000.00	-	-	117,891.22	2,000,000.00	-
0015592889-1001	Green State Credit Uni	CD	CD	5.150%	1/26/2024	1/27/2025	367	3,000,000.00	-	-	155,357.64	3,000,000.00	-
23515	South Story Bank & Tr	CD	CD	4.750%	9/16/2024	3/16/2025	181	5,000,000.00	-	-	-	-	5,000,000.00
40029282	Two Rivers Bank & Tru	CD	CD	4.625%	9/27/2024	3/27/2025	181	5,000,000.00	-	-	-	-	5,000,000.00
900020710	Northwest Bank	CD	CD	5.040%	4/10/2024	4/10/2025	365	5,000,000.00	-	-	-	-	5,000,000.00
313-91634	RBC Wealth Managem	T-Note	T-Note	5.113%	4/15/2024	4/15/2025	365	3,000,000.00	-	(71,017.50)	39,375.00	-	2,928,982.50
	RBC Wealth Managem	T-Bill	T-Bill	4.248%	12/13/2024	5/29/2025	167	5,000,000.00	-	(95,336.81)	-	-	4,904,663.19
0015592889-1002	Green State Credit Uni	CD	CD	4.525%	9/16/2024	6/16/2025	273	5,000,000.00	-	-	-	-	5,000,000.00
40029308	Two Rivers Bank & Tru	CD	CD	4.450%	9/27/2024	6/27/2025	273	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	Natixis	Commercial Paper	4.468%	12/12/2024	8/7/2025	238	4,856,538.90	-	-	-	-	4,856,538.90
	Robert W. Baird & Co.	T-Note	T-Note	4.282%	12/13/2024	8/31/2025	261	5,000,000.00	3,591.16	(139,860.95)	2,658.84	-	4,860,139.05
	RBC Wealth Managem	MUFG Bank	Commercial Paper	4.442%	12/12/2024	9/5/2025	267	4,840,541.65	-	-	-	-	4,840,541.65
0015592889-1003	Green State Credit Uni	CD	CD	4.500%	9/16/2024	9/16/2025	365	5,000,000.00	-	-	-	-	5,000,000.00
40029324	Two Rivers Bank & Tru	CD	CD	4.250%	9/27/2024	9/27/2025	365	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	T-Note	T-Note	4.256%	12/13/2024	11/30/2025	352	5,000,000.00	669.64	(179,750.00)	-	-	4,820,919.64
3000907325	Lincoln Savings Bank	MM	Money market	3.250%	N/A	N/A	MM	7,624,357.02	-	-	189,362.85	-	7,624,357.02
39246-101	IPAIT	MM	Money market	4.143%	N/A	N/A	MM	80,649,092.52	-	-	1,049,882.16	58,000,000.00	22,649,092.52
	Farmers State Bank	MM	Money market	4.080%	N/A	N/A	MM	25,008,697.37	-	-	749,664.40	-	25,008,697.37
Subtotal								$ 214,669,264.47	$ 4,260.80	$ (552,710.57)	$ 3,373,894.28	$ 96,623,291.70	$ 117,493,931.84
Police/Fire Pension													
1363657-1	IPAIT	CD	CD	5.275%	6/24/2024	6/23/2025	364	$ 500,000.00	$ -	$ -	$ -	$ -	$ 500,000.00
Subtotal								$ 500,000.00	$ -	$ -	$ -	$ -	$ 500,000.00
Sewer Improvement Fund													
48511043811	Veridian Credit Union	CD	CD	5.641%	9/27/2023	9/27/2024	365	$ 1,000,000.00	$ -	$ -	$ 56,310.12	$ 1,000,000.00	$ -
1363657-1	IPAIT	CD	CD	5.275%	6/24/2024	6/23/2025	364	1,000,000.00	-	-	-	-	1,000,000.00
104092373377	Community Choice Cre	CD	CD	4.250%	9/27/2024	9/27/2025	364	1,000,000.00	-	-	-	-	1,000,000.00
Subtotal								$ 3,000,000.00	$ -	$ -	$ 56,310.12	$ 1,000,000.00	$ 2,000,000.00

City of Ankeny
Investment Schedule
February 2025

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance February 28, 2025
Water Fund													
1363657-1	IPAIT	CD	CD	5.275%	6/24/2024	6/23/2025	364	$ 2,000,000.00	$ -	$ -	$ -	$ -	$ 2,000,000.00
Subtotal								$ 2,000,000.00	$ -	$ -	$ -	$ -	$ 2,000,000.00
Total Investments								$ 262,169,264.47	$ 32,437.43	$ (1,257,963.25)	$ 4,398,203.00	$ 114,393,097.95	$ 146,518,872.91

Totals by Institution

Bankers Trust	$ 5,000,000.00	$ -	$ -	$ 130,890.40	$ 5,000,000.00	$ -
BMO	7,000,000.00	-	-	246,341.62	7,000,000.00	-
Community Choice Credit Union	5,000,000.00	-	-	-	-	5,000,000.00
Community State	5,000,000.00	-	-	286,778.07	5,000,000.00	-
Farmers State Bank	25,008,697.37	-	-	749,664.40	-	25,008,697.37
First Interstate Bank	-	-	-	-	-	-
First National Bank	-	-	-	-	-	-
Great Southern Bank	-	-	-	-	-	-
Green State Credit Union	13,000,000.00	-	-	155,357.64	3,000,000.00	10,000,000.00
IPAIT	88,149,092.52	-	-	1,261,873.16	61,000,000.00	27,149,092.52
Lincoln Savings Bank	7,624,357.02	-	-	189,362.85	-	7,624,357.02
Northwest Bank	5,000,000.00	-	-	-	-	5,000,000.00
RBC Wealth Management	32,840,541.65	23,564.99	(338,975.87)	423,381.88	9,943,053.13	22,558,512.65
Robert W. Baird & Co.	43,546,575.91	8,872.44	(918,987.38)	673,002.38	18,450,044.82	24,178,213.35
South Story Bank & Trust	5,000,000.00	-	-	-	-	5,000,000.00
Two Rivers Bank & Trust	15,000,000.00	-	-	-	-	15,000,000.00
Veridian Credit Union	5,000,000.00	-	-	281,550.60	5,000,000.00	-
Wells Fargo Bank	-	-	-	-	-	-
Total	$ 262,169,264.47	$ 32,437.43	$ (1,257,963.25)	$ 4,398,203.00	$ 114,393,097.95	$ 146,518,872.91

Totals by Type

CD	$ 72,500,000.00	$ -	$ -	$ 1,312,909.33	$ 28,000,000.00	$ 44,500,000.00
Commercial paper	17,424,543.06	-	-	272,537.49	7,727,462.51	9,697,080.55
Money market	113,282,146.91	-	-	1,988,909.41	58,000,000.00	55,282,146.91
Federal security	10,000,000.00	12,687.50	(192,475.65)	116,887.50	4,996,050.00	4,811,474.35
T-Bill	7,962,574.50	-	(95,336.81)	37,425.50	2,962,574.50	4,904,663.19
T-Note	41,000,000.00	19,749.93	(970,150.79)	669,533.77	12,707,010.94	27,323,507.91
	$ 262,169,264.47	$ 32,437.43	$ (1,257,963.25)	$ 4,398,203.00	$ 114,393,097.95	$ 146,518,872.91

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Consider motion to receive and file Building Permit Report for February 2025.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. February 2025 Building Permit Report

City of Ankeny
Building Permit Report

Month of February 2025

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	February-25		February-24		1/1/2025-2/28/2025		1/1/2024-2/28/2024		7/1/2024-2/28/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	26	$10,080,674	58	$21,221,310	47	$17,998,650	72	$26,689,814	192	$75,774,225
New Single Family Attached/Duplex	88	$22,060,969	6	$1,596,474	95	$24,042,124	12	$3,343,350	278	$68,609,229
New Multi - Family**	1	$2,650,000	0	$0	1	$2,650,000	0	$0	7	$19,474,943
Total New Residential Permits	**115**	**$34,791,643**	**64**	**$22,817,784**	**143**	**$44,690,774**	**84**	**$30,033,164**	**477**	**$163,858,397**
Additions/Alterations/Other (1)	36	$582,420	31	$407,944	72	$1,295,029	50	$739,073	465	$6,037,010
Total New Dwelling Units	***114***		***64***		***142***		***84***		***642***	
NON-RESIDENTIAL										
New Commercial	2	$2,044,473	0	$0	3	$2,994,087	0	$0	16	$73,737,793
COM Additions/Alterations/Other	11	$1,789,500	11	$9,032,550	13	$1,854,500	13	$9,180,717	62	$19,226,212
New Church	0	$0	0	$0	0	$0	0	$0	0	$0
CHR Additions/Alterations/Other	0	$0	0	$0	1	$42,000	0	$0	4	$278,160
New School	0	$0	0	$0	0	$0	0	$0	0	$0
SCH Additions/Alterations/Other	0	$0	0	$0	0	$0	0	$0	0	$0
Total Non Residential Permits	**13**	**$3,833,973**	**11**	**$9,032,550**	**17**	**$4,890,587**	**13**	**$9,180,717**	**82**	**$93,242,165**
MISC PERMITS (2)	42	$93,445	39	$39,275	64	$218,307	69	$136,905	440	$726,113
TOTALS	**206**	**$39,301,481**	**145**	**$32,297,553**	**296**	**$51,094,697**	**216**	**$40,089,859**	**1464**	**$263,863,685**

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexs; RMF includes apartments & stacked condo units

* includes footing & foundation permits

** Shell

The City Of Ankeny
Building Permit Report (Monthly)
Date xlRange from February 2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	2/4/2025	$304,626	24-6398-NEW	4215 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/4/2025	$312,205	24-6400-NEW	4214 NE 3rd St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/4/2025	$304,626	24-6401-NEW	4205 NE 5th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/4/2025	$321,539	24-6423-NEW	4201 NE 5th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/4/2025	$346,236	25-0258-NEW	1219 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/4/2025	$343,676	25-0259-NEW	1215 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/4/2025	$343,676	25-0261-NEW	1211 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/4/2025	$344,876	25-0333-NEW	5702 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/4/2025	$358,998	25-0334-NEW	5701 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/4/2025	$370,126	25-0336-NEW	5705 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/4/2025	$347,436	25-0345-NEW	5706 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/4/2025	$344,876	25-0346-NEW	5710 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/4/2025	$361,558	25-0347-NEW	5709 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/11/2025	$429,573	24-6404-NEW	211 SW 18th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	2/11/2025	$582,067	24-6414-NEW	207 SW 18th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	2/12/2025	$458,394	25-0365-NEW	2814 NW 28th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/17/2025	$395,974	25-0646-NEW	2810 NW 28th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/17/2025	$455,554	25-0647-NEW	2806 NW 28th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/19/2025	$529,517	25-0405-NEW	2715 NW Greenwood St	Redwood Builders	Redwood Builders
Single Family Detached	New Building	2/20/2025	$393,028	25-0546-NEW	1505 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	2/24/2025	$508,028	25-0675-NEW	2301 NW 29th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	2/24/2025	$445,047	25-0730-NEW	2719 NW Greenwood St	Redwood Builders	Redwood Builders
Single Family Detached	New Building	2/25/2025	$364,865	25-0473-NEW	4312 NE 8th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/25/2025	$349,296	25-0474-NEW	4308 NE 8th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/26/2025	$407,079	25-0643-NEW	4303 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/26/2025	$357,798	25-0645-NEW	4221 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/4/2025	$300,408	25-0300-NEW	5419 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/4/2025	$274,029	25-0301-NEW	5415 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/4/2025	$274,029	25-0302-NEW	5411 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/4/2025	$274,029	25-0303-NEW	5407 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/4/2025	$300,408	25-0304-NEW	5403 NE Lavender Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/5/2025	$159,748	24-6550-NEW	4444 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/5/2025	$159,748	24-6551-NEW	4440 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/5/2025	$159,748	24-6552-NEW	4436 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/5/2025	$159,748	24-6553-NEW	4432 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/5/2025	$159,748	24-6555-NEW	4428 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/5/2025	$159,748	24-6556-NEW	4424 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/5/2025	$300,408	25-0305-NEW	1463 NE 55th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/5/2025	$274,029	25-0306-NEW	1459 NE 55th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/5/2025	$274,029	25-0307-NEW	1455 NE 55th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/5/2025	$274,029	25-0308-NEW	1451 NE 55th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/5/2025	$300,408	25-0309-NEW	1447 NE 55th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC

Single Family Attached	New Building	2/6/2025	$159,748	24-6512-NEW	4415 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	24-6513-NEW	4419 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	24-6514-NEW	4423 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	24-6515-NEW	4427 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	24-6516-NEW	4431 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	24-6547-NEW	4435 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	24-6548-NEW	4439 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	24-6549-NEW	4443 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	25-0114-NEW	4326 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	25-0115-NEW	4322 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	25-0116-NEW	4318 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	25-0117-NEW	4314 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	25-0118-NEW	4310 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$159,748	25-0119-NEW	4306 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0137-NEW	4305 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0138-NEW	4309 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0139-NEW	4313 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0140-NEW	4317 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0142-NEW	4321 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0143-NEW	4325 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0144-NEW	4329 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0146-NEW	4333 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$339,535	25-0225-NEW	2004 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0228-NEW	2008 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0229-NEW	2012 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0238-NEW	2016 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0239-NEW	2020 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0240-NEW	2024 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$286,635	25-0241-NEW	2028 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/6/2025	$339,535	25-0242-NEW	2032 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$339,535	25-0243-NEW	2106 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0244-NEW	2110 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0245-NEW	2114 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0246-NEW	2118 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0247-NEW	2122 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0248-NEW	2126 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0249-NEW	2130 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$339,535	25-0250-NEW	2134 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0397-NEW	4203 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0398-NEW	4207 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0399-NEW	4211 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0400-NEW	4215 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0401-NEW	4219 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0402-NEW	4223 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0403-NEW	4227 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0404-NEW	4231 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$339,535	25-0414-NEW	4248 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0416-NEW	4244 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors

Single Family Attached	New Building	2/18/2025	$286,635	25-0417-NEW	4240 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0418-NEW	4236 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0419-NEW	4232 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0420-NEW	4228 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$286,635	25-0421-NEW	4224 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/18/2025	$339,535	25-0422-NEW	4220 NW 20th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/24/2025	$280,781	25-0684-NEW	1371 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/24/2025	$280,781	25-0685-NEW	1367 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/24/2025	$280,781	25-0686-NEW	1363 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/24/2025	$280,781	25-0687-NEW	1359 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/24/2025	$280,781	25-0688-NEW	1355 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/24/2025	$280,781	25-0689-NEW	1351 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/25/2025	$159,748	25-0550-NEW	4433 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/25/2025	$159,748	25-0551-NEW	4437 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/25/2025	$159,748	25-0552-NEW	4441 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/25/2025	$159,748	25-0553-NEW	4445 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/25/2025	$159,748	25-0554-NEW	4434 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/25/2025	$159,748	25-0555-NEW	4438 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/25/2025	$159,748	25-0556-NEW	4442 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/25/2025	$159,748	25-0557-NEW	4446 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	2/26/2025	$318,040	25-0770-NEW	202 NE Doe Pointe Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	2/26/2025	$317,882	25-0774-NEW	206 NE Doe Pointe Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	2/26/2025	$318,514	25-0776-NEW	210 NE Doe Pointe Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	2/26/2025	$320,297	25-0777-NEW	214 NE Doe Pointe Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Multi-Family (Shell)	New Building	2/28/2025	$2,650,000	25-0884-NEW	2820 NE 38th St	JCorp Inc	JCorp Inc
Single Family Detached	Building Alteration	2/3/2025	$33,232	24-6309-ALT	2948 SW Country Ln	Thomas Stirling	Kenneth L Nielsen
Single Family Detached	Porch	2/3/2025	$2,880	24-6754-PRCH	3719 SW Stonehaven Ln	Dream Home Solutions LLC	Dream Home Solutions LLC
Single Family Detached	Building Alteration	2/3/2025	$25,000	25-0316-ALT	2604 NW 23rd ST	Luke Robert Murphy	Luke Robert Murphy
Single Family Attached	Building Alteration	2/3/2025	$2,000	25-0458-ALT	2040 SW Cascade Falls Dr	C-Build LLC	C-Build LLC
Single Family Detached	Building Alteration	2/4/2025	$23,310	25-0320-ALT	508 NE 57th Ct	Behanish Andrew	Trubilt Homes
Single Family Detached	Building Alteration	2/4/2025	$15,214	25-0478-ALT	507 NE 57th Ct	Elliot Hoff	Elliot Hoff
Single Family Detached	Building Alteration	2/6/2025	$27,720	25-0494-ALT	619 NE 56th St	Matthew McAleer	Matthew McAleer
Single Family Detached	Building Alteration	2/7/2025	$31,500	25-0528-ALT	1222 SW Kenworthy Dr	Avery Snyder	Avery Snyder
Single Family Attached	Building Alteration	2/7/2025	$18,270	25-0535-ALT	4422 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Building Alteration	2/7/2025	$25,484	25-0563-ALT	2707 NW Greenwood St	Nicholas McEachron	Nicholas McEachron
Single Family Detached	Porch	2/10/2025	$4,960	24-6391-PRCH	2610 SW 17th St	Primetime Remodels	Primetime Remodels
Single Family Detached	Building Alteration	2/12/2025	$11,340	25-0566-ALT	4420 NE 16th St	Jacob Holle	Jacob Holle
Single Family Detached	Building Alteration	2/12/2025	$14,648	25-0599-ALT	108 NE Doe Pointe Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Building Alteration	2/12/2025	$2,500	25-0611-ALT	205 NW Scott St	Egress Windows & More	Egress Windows & More
Single Family Detached	Solar	2/12/2025	$37,000	25-0612-SOL	1612 SE Coralberry Dr	Purelight Power	Purelight Power
Single Family Attached	Pergola	2/13/2025	$5,600	24-5786-PERG	4226 NE 17th Ln	Sustainable Sites	Sustainable Sites
Single Family Detached	Building Alteration	2/13/2025	$69,295	25-0412-ALT	101 SW Pleasant St	Ken Anderson	Ken Anderson
Single Family Detached	Building Alteration	2/13/2025	$24,192	25-0457-ALT	503 NE 57th Ct	David Allen Pattillo	David Allen Pattillo
Single Family Detached	Building Alteration	2/13/2025	$2,362	25-0596-ALT	2404 NW North Creek Dr	Top Tier Property Services llc	Top Tier Property Services llc
Single Family Detached	Building Alteration	2/13/2025	$18,900	25-0619-ALT	901 NW Abbie Dr	Legacy Construction	Legacy Construction
Single Family Detached	Building Alteration	2/14/2025	$36,288	25-0484-ALT	4706 NW 17th St	Dane Nolte	KBS

Single Family Detached	Building Alteration	2/19/2025	$23,216	25-0724-ALT	3301 NE 6th Ln	Jack Baker	John Thomas
Single Family Detached	Building Alteration	2/20/2025	$24,381	25-0723-ALT	2911 NW Beechwood Ct	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Porch	2/20/2025	$2,000	25-0725-PRCH	2911 NW Beechwood Ct	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Building Alteration	2/23/2025	$1,500	25-0029-ALT	1202 SE Bel-Aire Rd	Clark Builders	Clark Builders
Single Family Detached	Building Alteration	2/24/2025	$9,986	25-0805-ALT	610 SE 4th St	Integrity Builders & Remodelers	Integrity Builders - Jay Landolt
Single Family Detached	Building Alteration	2/24/2025	$22,932	25-0810-ALT	2106 NW Linwood Ct	Premier Construction Services	Premier Construction Services
Single Family Detached	Building Alteration	2/25/2025	$27,279	25-0674-ALT	4424 NE 8th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Building Alteration	2/26/2025	$20,475	25-0539-ALT	605 NE 57th St	Tyler Arnburg	Tyler Arnburg
Single Family Detached	Shed	2/25/2025	$3,840	25-0860-SHD	301 NW Bayberry Ln	David Rizzuto	David Rizzuto
Multi-Family	Deck	2/3/2025	$864	25-0251-DECK	105 NW College Ave	Custom Decks LLC	Custom Decks, LLC
Single Family Detached	Deck	2/3/2025	$3,456	25-0428-DECK	5009 NE Innsbruck Dr	Custom Decks LLC	Custom Decks, LLC
Single Family Detached	Deck	2/5/2025	$2,340	25-0443-DECK	910 NE 24th Ct	DJ Doff	Des Moines Deck, LLC
Single Family Detached	Deck	2/21/2025	$2,304	25-0763-DECK	3419 NE Briar Creek Pl	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Deck	2/24/2025	$1,440	25-0758-DECK	805 NE Redwood Ln	Grace Fox	Revamp Fence
Single Family Attached	Deck	2/28/2025	$4,716	25-0789-DECK	2006 NW Woodbury Dr	Grace Fox	Revamp Fence
Other (Mail Kiosk)	New Building	2/5/2025	$4,473	25-0147-NEW	4323 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Storage	New Building	2/10/2025	$2,040,000	24-6430-NEW	3710 SE Convenience Blvd	DOWNING CONSTRUCTION, INC.	DOWNING CONSTRUCTION, INC.
Office	Building Alteration	2/6/2025	$500,000	24-6104-ALT	1535 SW Market St	Imprint Architects	DRA Properties LLC
Storage	Building Alteration	2/10/2025	$200,000	24-6536-ALT	3710 SE Convenience Blvd	DOWNING CONSTRUCTION, INC.	DOWNING CONSTRUCTION, INC.
Other	Building Alteration	2/11/2025	$118,000	25-0253-ALT	3605 NW Irvinedale Dr	Seneca Companies	Seneca Companies, Inc
Other	Building Alteration	2/13/2025	$150,000	24-6393-ALT	2405 N Ankeny Blvd STE 104	Gerald P Noe	Gerald P Noe
Retail	Building Alteration	2/18/2025	$320,000	24-6655-ALT	700 N Ankeny Blvd	Seneca Companies	Seneca Companies
Retail	Building Alteration	2/25/2025	$15,000	25-0586-ALT	2510 SW State St	HY Vee Construction	HY Vee Construction
Other	Antenna/Tower	2/26/2025	$15,000	25-0754-ANT	3301 N Ankeny Blvd	SMJ International	SMJ International
Manufacturing	Building Alteration	2/27/2025	$100,000	25-0542-ALT	3210 SE Corporate Woods Dr	OLP Construction LLC	OLP Construction LLC
Retail	Building Alteration	2/27/2025	$200,000	25-0604-ALT	2120 NE 36th St Ste 101	Edge Commercial	Edge Commercial
Office	Building Alteration	2/28/2025	$169,500	25-0223-ALT	1310 SW State St Ste B	Lorey Construction	Lorey Construction
Storage	Shed	2/24/2025	$2,000	25-0766-SHD	5501 NE Lilac Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Fence/Wall	2/4/2025	$0	25-0449-FNCE	3516 NW 27th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	2/7/2025	$0	25-0529-FNCE	605 NE 57th St	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	2/10/2025	$0	25-0583-FNCE	2812 NW Cedarwood Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/13/2025	$0	24-6761-FNCE	206 NW Benjamin Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	2/14/2025	$0	25-0639-FNCE	310 NE Country Meadow Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	2/17/2025	$0	25-0676-FNCE	505 NE 58th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	2/18/2025	$0	25-0642-FNCE	2504 NW Linwood Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	2/18/2025	$0	25-0717-FNCE	2227 SW College Ave	Huber Fencing	Huber Fencing
Multi-Family	Fence/Wall	2/19/2025	$0	24-6202-FNCE	1606 NW 2nd St	Halcyon Fencing	Halcyon Fencing
Multi-Family	Fence/Wall	2/19/2025	$0	24-6203-FNCE	206 NW State St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	2/19/2025	$0	25-0430-FNCE	2815 NW Beechwood St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/19/2025	$0	25-0718-FNCE	1316 NW 29th St	Superior Fence & Rail	Superior Fence & Rail
Single Family Detached	Fence/Wall	2/19/2025	$0	25-0741-FNCE	1509 NW Boulder Point Pl	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/19/2025	$0	25-0742-FNCE	909 NE 15th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co

Single Family Attached	Fence/Wall	2/24/2025	$0	25-0788-FNCE	5523 NE Sienna Dr	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	2/25/2025	$0	25-0825-FNCE	622 NE 57th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	2/25/2025	$0	25-0854-FNCE	505 SW 18th St	American Fence Company	American Fence Co
Retail	Sign	2/6/2025	$1,200	25-0410-SIGNP	1615 SW Main St Ste 104	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	2/11/2025	$1,000	25-0565-SIGNP	721 N Ankeny Blvd	Wilfredo Melgar	Wilfredo Melgar
Retail	Sign	2/11/2025	$1,500	24-5202-SIGNP	260 NW 36th St STE 102	Wilfredo Melgar	Wilfredo Melgar
Mixed Use	Sign	2/13/2025	$6,500	24-6661-SIGNP	701 W 1st St	Iowa Sign Company	Iowa Sign Company
Restaurant	Sign	2/18/2025	$4,175	25-0338-SIGNP	2120 NE 36th St Ste 105	Chesnut Signs	Chesnut Signs
Restaurant	Sign	2/18/2025	$4,175	25-0339-SIGNP	2120 NE 36th St Ste 105	Chesnut Signs	Chesnut Signs
Restaurant	Sign	2/18/2025	$3,650	25-0340-SIGNP	2120 NE 36th St Ste 105	Chesnut Signs	Chesnut Signs
Restaurant	Sign	2/18/2025	$3,225	25-0341-SIGNP	2120 NE 36th St Ste 105	Chesnut Signs	Chesnut Signs
Restaurant	Sign	2/18/2025	$9,900	25-0342-SIGNP	2120 NE 36th St Ste 105	Chesnut Signs	Chesnut Signs
Restaurant	Sign	2/18/2025	$6,070	25-0343-SIGNP	2120 NE 36th St Ste 105	Chesnut Signs	Chesnut Signs
Retail	Sign	2/18/2025	$4,229	25-0366-SIGNP	1690 SE Delaware Ave Ste 103	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	2/20/2025	$10,700	25-0533-SIGNP	350 NE 36th St	Iowa Sign Company	Iowa Sign Company
Retail	Sign	2/21/2025	$7,550	25-0437-SIGNP	2120 NE 36th St	Lashier Graphics & Signs	Lashier Graphics & Signs
Retail	Sign	2/21/2025	$7,550	25-0621-SIGNP	2120 NE 36th St Ste 101	Lashier Graphics & Signs	Lashier Graphics & Signs
Retail	Sign	2/21/2025	$7,550	25-0622-SIGNP	2120 NE 36th St Ste 101	Lashier Graphics & Signs	Lashier Graphics & Signs
Retail	Sign	2/21/2025	$5,000	25-0738-SIGNP	1510 N Ankeny Blvd Ste 102	Drake Signs	Drake Signs
Retail	Sign	2/25/2025	$700	24-5022-SIGNP	1510 S Ankeny Blvd Ste 101	Wilfredo Melgar	Wilfredo Melgar
Retail	Sign	2/25/2025	$1,500	24-5235-SIGNP	1510 S Ankeny Blvd Ste 101	Wilfredo Melgar	Wilfredo Melgar
Office	Sign	2/26/2025	$250	25-0281-SIGNP	111 NW 9th St	Fastsigns of Clive	Fastsigns of Clive
Office	Sign	2/26/2025	$250	25-0282-SIGNP	111 NW 9th St	Fastsigns of Clive	Fastsigns of Clive
Office	Sign	2/26/2025	$250	25-0283-SIGNP	111 NW 9th St	Fastsigns of Clive	Fastsigns
Office	Sign	2/26/2025	$250	25-0284-SIGNP	111 NW 9th St	Fastsigns of Clive	Fastsigns
Office	Sign	2/26/2025	$6,271	25-0648-SIGNP	2785 N Ankeny Blvd Ste 24	Fastsigns of Clive	Fastsigns of Clive
Retail	Temporary Sign	2/18/2025	$0	24-5965-SIGNT	1510 N Ankeny Blvd Ste 107	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Multi-Family	Fuel Tanks	2/12/2025	$0	25-0616-FUEL	1640 SW Magazine Rd	JCorp Inc	Ferrellgas Inc

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Consider motion to receive and file the Utility Billing Report for February 2025.

ORIGINATING DEPARTMENT
Finance

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Utility Billing Report FY25

City of Ankeny
To the Mayor and City Council
Utility Billing Report

Month	Customers Billed	Billed Consumption (Gallons)	Water Billings	Revenue / 1000 Gal	Water Svc . Avail.	# W.A. Chg.	Total Tax	Misc. Charges	Sewer Billings	Sewer Svc. Avail.	# S.A. Chg.	Storm Water Billings	Total Monthly Billings
July	30,222	224,735,097	$ 1,630,322	$ 7.25	$ 338,826	27,884	$ 141,015	$ 15,503	$ 850,795	$ 560,672	27,333	$ 350,483	$ 3,746,602
August	30,355	255,370,075	$ 1,802,975	$ 7.06	$ 339,748	27,971	$ 155,241	$ 15,550	$ 974,283	$ 562,234	27,418	$ 351,822	$ 4,046,611
September	30,226	241,307,728	$ 1,833,426	$ 7.60	$ 340,013	27,993	$ 148,139	$ 15,563	$ 832,100	$ 562,702	27,440	$ 352,331	$ 3,936,136
October	30,284	228,540,596	$ 1,669,823	$ 7.31	$ 340,206	28,033	$ 142,722	$ 15,591	$ 866,471	$ 563,588	27,489	$ 352,789	$ 3,808,468
November	30,347	169,223,193	$ 1,249,780	$ 7.39	$ 339,441	28,068	$ 117,614	$ 15,636	$ 866,748	$ 565,267	27,568	$ 354,131	$ 3,391,003
December	30,271	128,045,426	$ 932,087	$ 7.28	$ 339,297	28,085	$ 98,900	$ 15,655	$ 797,159	$ 565,670	27,595	$ 354,979	$ 3,004,848
January	30,229	128,558,197	$ 941,233	$ 7.32	$ 339,180	28,096	$ 99,421	$ 15,660	$ 806,570	$ 566,001	27,613	$ 355,350	$ 3,023,994
February	30,290	141,745,405	$ 1,045,821	$ 7.38	$ 339,651	28,129	$ 106,348	$ 15,681	$ 889,989	$ 566,747	27,645	$ 355,965	$ 3,213,854
March													
April													
May													
June													
FY Total	242,224	1,517,525,717	$ 11,105,469	$ 58.59	$ 2,716,362	224,259	$ 1,009,401	$ 124,839	$ 6,884,116	$ 4,512,882	220,101	$ 2,827,849	$ 28,171,516
FY 25 Average	30,278	189,690,715	$ 1,388,184	$ 7.32	$ 339,545	28,032	$ 126,175	$ 15,605	$ 860,514	$ 564,110	27,513	$ 353,481	$ 3,521,439
FY 24 Average	29,518	184,849,235	$ 1,277,823	$ 6.90	$ 322,576	27,466	$ 117,868	$ 15,297	$ 814,787	$ 551,982	26,961	$ 294,717	$ 3,277,182
FY 23 Average	28,338	188,099,141	$ 1,183,291	$ 6.32	$ 299,367	26,581	$ 110,645	$ 14,818	$ 821,186	$ 533,485	26,102	$ 284,256	$ 3,136,403
FY 22 Average	27,012	173,720,262	$ 1,039,721	$ 5.96	$ 279,636	25,615	$ 100,602	$ 14,280	$ 839,667	$ 531,081	25,155	$ 270,547	$ 2,974,932
FY 21 Average	25,514	175,191,103	$ 1,004,651	$ 5.65	$ 261,517	24,564	$ 97,325	$ 13,675	$ 893,718	$ 543,516	24,102	$ 255,531	$ 2,972,609
FY 20 Average	24,069	148,457,846	$ 790,912	$ 5.23	$ 248,219	23,477	$ 81,443	$ 13,067	$ 790,209	$ 519,384	23,018	$ 198,220	$ 2,560,012
FY 19 Average	23,157	141,721,265	$ 703,451	$ 4.89	$ 239,513	22,642	$ 76,042	$ 12,604	$ 765,640	$ 500,957	22,194	$ 191,607	$ 2,413,772
FY 18 Average	22,199	148,299,683	$ 717,639	$ 4.75	$ 229,309	21,696	$ 74,396	$ 12,079	$ 732,055	$ 479,581	21,257	$ 168,141	$ 2,338,804
FY 17 Average	21,118	130,754,905	$ 573,655	$ 4.34	$ 203,156	20,629	$ 63,715	$ 11,495	$ 715,618	$ 454,144	20,208	$ 160,807	$ 2,118,875
FY 16 Average	20,144	122,786,371	$ 498,547	$ 4.03	$ 181,657	19,695	$ 57,931	$ 10,977	$ 700,667	$ 432,333	19,276	$ 154,242	$ 1,978,423
FY 15 Average	19,002	114,382,217	$ 448,375	$ 3.89	$ 165,892	18,592	$ 52,152	$ 9,481	$ 621,465	$ 381,931	18,171	$ 146,989	$ 1,774,134
FY 14 Average	18,188	130,473,575	$ 524,615	$ 3.93	$ 157,676	17,824	$ 54,495	$ 9,082	$ 575,219	$ 347,744	17,409	$ 141,544	$ 1,755,881
FY 13 Average	17,461	127,259,667	$ 498,872	$ 3.84	$ 147,519	17,146	$ 49,939	$ 8,749	$ 516,957	$ 308,223	16,745	$ 96,329	$ 1,576,649
FY 12 Average	16,898	119,790,894	$ 443,102	$ 3.64	$ 135,767	16,620	$ 44,904	$ 8,477	$ 459,863	$ 271,187	16,213	$ 93,307	$ 1,411,702
FY 11 Average	16,415	105,824,267	$ 343,916	$ 3.24	$ 118,519	16,175	$ 36,560	$ 7,621	$ 427,041	$ 247,677	15,724	$ 90,746	$ 1,235,520
FY 10 Average	15,932	109,564,150	$ 325,559	$ 2.94	$ 104,065	15,673	$ 32,792	$ 7,243	$ 375,098	$ 210,202	15,216	$ 88,351	$ 1,110,519
FY 09 Average	15,325	109,776,358	$ 316,943	$ 2.84	$ 96,801	15,261	$ 30,993	$ 7,060	$ 350,002	$ 195,507	14,806	$ -	$ 966,313
FY 08 Average	14,934	112,497,657	$ 326,578	$ 2.86	$ 90,607	14,742	$ 28,423	$ 12,328	$ 309,562	$ 163,141	14,274	$ -	$ 930,639
FY 07 Average	14,345	111,387,042	$ 310,964	$ 2.74	$ 83,528	14,099	$ 26,133	$ 10,755	$ 257,067	$ 137,350	13,634	$ -	$ 825,795
FY 06 Average	13,420	108,202,296	$ 291,748	$ 2.66	$ 73,332	13,109	$ 23,924	$ 9,694	$ 233,797	$ 109,441	12,668	$ -	$ 741,937
FY 05 Average	12,259	99,314,970	$ 220,166	$ 2.24	$ 63,148	14,096	$ 18,767	$ 7,304	$ 209,495	$ 80,757	13,687	$ -	$ 599,637
FY 04 Average	11,160	106,031,112	$ 223,285	$ 2.10	$ 57,886	13,782	$ 17,891	$ 4,312	$ 189,435	$ 70,582	13,393	$ -	$ 563,392
FY 03 Average	10,241	90,622,843	$ 190,558	$ 2.09	$ 54,239	12,914	$ 15,965	$ 2,836	$ 179,169	$ 66,118	12,546	$ -	$ 508,886
FY 02 Average	9,538	86,506,417	$ 179,109	$ 2.06	$ 51,377	12,233	$ 15,237	$ 2,865	$ 175,727	$ 62,666	11,891	$ -	$ 486,982
FY 01 Average	8,968	75,203,817	$ 161,137	$ 2.13	$ 49,015	11,670	$ 14,113	$ 2,386	$ 169,540	$ 59,883	11,363	$ -	$ 456,075
FY 00 Average	8,943	76,589,060	$ 161,036	$ 2.10	$ 46,920	11,171	$ 11,686	$ 2,411	$ 163,674	$ 57,273	10,868	$ -	$ 442,999
FY 99 Average	8,402	66,329,874	$ 137,536	$ 2.07	$ 44,676	10,637	$ 10,510	$ 2,168	$ 156,069	$ 55,530	10,537	$ -	$ 406,489
FY 98 Average	8,014	63,130,217	$ 135,586	$ 2.15	$ 42,754	10,180	$ 10,520	$ 2,445	$ 153,575	$ 52,226	9,910	$ -	$ 396,835
FY 97 Average	7,631	62,277,745	$ 130,853	$ 2.10	$ 41,003	9,763	$ 9,892	$ 2,373	$ 146,976	$ 50,743	9,629	$ -	$ 381,841

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Change Order #3 increasing the contract amount by $17,804.00 with HPC, LLC for construction services associated with Fire Station No. 4.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion

LEGAL
No legal review is required.

EXECUTIVE SUMMARY

Change Order #3 for the Fire Station No. 4 project consists of additional value added work necessary to satisfactorily complete the project. The changes are being implemented as the design team, contractor, subs, and the city continue to evaluate various aspects of the construction in the field. Change Order #3 consists of three proposal requests (PRs) as follows:

PR-12R Relocate heat pump 12
PR-13 T&M framing clips and densglass
PR-14 Plywood and spray foam at parapet

CITY MANAGER/STAFF RECOMMENDATIONS:

The City Manager recommends approval of this item as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Change Order #3 HPC

city of Ankeny
bringing it all together

Project Title: Fire Station No. 4
Contractor: HPC, LLC
Address: 120 N. Sherman Avenue, Ames, IA 50010
Finance Budget Code: 901.1901.4412 **Finance Project Code:** 901.421O
Vendor Project or Invoice #: 0 **PO #** 0
Original Contract Date: February 20, 2024 **Vendor #** 1047

Change Order Number: 3

Change Order Date: ~~February 25, 2025~~ March 17, 2025

Purpose of Change Order: MS 3/3/2025

Various revisions. See items below.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	PR12R - Relocate Heat Pump 12				$ 6,498.00
2	PR13 - T&M Framing clips and densglass				$ 5,949.00
3	PR14 - Plywood and Spray Foam at Parapet				$ 5,357.00
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -
Change Order Number 3 makes the following adjustments to the contract:					**$ 17,804.00**

Contractor Accepted: HPC, LLC

By: [signature] Title: Manager

Date: 2/28/25

Engineer Approved: SVPA Architects Inc.

By: Robert F. Clark Title: Vice President

Date: 2/26/2025

Owner Accepted: City of Ankeny

By: Title: Mayor

Date:

Attest for Owner:

By: Title: City Clerk

Date:

Record of Change Orders

#	Date	Amount
Original Contract amount		$5,950,000.00
1	5/23/2024	($15,039.00)
2	12/17/2024	$4,290.00
3	2/25/2025	$17,804.00
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
Revised Contract amount		$5,957,055.00

HPC, L.L.C.
HAROLD PIKE CONSTRUCTION COMPANY

120 N. Sherman Ave. P.O. Box 429 Ames, Iowa 50010 • Phone: 515-232-3133 • Fax: 515-232-7818 • www.hpikeconst.com

February 21, 2025

SVPA Architects Inc.
1466 28th Street
West Des Moines, IA 50266
Phone: (515) 327-5990

Attn: Casey White
RE: Ankeny Fire Station #4
PR-12 Revised - Heat Pump 12 Relocation

Dear Casey,

Regarding the above referenced project, please consider this our revised cost to make the changes outlined in PR 12 – Relocate Heat Pump 12. The revision takes out the labor to remove and reinstall the HP. The balance of this change is the added value to the project.

Total Add	**$ 6,498**

If this price is acceptable, please acknowledge and let us know as soon as possible so we can get this work scheduled. If you have any questions, please contact John Williams or me to discuss.

Sincerely,

Curtis Pike
CP/jw

Design Team Recommendation Robert T. Clark

Date: 02.25.25

MS 3/3/2025

City of Ankeny

Project: Ankeny Fire Station #4

PR# 12 Revised

Description:

.New Ductwork for relocated HP-12 within the extraction room

	QTY	UNIT	LABOR UNIT	LABOR TOTAL	MATERIAL UNIT	MATERIAL TOTAL	EQUIP UNIT	EQUIP TOTAL	LINE TOTAL
LABOR									
Project Manager	1	Hr	105.00	105.00					**105.00**
Superintendent	1	Hr	95.00	95.00					**95.00**
Carpenter			70.00	0.00					**-**
Laborer			50.00	0.00					**-**
Warehouse			60.00	0.00					**-**
									-
									-
									-
									-
MATERIALS									**-**
						0.00			**-**
						0.00			**-**
									-
									-
									-
									-
									-
EQUIPMENT									**-**
								0.00	**-**
								0.00	**-**
									-
									-
									-
			PRIME-TOTALS	200.00		0.00		0.00	**200.00**

SUB-CONTRACTOR									
	1	LS		0.00		0.00			**-**
Dahl	1	LS	2,657.00	2,657.00	3,191.00	3,191.00			**5,848.00**
Moeller	1	LS	0.00	0.00	0.00	0.00			**-**
	1	LS		0.00		0.00			**-**
			SUB-TOTALS	2,657.00		3,191.00		0.00	**5,848.00**

Submitted By:

Company: **HPC L.L.C.**

Contact: **John Williams**

Date: **2/22/25**

SIGNED: **JW**

BOND	127.41
FEE PRIME (15%)	30.00
FEE SUB (5%)	292.40
QUOTED PRICE	**6,497.81**

Time extension of *0* **days.**

Contract Modification

DAHL AIR CONDITIONING & HEATING LLC.
601 MAIN STREET, P.O. BOX 253
VAN METER, IOWA 50261-0253

Phone 515-996-2216 Fax 515-996-2621

Number PR-012

PHONE	DATE
	11/11/24
JOB NAME/LOCATION	
Ankeny Fire Station No. 4	
Description	JOB PHONE
HP Relocation	
Dahl Job Number	JOB PHONE
2407	
EXISTING CONTRACT NO	DATE OF EXISTING CONTRACT

TO HPC, L.L.C.
120 N. Sherman Ave
Ames, IA 50010

We hereby agree to make the change(s) specified below:

Description

Remove and reinstall ductwork in the extraction room to adjust duct routing for 90 degree turns into room.

This excludes and new wall openings, filling any existing wall openings, and shelter wall opening protection detail 10/S501

Labor	~~74.93~~ 25 @	$85 /hrs.	$ ~~6,369~~	2,125
Ductwork			$ 3,191	3,191
Subtotal			$ ~~9,560~~	5,316
OH&P	10%		~~$956~~	532
Tax	0%		$0	
TOTAL			$ ~~10,516~~	5,848

NOTE: This Change Order becomes part of and in conformance with the existing contract.

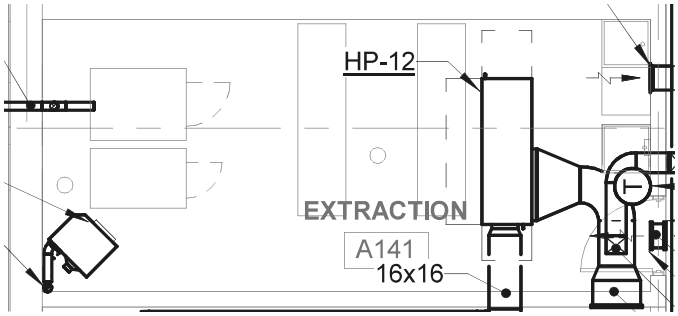
WE AGREE hereby to make the change(s) specified above at this price ⇨	ADD	$ ~~10,516~~	
DATE	**PREVIOUS CONTRACT AMOUNT**	$	
AUTHORIZED SIGNATURE (CONTRACTOR)	**REVISED CONTRACT TOTAL**	$	

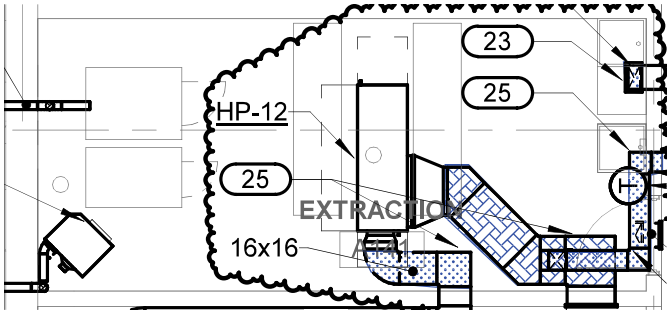
ACCEPTED - The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated

Date of acceptance _____

Signature _____

1


HP-12
EXTRACTION
A141
16x16


23
25
HP-12
25
EXTRACTION
16x16

HPC, L.L.C.
HAROLD PIKE CONSTRUCTION COMPANY

120 N. Sherman Ave. P.O. Box 429 Ames, Iowa 50010 • Phone: 515-232-3133 • Fax: 515-232-7818 • www.hpikeconst.com

December 26, 2024

SVPA Architects Inc.
1466 28th Street
West Des Moines, IA 50266
Phone: (515) 327-5990

Attn: Casey White
RE: Ankeny Fire Station #4
PR 13 REVISED – Framing and Densglass in Apparatus Bay Top of Wall

Dear Casey,

Regarding the above referenced project, please consider this our revised final cost to provide and install framing clips and densglass above block wall in apparatus bay to add value to the final look.

Total Add	**$ 5,949.00**

If this price is acceptable, please acknowledge and let us know as soon as possible so we can get this work scheduled. If you have any questions, please contact John Williams or me to discuss.

Sincerely,

Curtis Pike
CP/jw

Design Team Recommendation Robert T. Clark

Date: 02.25.25

MS 3/3/2025

City of Ankeny

Project: Ankeny Fire Station #4

PR# 13

Description:

Revised - T&M Framing clips and densglass above block wall in apparatus bay to add value to the final look.

	QTY	UNIT	LABOR UNIT	LABOR TOTAL	MATERIAL UNIT	MATERIAL TOTAL	EQUIP UNIT	EQUIP TOTAL	LINE TOTAL
LABOR									
Project Manager			105.00	0.00					-
Superintendent			95.00	0.00					-
Carpenter			70.00	0.00					-
Laborer			50.00	0.00					-
Warehouse			60.00	0.00					-
									-
									-
									-
									-
MATERIALS									-
									-
									-
									-
									-
									-
									-
EQUIPMENT									-
									-
									-
									-
									-
									-
		PRIME-TOTALS		0.00		0.00		0.00	-

SUB-CONTRACTOR									
	1	LS		0.00		0.00		0.00	-
A&J	1	LS	4,447.00	4,447.00	980.00	980.00	728.00	728.00	**6,155.00**
Kinzler	1	LS	-400.00	-400.00	-200.00	-200.00		0.00	**(600.00)**
	1	LS		0.00		0.00		0.00	-
		SUB-TOTALS		4,047.00		780.00		728.00	**5,555.00**

Submitted By:

Company:	**HPC L.L.C.**
Contact:	**John Williams**
Date:	**12/26/24**
SIGNED:	**JW**

BOND	116.66
FEE PRIME (15%)	-
FEE SUB (5%)	277.75
QUOTED PRICE	**5,949.41**

Time extension of *0* **days.**

A&J DRYWALL CO.	**INVOICE**	**No. I 1**
101 S. KENWOOD BLVD. **INDIANOLA, IA 50125** **515-238-1502**	**Email : alvin@ajdrywallinc.com** **www.ajdrywallinc.com**	**Date: 11-19-2024**

TO:	HPC.	Tel:	515-290-6183
ADDRESS:		Fax:	
		Email:	jwilliams@hpikeconst.com
ATTN:	John Williams		
Project:	Ankeny Fire Station		

Framing and dens glass above the block walls in the apparatus bay

	Material	980. 00
72 Hours @ 54. 00	Labor	3888. 00
	Lift Rental	728. 00
	Cost	5596. 00
	10%	559. 00

Thank you,

Alvin Vickroy 515-238-1502	Total Price = **6155. 00**

HPC, L.L.C.
HAROLD PIKE CONSTRUCTION COMPANY

120 N. Sherman Ave. P.O. Box 429 Ames, Iowa 50010 • Phone: 515-232-3133 • Fax: 515-232-7818 • www.hpikeconst.com

December 23, 2024

SVPA Architects Inc.
1466 28th Street
West Des Moines, IA 50266
Phone: (515) 327-5990

Attn: Casey White
RE: Ankeny Fire Station #4
PR 14 – Plywood and spray foam at parapet wall framing

Dear Casey,

Regarding the above referenced project, please consider this our final cost to provide and install plywood backing for the self-adhering vapor barrier and additional spay foam per the attached mark ups.

Total Add **$ 5,357.00**

If this price is acceptable, please acknowledge and forward to the city. If you have any questions, please contact John Williams or me to discuss.

Sincerely,

Curtis Pike
CP/jw

Design Team Recommendation Robert T. Oh

Date: 02.25.25

MS 3/3/2025

City of Ankeny

Project: Ankeny Fire Station #4

PR# 14

Description:

Add plywood and spray insulation to parapet detail

	QTY	UNIT	LABOR UNIT	LABOR TOTAL	MATERIAL UNIT	MATERIAL TOTAL	EQUIP UNIT	EQUIP TOTAL	LINE TOTAL
LABOR									
Project Manager	1	Hr	105.00	105.00					**105.00**
Superintendent	1	Hr	95.00	95.00					**95.00**
Carpenter	18	Hr	70.00	1,260.00					**1,260.00**
Laborer			50.00	0.00					-
Warehouse	1	Hr	60.00	60.00					**60.00**
									-
									-
									-
									-
MATERIALS									-
									-
4 X 8 X 1/2"	17	Shts			32.80	557.60			**557.60**
Rough Hardware	17	Shts			4.00	68.00			**68.00**
									-
									-
									-
									-
EQUIPMENT									-
									-
									-
									-
									-
									-
			PRIME-TOTALS	1,520.00		625.60		0.00	**2,145.60**

SUB-CONTRACTOR									
	1	LS		0.00		0.00		0.00	-
Kinzler	1	LS	2,652.00	2,652.00		0.00		0.00	**2,652.00**
	1	LS		0.00		0.00		0.00	-
	1	LS		0.00		0.00		0.00	-
			SUB-TOTALS	2,652.00		0.00		0.00	**2,652.00**

Submitted By:

Company:	**HPC L.L.C.**
Contact:	**John Williams**
Date:	**12/23/24**
SIGNED:	**JW**

BOND	105.04
FEE PRIME (15%)	321.84
FEE SUB (5%)	132.60
QUOTED PRICE	**5,357.08**

Time extension of *0* **days.**

1

kinzler CONSTRUCTION SERVICES

P 515.292.5714 | P 888.292.2382
F 515.965.0671 | www.insulation.net

August 19, 2024
Harold Pike Const. - Ames, IA
Job Name: Ankeny Fire station #4
Location: 2320 Weigel Drive
Ankeny , IA 50023

Branch Office:
2335 230th Street / Ames, IA 50014
Matthew Gatchel

Change Order Request
Change Order #: 1

Description of Changes:

Filling the top 6'' of the parapets over the living quarters

Top 6" of Parapets - Closed Cell Spray Foam (HFO) 6"

Filling the top 6'' of the parapets over the living quarters: $2,652.00

This Change Order includes all Material, Labor, and Equipment necessary to complete the above work unless noted above. The work covered by this Change Order shall be performed under the same Terms and Conditions as the original contract, unless noted above.

The contract sum will be changed by: $2,652.00

Submitted By:

Signature	Print Name	Title	Date

Acceptance By Contractor:

Signature	Print Name	Title	Date

MUNN LUMBER

Ames
901 Airport Road
Ames, IA 50010
1-515-232-2112

Sales Invoice

Invoice No 11064966
Invoice Date 08/23/2024 03:36 PM
Customer 3301030
Contact Name SAM SITZMAN
Contact Number 515-290-2696
Your Ref TREATED
Our Ref 55506105
Taken By MARTY K
Sales Rep G JENSEN
Terms Net 10th of month

Munn V2 Page 1 of 1

Invoice Address
Harold Pike Construction
PO BOX 429
AMES, IA, 50010

Job / Delivery Address
Harold Pike Construction
ANKENY FIRE STATION #4
2320 NW WEIGLE
ANKENY, IA, 50023

Special Instructions	Notes
CALL SAM, 515-290-2696, WITH ANY QUESTIONS ON PLACEMENT OF MATERIALS	

Line	Ordered	Shipped	U/M	Item #	Description	Price	Total
1	108	108	EA	248T1	2X4-8 SYP #1 TREATED 061 104 003 (M)	895.00 / MBF	515.52
2	17	17	EA	12CDT	4X8-1/2" CDX TRTD PLYWOOD 30-10-10 (M)	1,025.00 / MSF	557.60
3	10	10	EA	34CDT	4X8-3/4" CDX TRTD PLYWOOD 061 104 003 (M)	1,140.00 / MSF	364.80

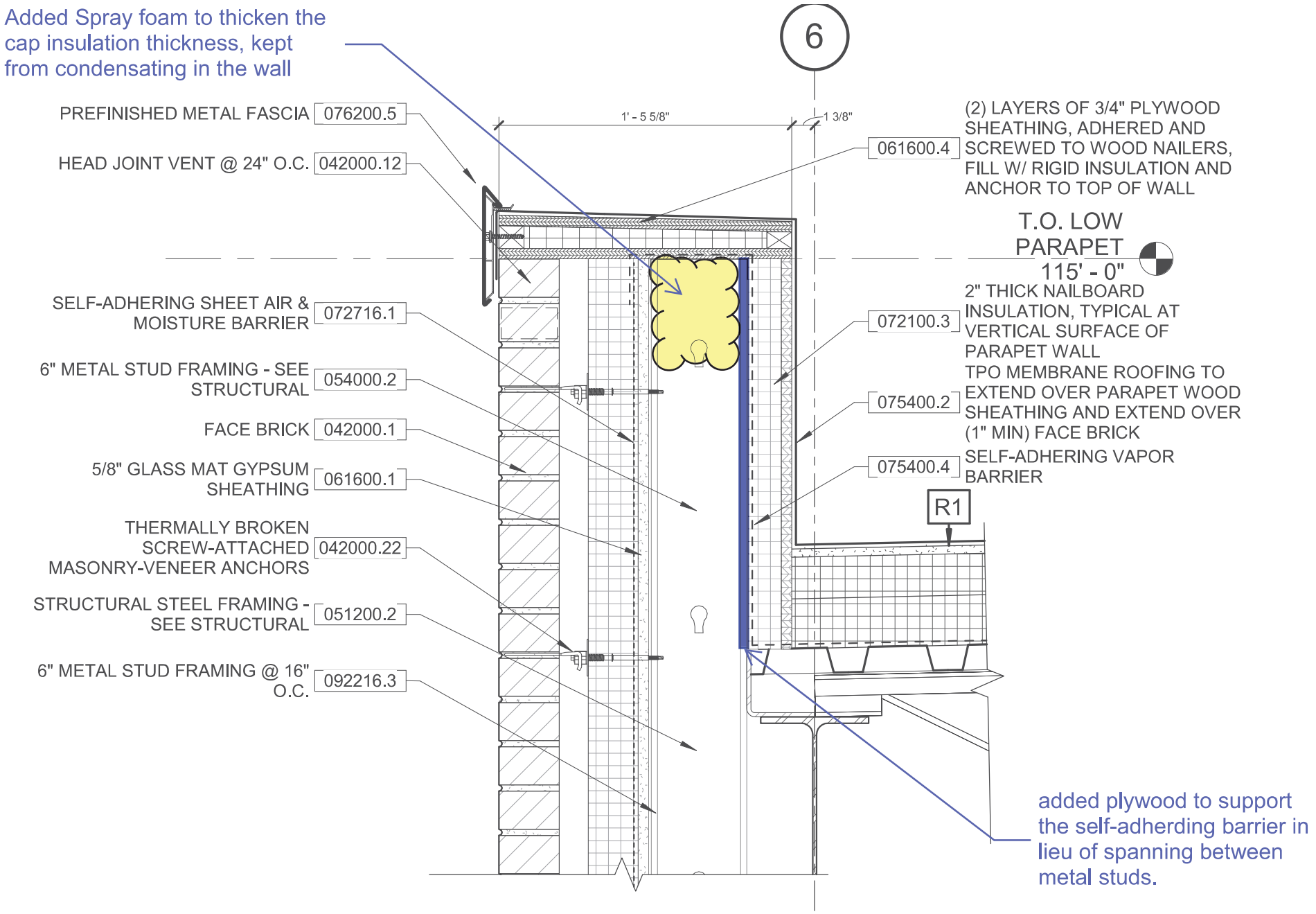
150 Ankeny Fire Station #4
061/104.003 (M) $880.32
Awning Windows
Delivery
30-10-10 (M) $557.60
Spray Foam Up
& Carpet Framed
Walls

PAID
SEP 09 2024
BY CK# 50709
$1,437.92

Received By: _____

All accounts due and payable the 10th of the month following date of purchase. Finance charge computed at 1.5% per month (18% per year) on remaining balances ($1.00 minimum). This may be changed to comply with applicable state law. I agree to above terms and certify materials listed on this ticket were used at the job / job site listed above.

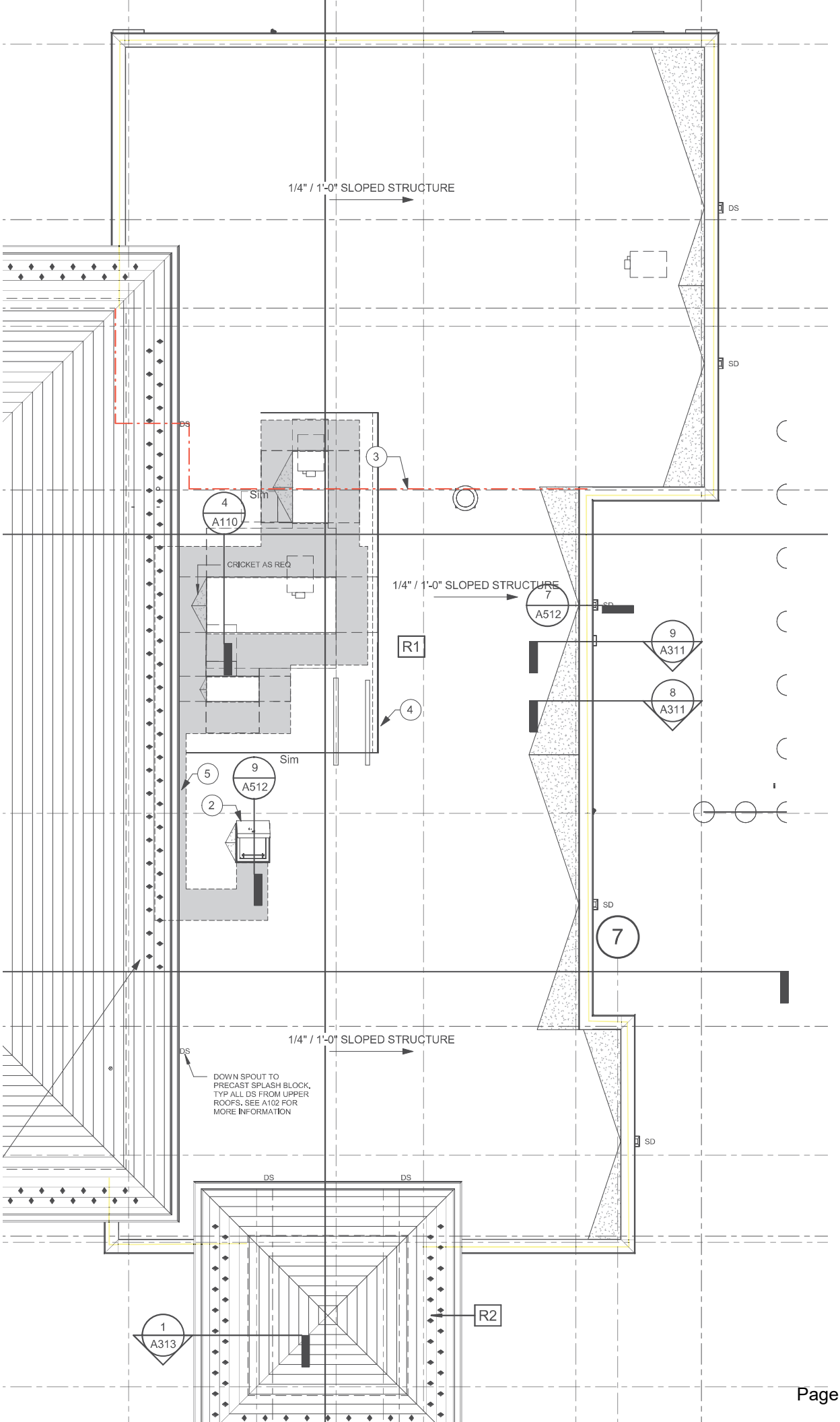
Total Amount	$1,437.92
Sales Tax	$0.00
Invoice Total	$1,437.92



1 MTL STD PARAPET DTL

SCALE: 1 1/2" = 1'-0"

PR-14


1/4" / 1'-0" SLOPED STRUCTURE
DS
SD
3
4
A110
Sim
CRICKET AS REQ
1/4" / 1'-0" SLOPED STRUCTURE
7
A512
R1
9
A311
8
A311
4
5
9
A512
Sim
2
SD
7
1/4" / 1'-0" SLOPED STRUCTURE
DS
DOWN SPOUT TO PRECAST SPLASH BLOCK. TYP ALL DS FROM UPPER ROOFS. SEE A102 FOR MORE INFORMATION
SD
DS
DS
R2
1
A313

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Change Order #1 increasing the contract amount by $10,760.00 to RW Excavating Solutions for construction services on the Vintage Park North Lake & Saylor Creek Repairs project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

The purpose of the change order is to finalize project quantities at its' conclusion, relocate water main in conflict with the project and to replace dead trees.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Vintage Business Park North Lake and Saylor Creek Repairs - C.O. #1 (signed)

CHANGE ORDER FORM

Project Title: Vintage Business Park North Lake and Saylor Creek Repairs
Contractor: RW Excavating Solutions
Address: 13293 S. 88th Ave. W.

Finance Budget Code:	680.3680.4453	**Finance Project #:**	680.4453
Vendor Project #:	NA	**Purchase Order #:**	NA
Original Contract Date:	March 18, 2024	**Vendor Account #:**	1906

Date of Council Meeting: March 17, 2025 **Change Order #:** 1

Purpose of Change Order:

To finalize project quantities, adjust existing water main that fell in line with the proposed storm sewer, and replace dead trees along SW Magazine Road.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
9.05	WATTLES, STRAW, 9-INCH DIA.	LF	(1,040.00)	$ 3.00	$ (3,120.00)
9.06	WATTLES, REMOVAL	LF	(1,040.00)	$ 0.50	$ (520.00)
9.09	INLET PROTECTION DEVICE, DROP-IN	EA	(8.00)	$ 150.00	$ (1,200.00)
9.10	INLET PROTECTION DEVICE, MAINTENANCE AND REMOVAL	EA	(24.00)	$ 50.00	$ (1,200.00)
12.01	Street Trees	EA	6.00	$ 550.00	$ 3,300.00
12.02	Water Main Adjustment	LS	1.00	$ 13,500.00	$ 13,500.00
					$ -
					$ -
					$ -
					$ -
Change Order #:	**1**	**makes the following adjustments to the Contract:**			**$ 10,760.00**

Contractor Accepted: RW Excavating Solutions
Firm Name
Signature — Date: 3-7-2025

Engineer Approved: Nilles Associates
Firm Name
Signature — Date: 3/7/2025

Owner Accepted: City of Ankeny
Signature — Title: Mayor
Date: March 17, 2025

Attest for Owner:
Signature — Title: City Clerk
Date: March 17, 2025

Record of Change Orders:

Original Contract Amount		**$ 181,925.00**
#	Change Order Date	Amount
1	March 17, 2025	$ 10,760.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **$ 192,685.00**

Date Printed: 2/28/2025

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $115,125.00 with MSA Professional Services, Inc. for construction services on the SW Walnut Street and SW Ordnance Road Water Main project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

MSA Professional Services, Inc. (MSA) has completed the design phase of the SW Walnut Street and SW Ordnance Road Water Main project. The Municipal Utilities Department proposes to continue to use MSA for the construction services.

The scope of Amendment No. 1 includes construction administration, construction staking, survey, record drawings and limited construction observation. A complete scope of the construction services is included in the attached Amendment No. 1. A copy of the professional services agreement that was approved on February 5, 2024, is also attached for reference.

The fee for construction services is not to exceed $115,125.00. The original Professional Services Agreement was for design and cost $210,000.00. Adding Amendment No. 1 to the Professional Services Agreement increases the total contract amount to $325,125.00.

It is recommended that the City Council approve Amendment No. 1 to the Professional Services Agreement with MSA in the amount of $115,125.00 for the SW Walnut Street and SW Ordnance Road Water Main project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by $115,125.00 with MSA for construction services for the SW Walnut Street and SW Ordnance Road Water Main project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

February 5, 2024: City Council approved the Professional Services Agreement with MSA for construction services for the SW Walnut Street and SW Ordnance Road Water Main project.

FISCAL IMPACT

The project is included in the City's 2025 - 2029 Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. 09085062_SW Walnut Water Main_Amendment 1_03-17-2025
2. NB_5_-_PSA_-_MSA_Professional_Services_Inc

Amendment

Amendment No: 1

MSA Project Number: 09085062
Date of Issuance: March 17, 2025

This is an amendment to the Agreement dated February 5, 2024 and does acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project amendment:

MSA PROFESSIONAL SERVICES, INC (**MSA**)
Address: 1555 SE Delaware Ave, Ankeny, IA 50021
Phone: (515) 964-1920
Representative: Nichole Sungren, PE Email: nsungren@msa-ps.com

CITY OF ANKENY (OWNER)
Address: 410 W First St, Ankeny, IA 50023
Phone: (515) 963-3529
Representative: Don Clark, PE Email: dclark@ankenyiowa.gov

Project Name: SW Walnut Street and SW Ordnance Road Water Main

The project scope has changed due to: The addition of Construction Services

The scope of the work authorized is: See Attachment A: Scope of Services

The estimated fee for the work is: **$**115,125.00

Any attachments or exhibits referenced in this Amendment are made part of the original Agreement. Payment for these services will be on a time and expense basis. Attachment B: Rate Schedule is attached and made part of this Agreement. See Appendix A for State Revolving Fund (SRF) Federal Contract Language.

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Amendment. A copy of this Amendment signed by the authorized representatives shall be returned for our files. If a signed copy of this Authorization is not received by MSA within seven days from the date of issuance, MSA may stop work on the project.

CITY OF ANKENY

Todd Shafer
Mayor Pro Tem
Date:

MSA PROFESSIONAL SERVICES, INC.

Nichole Sungren

Nichole Sungren, PE
Team Leader/Project Manager
Date: 03/12/2025

OWNER ATTEST:

Michelle Yuska
City Clerk
Date:

Jake Huck, PE
Regional Public Works Manager
Date: 03/12/2025

PROJECT DESCRIPTION
Construction Related Services (CRS)

SCOPE OF SERVICES
MSA will provide services as set forth below.

1. **Construction Administration**
    - Project Administration: Manage and coordinate project team, budget and schedules. Maintain communication with Owner and stakeholders on project.
    - QA/QC: Employ documented quality-assurance/quality-control procedures throughout project.
    - Pre-Construction Meeting: Coordinate and Conduct Preconstruction Meeting
    - Construction Progress Meetings: Facilitate and attend weekly meetings. An assumption of twenty-six (26) onsite meetings is with this scope by project manager and inspector.
    - Contractor Communication: Respond to Contractor Requests for Information and assist in interpretation of contract documents in person, in writing, or by telephone.
    - Submittal Review: Review Contractor Shop Drawings, Submittals, Schedules and Samples for compliance with Construction Documents.
    - Site Visits: Onsite engineering visits by the project manager have been estimated to be eight (8) hours during project construction for any questions from the Contractor or inspector, in addition to visits during weekly construction meetings.
    - Change Orders: Review Change Order requests from Contractor; recommend Change Orders to Owner as appropriate.
    - Applications for Payment: Review Contractor Applications for Payment; make payment recommendation to Owner as appropriate.
    - Project Closeout: Prepare punch list (items to be completed or corrected), and Substantial Completion Certificate. Review Contractor work and completion documents for compliance with construction contract and readiness for final payment *(includes warranty documentation and lien waiver review).*

2. **Construction Staking**
    - Provide line and grade stakes (1 set of stakes per item) for:
        - Water Main
        - Storm Sewer
        - Concrete Pavement
        - Sidewalk

3. **Construction Observation**
    - Furnish a Construction Observer to observe the progress and quality of the Contractor's work on the Project. Duties and responsibilities of the CO include:
        - Attend meetings with Contractor, such as preconstruction conferences and progress meetings.
        - Assist in communication between Engineer, Contractor and Owner, especially when additional information, interpretation, or clarification is needed regarding existing conditions or contract documents.

- Conduct on-site observations of Contractor's work in progress to assist Engineer in determining if the Work is in general proceeding in accordance with the Contract Documents.
- Verify that tests, equipment, and systems start-ups are conducted and documented appropriately.
- Maintain orderly files and prepare a daily report recording Contractor's hours and activities at the site.
- Review applications for payment with regard to Work completed, and materials and equipment delivered at the Site.
- Participate in visits to the Project to determine punch list items, and readiness for Substantial Completion and Final Completion.

- The estimated fee for services is based on 130 days of Construction Observation for 3 hours per day (3/8 time) at the site during critical operations construction (i.e. paving, utilities, etc.) until substantial completion is reached and an additional 10 days for 1 hour per day (1/8 time) at the site until final completion is reached. MSA may not be present on site on Saturdays unless controlling operations are occurring and requested a minimum of 48 hours in advance.
  - Authority of the Engineer shall be as detailed in SUDAS Section 1050 Part 1.01
  - Authority and Duties of the Engineer's Authorized Representative (RPR) shall be as detailed in SUDAS Section 1050 Part 1.02

4. SRF Administration and Coordination

- Coordination with SRF staff
- SRF Bid Document Preparation
- Loan Disbursement Requests
- Davis-Bacon Compliance/Payroll Review
- Wage Rate Interviews
- AIS Documentation Review
- SRF Construction Loan/Project Closeout

5. Post Construction

- Record Drawings: Prepare Record Drawings based on addenda, Field Orders, Change Orders and Contractor's Records

DELIVERABLES

MSA will provide the following deliverables:

1. All required deliverables according to the Pre-Construction, Construction, and Post-Construction GIS and CAD Submittal Requirements for Public Government (CIP) Projects within the City of Ankeny document.

ADDITIONAL SERVICES

Services that are not included in the above Scope of Services can be provided under separate contract or by amending the scope and fee listed in this Agreement. Examples of additional services that may be needed or desired for completion of the project include:

1. Attendance of additional meetings that are not specifically addressed above shall be considered above and beyond the scope of services as identified herein.
2. Additional site visits to review project progress or to review contractor punch list progress that are not specifically addressed above shall be considered above and beyond the scope of services as identified herein.
3. Additional stakes, due to the Contractor's negligence, will be at the Contractor's expense. The Engineer will notify the City, in writing (email) of the staking needs prior to staking in the field.
4. Additional Construction Observation Services
    a. Working days will be charged for Sundays and recognized legal holidays the Contractor does work and will be included in the assumed contract construction observation fee. Working days will not be charged for Saturdays that the Contractor does work, unless a mandatory six-day workweek is specified in the contract documents. If the Contractor chooses to work Saturdays, the Owner will be notified at the next weekly construction meeting and the number of Saturdays worked will be monitored. If in the event the number of construction observation hours exceeds the assumed contract hours due to Contractor's Saturday work, this will result in a contract amendment.

       Construction observation hours based on assumptions made per Section 3.a.i. of this contract. If in the event the number of construction observation hours has the potential to exceed the assumed contract hours, the Engineer will notify the Owner prior to this occurring and will request a contract amendment to proceed.

FEE SUMMARY

The Owner will compensate MSA for Construction Observation services on a time and expense basis, based on MSA's standard rate schedule. The fee for these services is estimated to be:

Construction Administration	$37,170.00
Construction Staking	$16,310.00
Construction Observation	$48,525.00
SRF Administration and Coordination	$11,000.00
Post Construction	$2,120.00
Total	**$115,125.00**

ATTACHMENT B:
RATE SCHEDULE

CLASSIFICATION	LABOR RATE
Administrative	$ 85 – $154/hr.
Architects	$ 85 – $198/hr.
Community Development Specialists	$137 – $198/hr.
Digital Design	$115 – $151/hr.
Environmental Scientists/Hydrogeologists	$110 – $193/hr.
Geographic Information Systems (GIS)	$100 – $193/hr.
Housing Administration	$ 97 – $198/hr.
Inspectors/Zoning Administrators	$110 – $160/hr.
IT Support	$175 – $193/hr.
Land Surveying	$ 85 – $198/hr.
Landscape Designers & Architects	$ 85 – $220/hr.
Planners	$ 85 – $215/hr.
Principals	$225 – $314/hr.
Professional Engineers/Designers of Engineering Systems	$155 – $204/hr.
Project Managers	$120 – $248/hr.
Real Estate Professionals	$140 – $193/hr.
Staff Engineers	$ 85 – $149/hr.
Technicians	$100 – $151/hr.
Wastewater Treatment Plant Operator	$ 92 – $118/hr.

REIMBURSABLE EXPENSES

Copies/Prints	Rate based on volume
Specs/Reports	$10
Copies	$0.14/page
Plots	$0.01/sq.in.
Flash Drive	$10
GPS Equipment	$20/hour - $10.75/hour for DOT
GPS R2 Equipment	$20/hour - $2/hour for DOT
Dini Laser Level	$85/per day
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + $5/day
Mileage – MSA Vehicle	$0.70 mile standard/
	$0.69 mile for DOT
Nuclear Density Testing	$30/day
Organic Vapor Field Meter	$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment	$20/hour - $10/hour for DOT
Stakes/Lath/Rods	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost
Geodimeter	$30/hour
Drone Flight	$375/flight - $360/flight for DOT

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2025.

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MSA Professional Services Agreement

MSA Project Number: 09085058
City of Ankeny Number: WTM-20-002

This AGREEMENT (Agreement) is made effective February 05, 2024 by and between

MSA PROFESSIONAL SERVICES, INC (**MSA**)
Address: 1555 SE Delaware Ave Ste F, Ankeny, IA 50021
Phone: (515) 964-1920
Representative: Nichole Sungren Email: nsungren@msa-ps.com

CITY OF ANKENY (OWNER)
Address: 410 W First St, Ankeny, IA 50023
Phone: (515) 965-6400
Representative: Don Clark, PE Email: DClark@Ankenylowa.gov

Project Name: SW Walnut Street and SW Ordnance Road Water Main

The scope of the work authorized is: See Attachment A: Scope of Services

The estimated fee for the work is: $210,000.00

All services shall be performed in accordance with the General Terms and Conditions of MSA, which is attached and made part of this Agreement. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and expense basis. Attachment B: Rate Schedule is attached and made part of this Agreement

Approval: Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

CITY OF ANKENY

DocuSigned by:
Mark E. Holm
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Mark E. Holm
Mayor
Date: 2/5/24

MSA PROFESSIONAL SERVICES, INC.

Nichole Sungren

Nichole Sungren
Team Leader/ Project Manager
Date: 01/29/2024

OWNER ATTEST:

DocuSigned by:
Michelle Yuska
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Michelle Yuska
City Clerk
Date: 2/5/24

Jake Huck, P.E.
Regional Public Works Manager
Date: 01/29/2024

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MSA PROFESSIONAL SERVICES, INC. (MSA)
GENERAL TERMS AND CONDITIONS OF SERVICES (PUBLIC)

1. **Scope and Fee.** The scope of Owner's Project (the "Project"), scope of MSA's services (the "Work"), and quoted fees for those services are defined in Attachment A. The scope and fee constitute a good faith estimate of the tasks and associated fees required to perform the services defined in Attachment A. This agreement upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service or involve renovation of an existing building or structure, activities often cannot be fully defined during initial planning. As the Project progresses, facts uncovered may reveal a change in direction which may alter the Work. MSA will promptly inform the OWNER in writing of such situations so that changes in this agreement can be made as required.

2. **Owner's Responsibilities**.

(a) Project Scope and Budget

The OWNER shall define the scope and budget of the Project and, when applicable, periodically update the Project budget, including that portion allocated for the cost of the Work. The Project budget shall include contingencies for design, development, and, when required by the scope of the Project, construction of the Project. The OWNER shall not significantly increase or decrease the overall Project scope or schedule, the portion of the budget allocated for the cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of MSA to a corresponding change in the Project scope, quality, schedule, and compensation of MSA.

(b) Designated Owner Representative

The OWNER shall identify a Designated Representative who shall be authorized to act on behalf of the OWNER with respect to the Project. OWNER's Designated Representative shall render related decisions in a timely manner so as to avoid unreasonable delay in the orderly and sequential progress of MSA's services. MSA shall not be liable for any error or omission made by OWNER, OWNER's Designated Representative, or OWNER's consultant.

(c) Tests, Inspections, and Reports

When required by the scope of the Project, the OWNER shall furnish tests, inspections, and reports required by law or the Contract Documents, such as planning studies; preliminary designs; structural, mechanical, or chemical tests; tests for air, water, or soil pollution; and tests for hazardous materials.

(d) Additional Consultants

MSA's consultants shall be identified in Attachment A. The OWNER shall furnish the services of other consultants other than those designated in Attachment A, including such legal, financial, accounting, and insurance counseling services as may be required for the Project.

(e) OWNER Provided Services and Information

MSA shall be entitled to rely on the accuracy and completeness of services and information furnished by the OWNER, Designated OWNER Representative, or Consultant. MSA shall use reasonable efforts to provide prompt written notice to the OWNER if MSA becomes aware of any errors, omissions, or inconsistencies in such services or information.

3. **Billing.** MSA will bill the OWNER monthly with net payment due upon receipt. Balances due past thirty (30) days shall be subject to an interest charge at a rate of 12% per year from said thirtieth day. In addition, MSA may, after giving seven days written notice, suspend service under any agreement until the OWNER has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.

4. **Costs and Schedules.** Costs (including MSA's fees and reimbursable expenses) and schedule commitments shall be subject to change for delays caused by the OWNER's failure to provide specified facilities or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults, by suppliers of materials or services, process shutdowns, pandemics, acts of God or the public enemy, or acts of regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.

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5. **Access to Site.** Owner shall furnish right-of-entry on the Project site for MSA and, if the site is not owned by Owner, warrants that permission has been granted to make planned explorations pursuant to the scope of services. MSA will take reasonable precautions to minimize damage to the site from use of equipment, but has not included costs for restoration of damage that may result and shall not be responsible for such costs.

6. **Location of Utilities.** Owner shall supply MSA with the location of all pre-existent utilities and MSA has the right to reasonably rely on all Owner supplied information. In those instances where the scope of services require MSA to locate any buried utilities, MSA shall use reasonable means to identify the location of buried utilities in the areas of subsurface exploration and shall take reasonable precautions to avoid any damage to the utilities noted. However, Owner agrees to indemnify and defend MSA in the event of damage or injury arising from damage to or interference with subsurface structures or utilities which result from inaccuracies in information of instructions which have been furnished to MSA by others.

7. **Professional Representative.** MSA intends to serve as the OWNER's professional representative for those services as defined in this agreement, and to provide advice and consultation to the OWNER as a professional. Any opinions of probable project costs, reviews and observations, and other recommendations made by MSA for the OWNER are rendered on the basis of experience and qualifications and represents the professional judgment of MSA. However, MSA cannot and does not warrant or represent that proposals, bid or actual project or construction costs will not vary from the opinion of probable cost prepared by it.

8. **Construction.** When applicable to the scope of the Project, the OWNER shall contract with a licensed and qualified Contractor for implementation of construction work utilizing a construction contract based on an EJCDC construction contract and general conditions appropriate for the scope of the Project and for the delivery method. In the construction contract, the OWNER shall use reasonable commercial efforts to require the Contractor to (1) obtain Commercial General Liability Insurance with contractual liability coverage insuring the obligation of the Contractor, and name the OWNER, MSA and its employees and consultants as additionally insureds of that policy; (2) indemnify and hold harmless the OWNER, MSA and its employees and consultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorney's fees and economic or consequential damages arising in whole or in part out of the negligent act or omission of the contractor, and Subcontractor or anyone directly or indirectly employed by any of them. This agreement shall not be construed as giving MSA, the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by the contractors or subcontractors or the safety precautions and programs incident to the work, the same being the sole and exclusive responsibility of the contractors or subcontractors.

9. **Standard of Care.** In conducting the services, MSA will apply present professional, engineering and/or scientific judgment, which is known as the "standard of care". The standard of care is defined as that level of skill and care ordinarily exercised by members of the same profession practicing at the same point in time and in the same or similar locality under similar circumstances in performing the Services. The OWNER acknowledges that "current professional standards" shall mean the standard for professional services, measured as of the time those services are rendered, and not according to later standards, if such later standards purport to impose a higher degree of care upon MSA.

MSA does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, MSA will not accept those terms and conditions offered by the OWNER in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

10. **Municipal Advisor**. MSA Professional Services, Inc. is not acting as a 'Municipal Advisor' to the owner pursuant to Section 15B of the Exchange Act. For financial advice related to the corresponding project, the client is encouraged to discuss their finances with internal and/or external advisors and experts before making decisions incurring debt and/or supporting those obligations. MSA desires to serve each client well by providing the best information publicly available and is providing information as part of its engineering responsibilities to inform client options. The information is not intended to provide financial advice or recommendations and is not bound by the formal Municipal Advisor fiduciary duty.

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11. **Conduct Expectations.** Owner and MSA understand their respective obligations to provide a safe, respectful work environment for their employees. Both parties agree that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age, or protected class status) will not be tolerated and will be addressed timely and in compliance with anti-harassment laws.

12. **Electronic Documents and Transmittals**. Owner and MSA agree to transmit and accept project related correspondence, documents, text, data, drawings and the like in digital format in accordance with MSA's Electronic Data Transmittal policy. Each party is responsible for its own cybersecurity, and both parties waive the right to pursue liability against the other for any damages that occur as a direct result of electronic data sharing.

13. **Building Information Modelling (BIM).** For any projects, and not limited to building projects, utilizing BIM, OWNER and MSA shall agree on the appropriate level of modelling required by the project, as well as the degree to which the BIM files may be made available to any party using the Electronic Document Transmittal provisions of section 10 of this Agreement.

14. **Construction Site Visits.** If the scope of services includes services during the Construction Phase, MSA shall make visits to the site as specified in Attachment A– Scope of Services. MSA shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall MSA have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly, MSA neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

15. **Termination.** This Agreement shall commence upon execution and shall remain in effect until terminated by either party, at such party's discretion, on not less than thirty (30) days' advance written notice. The effective date of the termination is the thirtieth day after the non-terminating party's receipt of the notice of termination. If MSA terminates the Agreement, the OWNER may, at its option, extend the terms of this Agreement to the extent necessary for MSA to complete any services that were ordered prior to the effective date of termination. If OWNER terminates this Agreement, OWNER shall pay MSA for all services performed prior to MSA's receipt of the notice of termination and for all work performed and/or expenses incurred by MSA in terminating Services begun after MSA's receipt of the termination notice. Termination hereunder shall operate to discharge only those obligations which are executory by either party on and after the effective date of termination. These General Terms and Conditions shall survive the completion of the services performed hereunder or the Termination of this Agreement for any cause.

This agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing and duly executed by the parties hereto.

16. **Betterment.** If, due to MSA's error, any required or necessary item or component of the Project is omitted from the construction documents, MSA's liability shall be limited to the reasonable costs of correction of the construction, less what OWNER'S cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that MSA will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

17. **Hazardous Substances.** OWNER acknowledges and agrees that MSA has had no role in identifying, generating, treating, storing, or disposing of hazardous substances or materials which may be present at the Project site, and MSA has not benefited from the processes that produced such hazardous substances or materials. Any hazardous substances or materials encountered by or associated with Services provided by MSA on the Project shall at no time be or become the property of MSA. MSA shall not be deemed to possess or control any hazardous substance or material at any time; arrangements for the treatment, storage, transport, or disposal of any hazardous substances or materials, which shall be made by MSA, are made solely and exclusively on OWNER's behalf for OWNER's benefit and at OWNER's direction. Nothing contained within this Agreement shall be construed or interpreted as requiring MSA to assume the status of a generator, storer, treater, or disposal facility as defined in any federal, state, or local statute, regulation, or rule governing treatment, storage, transport, and/or disposal of hazardous substances or materials.

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All samples of hazardous substances, materials or contaminants are the property and responsibility of OWNER and shall be returned to OWNER at the end of a project for proper disposal. Alternate arrangements to ship such samples directly to a licensed disposal facility may be made at OWNER's request and expense and subject to this subparagraph.

18. **Insurance.** MSA will maintain insurance coverage for: Worker's Compensation, General Liability, and Professional Liability. MSA will provide information as to specific limits upon written request. If the OWNER requires coverages or limits in addition to those in effect as of the date of the agreement, premiums for additional insurance shall be paid by the OWNER. The liability of MSA to the OWNER for any indemnity commitments, or for any damages arising in any way out of performance of this contract is limited to such insurance coverages and amount which MSA has in effect.

19. **Reuse of Documents.** Reuse of any documents and/or services pertaining to this Project by the OWNER or extensions of this Project or on any other project shall be at the OWNER's sole risk. The OWNER agrees to defend, indemnify, and hold harmless MSA for all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or services by the OWNER or by others acting through the OWNER.

20. **Indemnification.** To the fullest extent permitted by law, MSA shall indemnify and hold harmless, OWNER, and OWNER's officers, directors, members, partners, consultants, and employees (hereinafter "OWNER") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of MSA or MSA's officers, directors, members, partners, employees, or Consultants (hereinafter "MSA"). In no event shall this indemnity agreement apply to claims between the OWNER and MSA. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that MSA is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of MSA to defend the OWNER on any claim arising under this agreement.

To the fullest extent permitted by law, OWNER shall indemnify and hold harmless, MSA, and MSA's officers, directors, members, partners, consultants, and employees (hereinafter "MSA") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of the OWNER or the OWNER's officers, directors, members, partners, employees, or Consultants (hereinafter "OWNER"). In no event shall this indemnity agreement apply to claims between MSA and the OWNER. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that the OWNER is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of the OWNER to defend MSA on any claim arising under this agreement.

To the fullest extent permitted by law, MSA's total liability to OWNER and anyone claiming by, through, or under OWNER for any cost, loss or damages caused in part or by the negligence of MSA and in part by the negligence of OWNER or any other negligent entity or individual, shall not exceed the percentage share that MSA's negligence bears to the total negligence of OWNER, MSA, and all other negligent entities and individuals.

21**. Accrual of Claims**. To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Agreement will be deemed to have accrued, and all statutory periods of limitation will commence, no later than the date of Substantial Completion; or, if Engineer's services do not include Construction Phase services, or the Project is not completed, then no later than the date of Owner's last payment to Engineer.

22. **Dispute Resolution.** OWNER and MSA desire to resolve any disputes or areas of disagreement involving the subject matter of this Agreement by a mechanism that facilitates resolution of disputes by negotiation rather than by litigation. OWNER and MSA also acknowledge that issues and problems may arise after execution of this Agreement which were not anticipated or are not resolved by specific provisions in this Agreement. Accordingly, both OWNER and MSA will endeavor to settle all controversies, claims, counterclaims, disputes, and other matters thru mediation with a mutually agreed upon mediator. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a

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reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in the court having jurisdiction as specified in this Agreement.

23. **Exclusion of Special, Indirect, Consequential and Liquidated Damages.** MSA shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, or similar damages arising out of or connected in any way to the Project or this contract.

24. **Limitation of Liability.** Neither MSA, its Consultants (if any), nor their employees shall be jointly, severally, or individually liable to the OWNER in excess of the amount of the insurance proceeds available.

25. **Successors and Assigns**. The successors, executors, administrators, and legal representatives of Owner and Engineer are hereby bound to the other party to this Agreement and to the successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement. Neither party may assign, sublet, or transfer any rights under or interest (including, but without limitation, claims arising out of this Agreement or money that is due or may become due) in this Agreement without the written consent of the other party, which shall not be unreasonable withheld, except to the extent that any assignment, subletting, or transfer is mandated by law.

26. **Notices**. Any notice required under this Agreement will be in writing, and delivered: in person (by commercial courier or otherwise); by registered or certified mail; or by e-mail to the recipient, with the words “Formal Notice” or similar in the e-mail’s subject line. All such notices are effective upon the date of receipt.

27. **Survival.** Subject to applicable Laws and Regulations, all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

28. **Severability**. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and MSA.

29. **No Waiver**. A party’s non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Agreement.

30. **State Law.** This agreement shall be construed and interpreted in accordance with the laws of the State of Iowa.

31. **Jurisdiction.** OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State of Iowa for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement. OWNER further consents that the venue for any legal proceedings related to this Agreement shall be Polk County, Iowa.

32. **Understanding.** This agreement contains the entire understanding between the parties on the subject matter hereof and no representations. Inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

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2. **Preliminary Design**
    - **Preliminary Design**
        - Environmental and Historical Review: Desktop evaluation to assess site for potential environmental, wetland, floodplain, historical, or architectural impacts.
        - Water Design: Develop horizontal and vertical alignments for water mains. Determine valve, hydrant, service and connection locations. Perform required design computations regarding pressure and flow volumes. Prepare construction details.
            - Prepare proposed pipe routing plan for proposed facilities.
                a. Water main shall be evaluated during design, based on constructability and cost, for open cut vs. bore, including the crossing under the High Trestle Trail.
                b. ENGINEER will design field/driveway entrance culverts to be replaced with RCP culverts of the same size as existing or a minimum of 15-inches
        - Parking Design: Develop preliminary layout for diagonal parking along SW Walnut Street, Areas F, G, and H based off the Ankeny Uptown Parking Study prepared by MSA Professional Services dated April 2021.
            - Determined final parking count and angle.
            - It is assumed that the existing pavement shall be removed and replaced.
            - ENGINEER shall coordinate with City staff to determine if any city utility improvements (storm, sanitary or water) within the corridor need to be made during design.
            - ENGINEER shall prepare detailed geometric plans for the parking layout, including elevations and jointing.
            - ENGINEER shall determine Proposed Easements or Right-of-Way needs, if any.
            - ENGINEER shall coordinate with local and franchise utilities for any necessary utility relocations.
        - Erosion Control Design: Determine location and type of erosion control devices needed to meet regulatory requirements.
    - **Plan Preparation and Drafting**
        - Preliminary Plan Preparation: Prepare preliminary plans showing topographic survey information, horizontal and vertical alignments of utilities and parking, typical parking cross section, and typical construction details.
    - **Construction Cost Estimates**
        - Preliminary Construction Cost Estimate: Develop a preliminary construction cost estimate based on preliminary plans.
            - Develop a cost estimate that includes the cost of open cutting the water main and includes the cost for the installation of a temporary 2” water main during construction and the removal and replacement of existing curb and gutter/pavement along the west side of SW Walnut Street
            - Develop a cost estimate that includes the cost for the boring of the water main throughout the project corridor
            - Preliminary cost estimate will be used by the City to determine if the project will be open cut or bored.

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        - This decision will be documented by the City with the preliminary plan comments, in writing, and the resulting decision will not be able to be changed, except by Project Amendment after the commencement of the final plan phase.
- **Quality Assurance/Quality Control**
    - Employ documented quality-assurance/quality-control procedures throughout project.

3. **Final Design**
- **Final Design**
    - Plan set revisions per comments from preliminary set comments from OWNER.
    - Prepare proposed pipe routing plan and profiles.
    - ENGINEER shall prepare final parking layout grading plan, including spot elevations.
    - ENGINEER shall develop Erosion control plan and SWPPP. OWNER shall provide SWPPP Template.
    - ENGINEER shall develop a SWPPP, meeting local and state agency requirements, file the required public notices, file a Notice of Intent for coverage of the project under the Iowa DNR NPDES General Permit No. 2, and pay the associated NPDES permit fees.
    - ENGINEER shall develop phasing and traffic control plans; as necessary.
- **Plan Preparation and Drafting**
    - Final Plan Preparation: Prepare final plans based on preliminary plans, Owner feedback, and additional design development.
        - ENGINEER shall prepare Traffic Control Plan in accordance with latest MUTCD and SUDAS guidance.
- **Front-end documents**
    - Front-end documents: Create Front Ends from City templates for OWNER, as necessary
- **Permits:** Prepare permit application and required attachments for:
    i. Iowa DNR Water Permit
        1. Pay associated fees
    ii. NPDES General Permit No. 2
        1. Develop SWPPP
        2. File public notice
        3. File Notice of Intent
        4. Pay associated fees
    iii. Polk County/Polk Conservation Board (High Trestle Trail Crossing)
- **Construction Cost Estimates**
    i. Check and Final Construction Cost Estimates: Develop construction cost estimates based on check and final plans. Develop an Engineers Estimate of Construction cost based on quantities computed from project plans.
- **Quality Assurance/Quality Control**
    - Employ documented quality-assurance/quality-control procedures throughout project.

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4. **Bidding**
    - Printing of bidding Documents
        i. Provide OWNER with (6) 11x17 paper copies of final plans and (2) paper copies of the front-end documents.
    - Assist Owner in Advertising and Soliciting for Bids
    - Administer Bid Document Distribution Process utilizing QuestCDN
    - Respond to Contractor questions during quotation process.
    - Issue Addenda as appropriate to clarify, correct, or change the bidding documents
    - Attend a Public Bid Opening at City of Ankeny Public Services Building
    - Prepare bid tabulation
    - Assist the OWNER in evaluating quotations and make a recommendation for award
    - Preparation of construction contract for signature and distribute signed contracts
    - Review completed contract, bonds, and insurance

5. **Project Administration**
    - **Project Administration**
        - Manage and coordinate project team, budget and schedules. Maintain communication with Owner and stakeholders on project.
    - **Utility Coordination**
        - Coordination and Communication
            - Inform private utility companies (gas, electric, and communications) of the project scope and timeline.
            - Note utility locations (as provided by utility companies and/or one-call locate) on the project plans.
            - Provide utility companies with preliminary and final plans for the project.
    - **Design Meetings**
        - Project kick-off and scoping meeting: Attend one meeting with staff prior to starting work on the project.
        - Preliminary Plan (50%) review: Attend one meeting with staff after preliminary plans are complete, prior to starting check plans.
        - Check Plan (90%) review: Attend one meeting with staff after check plans are complete, prior to starting final plans.
        - Final Plan (100%) review: Attend one meeting with staff, prior to project letting.
        - Public Information Meeting: Conduct one meeting. Meeting shall be open house format with no formal presentation.
            - Public Information Meeting shall occur after the completion of the Preliminary Plans (50%) City review and comment
        - Unless otherwise noted, all meetings will take place at Ankeny Public Services Building.

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DELIVERABLES

MSA will provide the following deliverables:

1. Preliminary (50%) plans: one (1) paper copy, one PDF file of the preliminary plans, and construction cost estimate for Owner review.
2. Preliminary (50%) Construction Cost Estimate
3. Check (90%) plans: one (1) paper copy, one PDF file of the preliminary plans, and construction cost estimate for Owner review.
4. Check (90%) Construction Cost Estimate
5. Final (100%) plans: one (1) paper copy and one PDF file of the final plans and construction cost estimate, for Owner review.
6. Final (100%) Construction Cost Estimate
7. Permit Applications: One PDF file (per application) containing permit application with attachments for submittal to permitting authority.
8. Provide OWNER with final PDF of Final (100%) plans and front end documents.
9. Bidding Documents: Provide OWNER with (6) 11x17 paper copies of final plans and (2) paper copies of the front-end documents.
10. Provide OWNER with all applicable submittals listed in the City of Ankeny's Pre-Construction and Post-Construction Submittals document under Projects for Public Government (CIP) Projects.

ADDITIONAL SERVICES

Services that are not included in the above Scope of Services can be provided under separate contract or by amending the scope and fee listed in this Agreement. Examples of additional services that may be needed or desired for completion of the project include:

1. Assistance with acquisition of real estate and/or temporary or permanent easements
2. Survey mapping and monumentation
3. Utility system modeling
4. Funding applications and administration
5. Additional meetings not specifically listed in the scope.
6. Accommodations for environmental hazards, endangered species, or historical or cultural issues at or near the project site.
7. Permit assistance related to surface waters and wetlands.
8. Variance requests (if required for permit applications included in the scope).
9. Updates to Owner's electronic Geographic Information System to reflect changes from project.
10. Easements and Land Acquisitions Services
11. Additional Permits
12. ENGINEER shall coordinate with City staff to determine if any city utility improvements (storm or sanitary) within the corridor need to be made during design
    a. Any utility design shall not be included as a part of this project scope but can be added by amendment, if requested by the City.

OWNER'S RESPONSIBILITIES

- Owner is responsible for accuracy and completeness of the information provided to MSA.
- Owner will provide MSA with full information as to Owner's requirements for the project.
- Owner will operate Owner's systems (hydrants, valves, manholes, etc.) as needed for MSA to obtain required information for the completing project.
- Owner will provide timely response to questions and review of engineering submittals.

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- Owner will authorize submittal of necessary permit applications. ENGINEER will pay fees and will be reimbursed through project.

FEE SUMMARY

- The Owner will compensate MSA for the Scope of Services listed above as follows:

SW Walnut Street and SW Ordnance Road Water Main	$169,400.00
Uptown Phase 2 Parking Improvements – Areas F, G & H	$40,600.00
Total	**$210,000.00**

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reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in the court having jurisdiction as specified in this Agreement.

23. **Exclusion of Special, Indirect, Consequential and Liquidated Damages.** MSA shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, or similar damages arising out of or connected in any way to the Project or this contract.

24. **Limitation of Liability.** Neither MSA, its Consultants (if any), nor their employees shall be jointly, severally, or individually liable to the OWNER in excess of the amount of the insurance proceeds available.

25. **Successors and Assigns**. The successors, executors, administrators, and legal representatives of Owner and Engineer are hereby bound to the other party to this Agreement and to the successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement. Neither party may assign, sublet, or transfer any rights under or interest (including, but without limitation, claims arising out of this Agreement or money that is due or may become due) in this Agreement without the written consent of the other party, which shall not be unreasonable withheld, except to the extent that any assignment, subletting, or transfer is mandated by law.

26. **Notices**. Any notice required under this Agreement will be in writing, and delivered: in person (by commercial courier or otherwise); by registered or certified mail; or by e-mail to the recipient, with the words “Formal Notice” or similar in the e-mail’s subject line. All such notices are effective upon the date of receipt.

27. **Survival.** Subject to applicable Laws and Regulations, all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

28. **Severability**. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and MSA.

29. **No Waiver**. A party’s non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Agreement.

30. **State Law.** This agreement shall be construed and interpreted in accordance with the laws of the State of Iowa.

31. **Jurisdiction.** OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State of Iowa for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement. OWNER further consents that the venue for any legal proceedings related to this Agreement shall be Polk County, Iowa.

32. **Understanding.** This agreement contains the entire understanding between the parties on the subject matter hereof and no representations. Inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

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ATTACHMENT B:
RATE SCHEDULE

CLASSIFICATION	LABOR RATE
Administrative	$ 75 – $150/hr.
Architects	$ 75 – $215/hr.
Community Development Specialists	$135 – $185/hr.
Digital Design	$175 – $195/hr.
Environmental Scientists/Hydrogeologists	$105 – $185/hr.
Geographic Information Systems (GIS)	$ 95 – $185/hr.
Housing Administration	$ 95 – $170/hr.
HR	$ 135 - $150/hr.
Inspectors/Zoning Administrators	$105 – $130/hr.
IT Support	$175 – $195/hr.
Land Surveying	$ 75 – $185/hr.
Landscape Designers & Architects	$ 75 – $215/hr.
Planners	$ 75 – $205/hr.
Principals	$210 – $315/hr.
Professional Engineers/Designers of Engineering Systems	$150 – $200/hr.
Project Managers	$150 – $230/hr.
Real Estate Professionals	$135 – $165/hr.
Staff Engineers	$ 75 – $145/hr.
Technicians	$ 95 – $150/hr.
Wastewater Treatment Plant Operator	$ 90 – $115/hr.

REIMBURSABLE EXPENSES	
Copies/Prints	Rate based on volume
Specs/Reports	$10
Copies	$0.12/page
Plots	$0.006/sq.in.
Flash Drive	$10
GPS Equipment	$20/hour
Dini Laser Level	$30/per day
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + $5/day
Mileage – MSA Vehicle	$0.75 mile standard/
	$0.67 mile for DOT
Nuclear Density Testing	$25.00/day + $10/test
Organic Vapor Field Meter	$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment	$20/hour - $15/hour for DOT
Stakes/Lath/Rods	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost
Geodimeter	$30/hour
Drone Flight	$375/flight

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2024.

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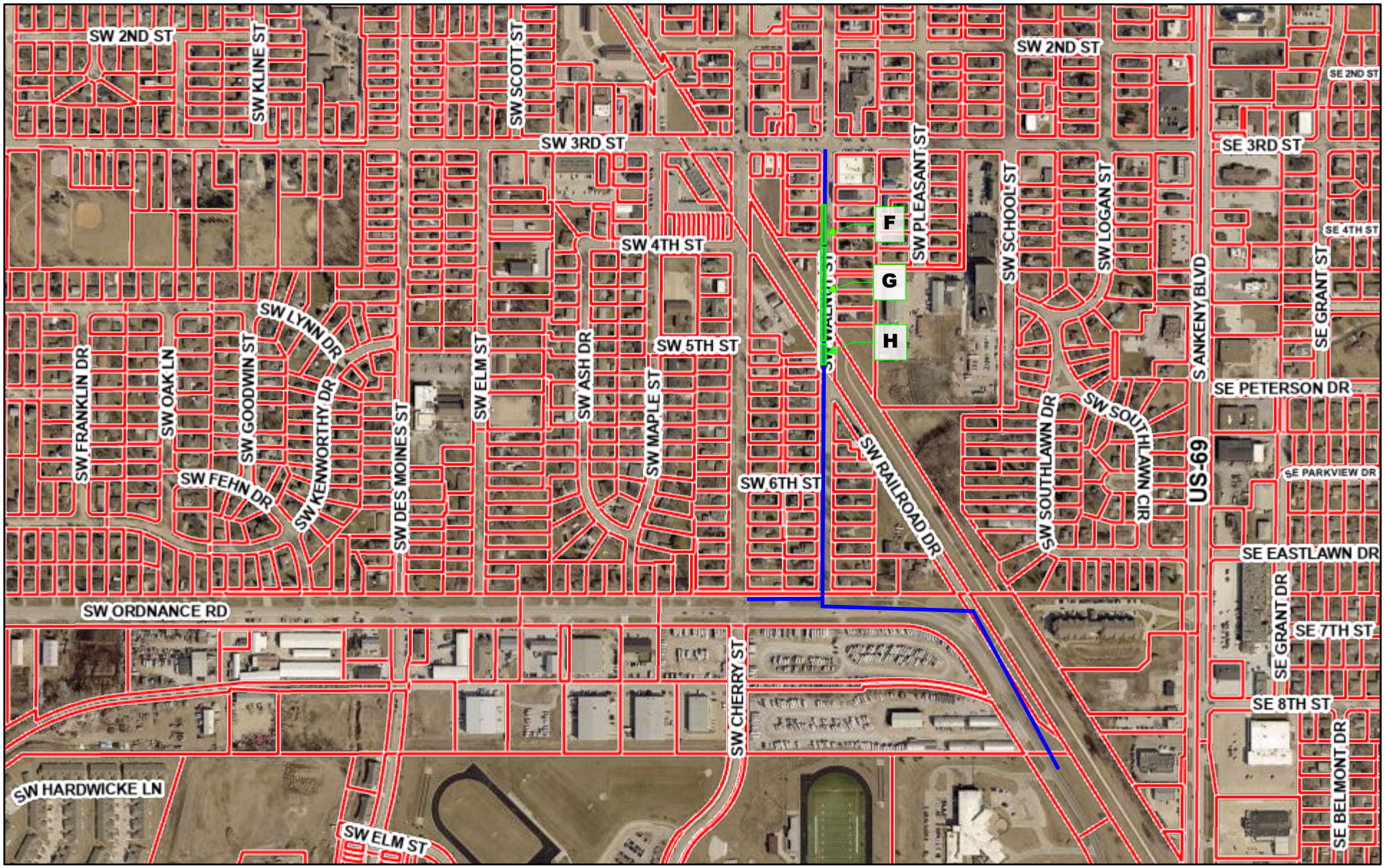
PROJECT SCHEDULE SW Walnut Street and SW Ordnance Road Water Main

The project from Design, through bidding services shall be performed by ENGINEER in accordance with a schedule generally described as follows:

Project Task	Start	End
Project Authorization from City	02/05/23	N/A
Project Survey *	02/05/23	02/23/23
Preliminary Plan Preparation	02/26/23	04/19/23
Preliminary Plan Submittal	04/22/23	N/A
City Preliminary Plan Review	04/22/23	05/03/23
Check Plan Preparation	05/06/23	06/14/23
Check Plan Submittal	06/14/23	N/A
City Check Plan Review	06/17/23	06/28/23
Final Plan Preparation	07/01/23	07/26/23
Final Plan Submittal	07/29/23	N/A
City Final Plan Review	07/29/23	08/09/23
Submit Notice to Bidders and Notice of Public Hearing to City	07/29/23	N/A
Final Plans to Clerk for September 10th Letting	08/09/24	N/A
Set Bid Date and Public Hearing Date	08/19/24	N/A
Post Notice to Bidders and Notice of Public Hearing to Iowa League & MBI	08/21/24	N/A
Publish Notice to Bidders and Notice of Public Hearing in Local Newspaper	08/30/24	N/A
Bid Letting	09/10/24	N/A
Award of Contract	09/16/24	N/A
Project Construction	Spring 2025	Fall 2025

*ENGINEER shall not be responsible for delays in schedule which are beyond the ENGINEER's control.

Real Estate Web Map



1/10/2024, 9:23:26 AM

Street Labels

Road

US Hwy

Parcels

Polk County

Proposed Water Main Routing

Proposed Parking Design

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Auditor's Office, Polk County, Iowa, Sources: Esri, TomTom, U.S. Department of Commerce, U.S. Census Bureau, Esri Community Maps Contributors, Des

Polk County web app

Polk County has compiled this information for government purposes only. Polk County makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #12 in the amount of $19,464.25 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Conceptual Design project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA - Pymt #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Westlawn Place Area Utility Improvements - Conceptual Design		
Contractor:	Civil Design Advantage, LLC		
Address:	4121 NW Urbandale Drive Urbandale, Iowa 50322		
Finance Budget Code:	33.33% to Each 610.3610.4210/650.3650.4210/963.3963.4210	**Finance Project #:**	33.33% to Each 610.4210/650.4210/963.4210
Vendor Project #:		**Purchase Order #:**	
Original Contract Date:	March 18, 2024	**Vendor Account #:**	2407

Date of Council Meeting: March 17, 2025 **Payment Application #:** 12

Payment Period: From: February 3, 2025 Through: March 2, 2025

Contract Summary:

Original Contract Amount:	$ 454,367.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 454,367.00		
Total Completed and Stored to Date:	$ 412,059.05			
Retainage: ____ % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 412,059.05		
Less Previous Applications for Payment:		$ 392,594.80		
SUBTOTAL:			$	19,464.25
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**19,464.25**
Balance to Finish, Including Retainage:		$ 42,307.95		
Contract Time Remaining (Substantial):	- #			
Contract Time Remaining (Full):	- #			

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Civil Design Advantage

Firm Name

Eric Schultz 03/06/2025

Signature Date

City of Ankeny Staff Approval:

Adam Lust 03/07/25

Signature Date

Submit to: Adam Lust, Public Works Engineering Manager

E-mail: Alust@Ankenylowa.gov Phone Number: (515) 963-3537

Date Printed: 3/6/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 15, 2024	$ 102,447.85
2	May 20, 2024	$ 18,370.51
3	June 17, 2023	$ 61,879.44
4	July 15, 2024	$ 24,686.66
5	August 19, 2024	$ 27,442.00
6	September 16, 2024	$ 16,234.75
7	October 21, 2024	$ 44,324.01
8	November 18, 2024	$ 75,832.50
9	December 16, 2024	$ 7,896.00
10	January 21, 2025	$ 3,818.50
11	February 17, 2025	$ 9,662.58
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 392,594.80

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:

Construction Start Date:

Substantial Completion:

Contract Working Days:

Added by Change Order:

Total Working Days:

Working Days Used to Date:

Working Days Remaining:

Full Completion:

Contract Working Days:

Added by Change Order:

Total Working Days:

Working Days Used to Date:

Working Days Remaining:

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

March 06, 2025

Attn: Adam Lust, P.E.
City of Ankeny, Public Works Engineering Manager
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: Billing Information Report #12
Westlawn Place Area Utility Improvements – Conceptual Design
Ankeny, Iowa
CDA 2312.796

Dear Adam:

Enclosed is a copy of Billing Information Report #12 for Westlawn Place Area Utility Improvements – Conceptual Design.

Civil Design Advantage has completed the draft SWMP review, provided comments, and updated the proposed storm sewer structure and pipes per the stormwater report. We have coordinated with MEC gas and started analyzing the proposed pothole data for the Westlawn Place Area Utility Improvements—Conceptual Design project.

Please contact me with any comments or questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Eric Schulte, P.E.
Project Manager

Enclosures

Civil Design Advantage LLC
4121 NW Urbandale Drive
Urbandale, Iowa 50322
(515) 369-4400

INVOICE

To pay Invoice online, please visit:
https://www.gobillandpay.com/cda

City of Ankeny
Adam Lust
220 W 1st St
Ankeny, IA 50023

March 5, 2025
Project No: 2312.796
Invoice No: 47864
Due Date: April 4, 2025

Project 2312.796 C. Ankeny - Westlawn Pl Area Utility Imp

Professional Services from February 3, 2025 through March 2, 2025

Task 103 Topographic Survey/Existing ROW Est.

Professional Personnel

	Hours	Rate	Amount	
Technician 3	1.75	87.00	152.25	
Total Labor				**152.25**
			Total this Task	**$152.25**

Task 105 Exisitng Utility Information

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	10.00	174.00	1,740.00	
Technician 3	2.00	87.00	174.00	
Total Labor				**1,914.00**
			Total this Task	**$1,914.00**

Task 203 Stormwater Analysis

Professional Personnel

	Hours	Rate	Amount	
Engineer 7	20.00	174.00	3,480.00	
Engineer 8	3.00	187.00	561.00	
Total Labor				**4,041.00**
			Total this Task	**$4,041.00**

Task 206 Geotechnical Investigation

Total this Task **0.00**

Task 230 Estimated Construction Costs

Total this Task **0.00**

Task 302 Conceptual CD Preperation (30% Complete)

Professional Personnel

	Hours	Rate	Amount	
Principal/Senior Engineer	8.00	215.00	1,720.00	
Engineer 4	31.00	136.00	4,216.00	
Engineer 7	26.00	174.00	4,524.00	
Total Labor				**10,460.00**
			Total this Task	**$10,460.00**

Project	2312.796	C. Ankeny - Westlawn Pl Area Utility Imp	Invoice	47864

Task 402 Design Memo(s)

Total this Task **0.00**

Task 404 Private Utility Coordination

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	11.50	136.00	1,564.00	
Total Labor				**1,564.00**

Total this Task **$1,564.00**

Task 405 Right-of-Way (ROW) Needs Determination

Total this Task **0.00**

Task 501 Meetings

Professional Personnel

	Hours	Rate	Amount	
Principal/Senior Engineer	3.00	215.00	645.00	
Engineer 4	2.50	136.00	340.00	
Engineer 7	2.00	174.00	348.00	
Total Labor				**1,333.00**

Total this Task **$1,333.00**

Task 998 Permits & Fees

Total this Task **0.00**

Task 999 Reimbursable Expenses

Total this Task **0.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	19,464.25	392,594.80	412,059.05	
Limit			454,367.00	
Remaining			42,307.95	
		Total this Invoice		**$19,464.25**

Should full compensation of invoice not be provided to Civil Design Advantage, LLC within 30 days of invoice date, said compensation shall be deemed past-due and shall accrue interest at 1.5% per month.

Project Manager Eric Schulte

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #12 in the amount of $26,290.40 to Foth Infrastructure & Environment, for engineering services on the North Four Mile Trunk Sewer - Phase 2 project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Foth - Pymt #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

Project Title: North Four Mile Creek Trunk Sewer - Phase 2
Contractor: Foth Infrastructure & Environment
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 660.3660.4210 **Finance Project #** 660.4210
Vendor Project or Invoice #: 12 **PO #**
Original Contract Date: September 5, 2023 **Vendor #** 2078

Date of Council Meeting: March 17, 2025 **PAYMENT REQUEST #** 12 (FINAL)
PAYMENT PERIOD: From: September 1, 2024 Through: January 31, 2025

Contract Summary

Original Contract Amount:	$ 29,000.00			
Net change by Change Orders:	$ 122,500.00			
Contract Amount to Date: (line 1 ± 2)		$ 151,500.00		
Total completed and stored to date:	$ 151,498.71			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 151,498.71		
Less previous applications for payment:		$ 125,208.31		
SUBTOTAL			$	26,290.40
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	26,290.40
Balance to finish, including retainage:		$ 1.29		
Contract Time Remaining (If applicable)	- Working Days			

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Foth Infrastructure & Environment

Firm Name

Andy Floy Digitally signed by Andy S. Floy DN: CN=Andy S. Floy, OU=Active User Accounts, OU=Members, DC=foth, DC=com Reason: I am approving this document Date: 2025.02.24 16:57:07-06'00'

Signature Date: February 24, 2025

City of Ankeny Staff Approval:

Donald Clark Date: 2/27/25

Signature Date

Submit to: Donald Clark, P.E. - Director of Municipal Utilities
E-mail: dclark@Ankenylowa.gov *Phone:* (515) 963-3529 *Fax:* (515) 963-3535

Date Printed: 2/24/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 6, 2023	$ 8,946.00
2	November 20, 2023	$ 8,742.50
3	January 2, 2024	$ 4,830.10
4	February 5, 2024	$ 1,909.04
5	March 4, 2024	$ 13,381.72
6	April 1, 2024	$ 4,888.41
7	May 20, 2024	$ 25,106.24
8	July 1, 2024	$ 16,954.56
9	August 19, 2024	$ 17,060.99
10	September 16, 2024	$ 13,458.30
11	October 7, 2024	$ 9,930.45
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Previous Applications for Payment

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TOTAL **$ 125,208.31**

Record of Change Orders

No.	Date	Amount
1	January 16, 2024	$ 100,000.00
2	February 17, 2025	$ 22,500.00
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TOTAL **$ 122,500.00**

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice



REMIT TO: Foth Infrastructure & Environment,LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

NOTE: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

February 27, 2025
Project No: 0023A020.00
Invoice No: 95325

City of Ankeny
410 W First St.
Ankeny, IA 50023

Invoice Total USD 26,290.40

Project 0023A020.00 North Four Mile Creek Trunk Sewer - Phase 2

Professional Services through January 31, 2025

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist VII	8.00	213.00	1,704.00	
Engineer/Planner/Scientist V	59.00	183.00	10,797.00	
Engineer/Planner/Scientist II	5.00	138.00	690.00	
Technician/Designer III	78.30	118.00	9,239.40	
Surveyor/Construction Manager III	20.00	193.00	3,860.00	
Totals	170.30		26,290.40	
Total Labor				26,290.40

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	26,290.40	125,208.31	151,498.71
Limit			151,500.00
Remaining			1.29

Total This Invoice USD 26,290.40

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #8 in the amount of $62,164.68 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Foth - Pymt #8

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	West First Street Improvements and Improvements - Phase 2		
Contractor:	Foth Infrastructure & Environment, LLC		
Address:	PO Box 8418, Carol Stream, IL 60197-8418		
Finance Budget Code:	971.3971.4210	**Finance Project #:**	971.4210
Vendor Project #:	0024A002.00	**Purchase Order #:**	N/A
Original Contract Date:	April 15, 2024	**Vendor Account #:**	2078

Date of Council Meeting: March 17, 2025 **Payment Application #:** 8

Payment Period: From: December 1, 2024 Through: December 31, 2024

Contract Summary:

Original Contract Amount:	$ 746,690.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 746,690.00	
Total Completed and Stored to Date:	$ 510,686.40		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 510,686.40	
Less Previous Applications for Payment:		$ 448,521.72	
SUBTOTAL:			$ 62,164.68
OTHER CHARGES:			$ -
		1	
CURRENT PAYMENT DUE:			**$ 62,164.68**
Balance to Finish, Including Retainage:		$ 236,003.60	
Contract Time Remaining (Substantial):	- Working Days		
Contract Time Remaining (Full):	- Working Days		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Foth Infrastructure & Environment, LLC

Firm Name

Bradley D. Hopkey Digitally signed by Bradley D. Hopkey DN: C=US, E=bradley.hopkey@foth.com, O="Foth Infrastructure & Environment, LLC", OU=Infrastructure Division, CN=Bradley D. Hopkey Reason: I am approving this document Date: 2025.02.06 12:52:37-06'00' February 6, 2025

Signature Date

City of Ankeny Staff Approval:

Signature 3/5/2024 Date

Submit to: Jim Haberichter, P.E. - Civil Engineer II

E-mail: JHaberichter@Ankenylowa.gov Phone Number: 515-963-3536

Date Printed: 2/6/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 17, 2024	$ 51,003.36
2	August 5, 2024	$ 84,823.16
3	September 3, 2024	$ 37,528.40
4	October 7, 2024	$ 94,076.12
5	December 2, 2024	$ 88,846.88
6	February 3, 2025	$ 30,131.30
7	February 17, 2025	$ 62,112.50
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 448,521.72

Record of Change Orders:

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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

Contract Working Days:	
Added by Change Order:	
Total Working Days:	0.0
Working Days Used to Date:	
Working Days Remaining:	**0.0**

Full Completion:

Contract Working Days:	
Added by Change Order:	
Total Working Days:	0.0
Working Days Used to Date:	
Working Days Remaining:	**0.0**

Date Printed: 2/6/2025

Invoice



REMIT TO: Foth Infrastructure & Environment,LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

NOTE: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

February 04, 2025
Project No: 0024A002.00
Invoice No: 94857

City of Ankeny
410 W First St.
Ankeny, IA 50023

Invoice Total USD 62,164.68

Project 0024A002.00 West First St Widening and Improvements - Phase 2

Professional Services through December 31, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Manager II	5.00	208.00	1,040.00	
Project Engineer V	33.00	224.00	7,392.00	
Project Engineer I	186.50	159.00	29,653.50	
Staff Engineer III	42.00	152.00	6,384.00	
Staff Engineer II	77.20	142.00	10,962.40	
Technician VI	16.00	150.00	2,400.00	
Technician II	39.50	109.00	4,305.50	
Totals	399.20		62,137.40	
Total Labor				**62,137.40**

Miscellaneous Expenses **27.28**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	62,164.68	448,521.72	510,686.40	
Limit			746,690.00	
Remaining			236,003.60	
		Total This Invoice		**USD 62,164.68**

Outstanding Invoices

Number	Date	Balance
93289	11/13/2024	30,131.30
94856	2/4/2025	62,112.50
Total		**92,243.80**

Total Now Due **USD 154,408.48**

Summary of Services Report - Project Code: 971.4210

Project Title: West First Street Widening and Improvements – Phase 2

Period: December 1, 2024 to December 31, 2024

Work Completed:
Progress on the project within the report period involved the following work tasks:

- Project coordination and project management.
- Utility coordination continues.
- Preliminary plan development.

Work Scheduled:
The following work tasks will be completed in January of 2025:

- Continue design development coordination and project management.
- Continue coordination with utility companies. Identify potential conflicts.
- Submittal of preliminary plans for city review.
- Preliminary design refinements continue.

Submittal Schedule:
The following dates are according to the original project contract:

Scoping Meeting with City Personnel	January 26, 2024
Professional Services Agreement Approved	April 15, 2024
Design Survey and Mapping	April 2024 – May 2024
Stormwater Analysis	May 2024 – June 2024
Traffic Study	May 2024 – June 2024
Functional Design	June 2024 – August 2024
Preliminary Design	September 2024 – December 2024

General Comments:

-

8191 Birchwood Court, Suite L • Johnston, IA 50131 • (515) 254-1393 • Fax: (515) 254-1642

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #27 in the amount of $11,003.76 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HDR - Pymt #27

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	NW Irvinedale Elevated Storage Tank		
Contractor:	HDR Engineering, Inc.		
Address:	300 E. Locust Street, Suite 210, Des Moines, IA, 50309-1823		
Finance Budget Code:	611.3611.4210	**Finance Project #**	611.4210
Vendor Project or Invoice #:	10345779	**PO #**	
Original Contract Date:	June 6, 2022	**Vendor #**	3452

Date of Council Meeting: March 17, 2025 **PAYMENT REQUEST #** 27

PAYMENT PERIOD: From: January 28, 2025 Through: February 24, 2025

Contract Summary

Original Contract Amount:	$ 462,000.00		
Net change by Change Orders:	$ 528,787.00		
Contract Amount to Date: (line 1 ± 2)		$ 990,787.00	
Total completed and stored to date:	$ 747,804.65		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 747,804.65	
Less previous applications for payment:		$ 736,800.89	
SUBTOTAL			$ 11,003.76
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 11,003.76
Balance to finish, including retainage:		$ 242,982.35	
Contract Time Remaining (If applicable)	- Working Days		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: HDR Engineering, Inc.

Firm Name

Baker, Rob J Digitally signed by Baker, Rob J
DN: E=Rob.Baker@hdrinc.com, CN='Baker, Rob J', OU=Users, OU=Ames-2901 S Loop Drive, OU=Iowa, OU=United States, OU=Offices, DC=Intranet, DC=hdr
Date: 2025.03.07 13:22:57-06'00'

Signature Date

City of Ankeny Staff Approval:

Donald Clark 3/10/25

Signature Date

Submit to: Don Clark, P.E.

E-mail: DClark@Ankenylowa.gov *Phone:* (515)963-3529 *Fax:*

Date Printed: 3/4/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 6, 2022	$ 23,100.00
2	August 4, 2022	$ 23,100.00
3	September 1, 2022	$ 55,440.00
4	September 28, 2022	$ 73,920.00
5	October 25, 2022	$ 46,200.00
6	November 30, 2022	$ 101,640.00
7	January 11, 2023	$ 62,370.00
8	February 7, 2023	$ 18,480.00
9	March 6, 2023	$ 16,170.00
10	May 16, 2023	$ 13,860.00
11	June 12, 2023	$ 4,620.00
12	September 8, 2023	$ 13,860.00
13	October 6, 2023	$ 4,620.00
14	February 6, 2024	$ 4,620.00
15	March 20, 2024	$ 30,498.42
16	April 12, 2024	$ 10,826.52
17	May 14, 2024	$ 36,420.46
18	June 11, 2024	$ 34,007.14
19	July 3, 2024	$ 18,891.19
20	August 5, 2024	$ 12,700.04
21	August 29, 2024	$ 13,483.70
22	October 3, 2024	$ 26,529.84
23	November 7, 2024	$ 22,745.47
24	December 5, 2024	$ 25,491.81
25	January 6, 2025	$ 22,175.45
26	February 4, 2025	$ 21,030.85
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Previous Applications for Payment

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TOTAL $ 736,800.89

Record of Change Orders

No.	Date	Amount
1	February 5, 2024	$ 528,787.00
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TOTAL $ 528,787.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice

Reference Invoice Number with Payment

HDR Engineering Inc.
Omaha, NE 68106-2973
Phone: (402) 399-1000

HDR Invoice No.	1200703991
Invoice Date	07-MAR-2025
Invoice Amount Due	$11,003.76
Payment Terms	30 NET
Remit To	PO Box 74008202 Chicago,IL 60674-8202
ACH/EFT Payments	Bank of America ML US ABA# 081000032 Account# 355004076604

City of Ankeny
210 S Ankeny Blvd
Ankeny, IA 50023

Ankeny NW Irvindale Elevated Storage Tank

Professional Services
From: 28-JAN-2025 To: 24-FEB-2025

Professional Services Summarization	Hours	Billing Rate	Amount
Project Accountant	1.00		134.07
Project Engineer	22.00		2,838.66
Project Manager	7.50		1,841.70
RPR	15.50		2,182.09
Sr Project Engineer	7.00		1,705.76
	53.00		**$8,702.28**
		Total Professional Services	**$8,702.28**

Expense Summarization		Quantity	Billing Rate	Amount
Subcontractors-Other	Terracon Consultants Inc			1,949.20
Vehicle Mileage		427		352.28
			Total Expenses	**$2,301.48**

Fee Amount	$990,787.00
Fee Invoiced to Date	$747,804.65
Fee Remaining	$242,982.35

Amount Due This Invoice (USD)	**$11,003.76**

HDR Internal Reference Only	
Client Number	18054
Cost Center	10134
Project Number	10345779

Monthly Progress Report

Date: Friday, March 07, 2025

Project: Ankeny NW Irvinedale Elevated Storage Tank

To: Don Clark, P.E.

From: Rob Baker, P.E.

Subject: Monthly Progress Report for February 2025

Activities of the Previous Month

Overall Design – 100% Completed

Construction Administration

- HDR is up to date on all submittal reviews, awaiting resubmittals from Contractor.
- Submittal of CB&I Pay Application 6 and review of Pay application 7.
- Attended progress meeting via video conference and prepared meeting minutes.
- Davis-Bacon weekly payroll reviews

Construction Observation

- The contractor's tank concrete crew continues to perform concrete construction associated with completing the top of the pedestal wall (ring beam), concrete patching and finishing on the interior, and casting dome panels on the ground. HDR's RPR continues part-time (half-day) observation and communicates with the contractor's crews on schedule.

Construction Survey (Nilles)

- No activity this month.

Elevated Tank Inspection and Testing (Dixon)

- Regular communications with Clive fabrication facility as the steel pieces are being fabricated. No inspections reports will be submitted until shop painting occurs.

Construction Materials Testing and Special Inspections (Terracon)

- Terracon provided construction materials testing for the top of the pedestal (ring beam) and dome concrete panel pours and will continue until complete.

Planned Activities for the Next Month

Task 9 – Construction Administration

1 – Preconstruction conference – completed
2 – Prepare conformed documents – completed
3 – Project Meetings site visits – ongoing
4 – Respond to RFIs – ongoing
5 – Draft and coordinate change orders – ongoing
6 – Submittals (shop drawings) Review – ongoing

hdrinc.com 300 E Locust Street, Suite 210, Des Moines, IA 50309-1823
(515) 280-4940

7 - Review pay applications and client invoicing – ongoing
8 – Disinfection testing/startup – not started
9 – Project Closeout – not started
10 – Prepare record drawings – not started
11 – Davis-Bacon & AIS compliance – ongoing

Task 10 – Construction Observation

1 – Construction Observation – ongoing, part-time, or as-required by construction progress

General comments: (nothing further for this report)

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #11 in the amount of $309,585.05 to HPC, LLC for construction services work associated with the Ankeny Fire Station No. 4 project.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

This item represents a progress payment request by the contractor for work associated with the project.

CITY MANAGER/STAFF RECOMMENDATIONS:

The City Manager recommends approval of this item as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

This item is specifically included in the FY2025 City Council approved budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Pay Application #11

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: Fire Station No. 4
Contractor: HPC, LLC
Address: 120 N. Sherman Avenue, Ames, IA 50010
Finance Budget Code: 901.1901.4412 **Finance Project Code:** 901.421O
Vendor Project or Invoice #: 23019.00/#38751 **PO #**
Original Contract Date: February 20, 2024 **Vendor #** 1047

Date of Council Meeting 03/17/2025 **PAYMENT REQUEST #** 11
PAYMENT PERIOD: From: 02/04/25 through: 03/04/25

Contract Summary

Original Contract Amount:	$ 5,950,000.00		
Net change by Change Orders:	$ (10,749.00)		
Contract Amount to Date: (line 1 ± 2)		$ 5,939,251.00	
Total completed and stored to date:	$ 5,047,901.00		
Retainage: 5 % of Completed Work:	$ 252,395.05		
Total Earned less Retainage:		$ 4,795,505.95	
Less previous applications for payment:		$ 4,485,920.90	
SUBTOTAL			$ 309,585.05
OTHER CHARGES (Please attach an itemized list)			
CURRENT PAYMENT DUE			$ 309,585.05
Balance to finish, including retainage:		$ 1,143,745.05	
Contract Time Remaining (If applicable)	118.00 CALENDAR DAYS		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: HPC, L.L.C. (Firm Name)
Signature — 3/4/2025 (Date)

Architect/Consultant Approval: SVPA Architects (Firm Name)
Robert F. Clark
Signature — 3/5/2025 (Date)

City of Ankeny Staff Approval
Mike Schrock
Signature — 03/11/2025 (Date)

Submit to: Mike Schrock, Assistant City Manager
Email: mschrock@ankenyiowa.gov *Phone:* 515-965-6420 *Fax:*

Date Printed: 3/3/2025

HPC, L.L.C.
HAROLD PIKE CONSTRUCTION COMPANY

120 N. Sherman Ave, P.O. Box 429 Ames, Iowa 50010 • Phone: 515-232-3133 • Fax: 515-232-7818 • www.hpikeconst.com

March 4, 2025

SVPA Architects, Inc.
1466 28th St.
Suite 200
West Des Moines, IA 50266
Phone: 515-327-5990

Attn: Casey White

RE: Ankeny Fire Station #4

Dear Casey:

Please find enclosed a copy of HPC's Application for Payment #11 for the above referenced project. This application is for work completed through March 3, 2025.

If you have any questions, please give John Williams a call at our office.

Thank you.

Sincerely,

Curtis Pike
CP/rb

Enc: 2

PARTIAL WAIVER OF LIEN

State of Iowa
County of Story

March 4, 2025

I/We the undersigned have been employed by *The City of Ankeny* to furnish labor and/or materials for the construction, repair or reconstruction of the building, or improvements to the building known as **Ankeny Fire Station #4** in the City/Town of Ankeny, Iowa, and County of Polk.

I/We the undersigned, for and in consideration of *$308,028.95* the receipt whereof is hereby acknowledged, hereby waive, relinquish and release any and all claims, causes of action, suits, damages, judgments, claims and demands of any kind, character, and description, whether known or unknown, against the Owner arising from, pertaining to, or arising out of the furnishing of the foregoing described materials, and/or labor at the above mentioned building, and the above-mentioned premises as of *January 31 , 2025.*

I/We the undersigned warrant that I/we have already paid or will use the monies I/we receive from this progress payment to promptly pay in full all subcontractors and suppliers for all labor, dues, benefits, materials, equipment, services, transportation, or a combination thereof, for or to the above referenced project up to the date of the progress payment.

Dated the 4th day of March 2025

HPC, L.L.C.
120 North Sherman Avenue
Ames, IA 50010

By: _____
(Authorized Agent)

Witness: _____

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

City of Ankeny

Project Title: Fire Station No. 4
Contractor: HPC, LLC
Address: 120 N. Sherman Avenue, Ames, IA 50010
Finance Budget Code: 901.1001.4412 *Finance Project Code:* 901.4210
Vendor Project or Invoice #: 23019.00/#38751 *PO #*
Original Contract Date: February 20, 2024 *Vendor #* 1047

Date of Council Meeting _____ **PAYMENT REQUEST #** 11
PAYMENT PERIOD: From: 02/04/25 through: 03/04/25

Contract Summary		
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Construction Contractor Approval: HPC, L.L.C. (Firm Name) — Signature — 3/4/2025 (Date)

Architect/Consultant Approval: SVPA Architects (Firm Name) — Signature — 3/5/2025 (Date)

City of Ankeny Staff Approval — Signature — Date

Submit to: Mike Schrock, Assistant City Manager
Email: mschrock@ankenyiowa.gov *Phone:* 515-965-6420 *Fax:* _____

Date Printed: 3/3/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	5/3/2024	$ 283,261.45
2	6/4/2024	$ 340,183.60
3	7/1/2024	$ 722,121.60
4	8/5/2024	$ 365,183.60
5	9/5/2024	$ 693,239.30
6	10/2/2024	$ 661,781.65
7	11/1/2024	$ 472,705.00
8	12/2/2024	$ 463,612.75
9	1/3/2025	$ 274,656.40
10	2/4/2025	$ 308,024.55
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TOTAL $ 4,485,920.90

Record of Change Orders

#	Date	Amount
1	6/3/2024	$ (15,039.00)
2	12/17/2024	$ 4,290.00
3		
4		
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7		
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20		
TOTAL		$ (10,749.00)

Contract Time Remaining:

CONTRACT PERIOD:	CALENDAR DAYS
Original Contract Date:	February 20, 2024
Original Contract Time:	456
Added by Change Order:	0
Contract Time to Date:	456
Time Used to Date:	378
Contract Time Remaining:	118

Date Printed: 3/3/2025

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION
PROJECT:
ANKENY FIRE STATION #4

Page 5 of 12 Pages
APPLICATION NUMBER: 11
APPLICATION DATE: 4-Mar-25
PERIOD TO: 4-Mar-25
ARCHITECT'S PROJECT NO: 901.421O

A Item No.	B Description of Work	CAT	C Scheduled Value	D Work Completed: From Previous Application (D + E)	D Work Completed: This Period	E Materials Presently Stored (Not In D or E)	F Total Completed And Stored To Date (D + E + F)	G % (G/C)	H Balance To Finish (C - G)	I Retainage
51	07 40 00 (PFRP) Cladding Support System	M	$ 9,330		$ 9,330		$ 9,330	100%	$ -	$ 467
52	07 41 13 Metal Roof Panels	L	$ 40,960	$ 40,960			$ 40,960	100%	$ -	$ 2,048
53	07 41 13 Metal Roof Panels	M	$ 65,500	$ 65,500			$ 65,500	100%	$ -	$ 3,275
54	07 41 20 Concealed Fastener Metal Wall Panels	L	$ 25,010		$ 22,000		$ 22,000	88%	$ 3,010	$ 1,100
55	07 41 20 Concealed Fastener Metal Wall Panels	M	$ 43,750		$ 31,548		$ 31,548	72%	$ 12,202	$ 1,577
56	07 46 16 Aluminum Siding	L	$ 13,740				$ -		$ 13,740	$ -
57	07 46 16 Aluminum Siding	M	$ 7,550				$ -		$ 7,550	$ -
58	07 54 00 Thermoplastic Polyolefin Membrane Roof	L	$ 39,960	$ 39,960			$ 39,960	100%	$ -	$ 1,998
59	07 54 00 Thermoplastic Polyolefin Membrane Roof	M	$ 89,000	$ 89,000			$ 89,000	100%	$ -	$ 4,450
60	07 62 00 Sheet Metal Flashing and Trim	L	$ 2,340	$ 2,340			$ 2,340	100%	$ -	$ 117
61	07 62 00 Sheet Metal Flashing and Trim	M	$ 23,000	$ 23,000			$ 23,000	100%	$ -	$ 1,150
62	07 63 10 Gutters and Downspout	L	$ 4,680	$ -			$ -		$ 4,680	$ -
63	07 63 10 Gutters and Downspout	M	$ 8,000	$ -			$ -		$ 8,000	$ -
64	07 72 00 Roof Accessories	L	$ 2,340	$ 2,340			$ 2,340	100%	$ -	$ 117
65	07 72 00 Roof Accessories	M	$ 5,000	$ 5,000			$ 5,000	100%	$ -	$ 250
66	07 84 13 Penetration Firestopping	L	$ 4,590	$ 2,250	$ 1,900		$ 4,150	90%	$ 440	$ 208
67	07 84 13 Penetration Firestopping	M	$ 300	$ 150	$ 75		$ 225	75%	$ 75	$ 11
68	07 84 46 Fire-Resistive Joint Systems	LM	$ 4,680	$ 4,680			$ 4,680	100%	$ -	$ 234
69	07 92 00 Joint Sealants	LM	$ 28,040	$ 9,000	$ 6,500		$ 15,500	60%	$ 10,540	$ 775
70	08 11 13 Hollow Metal Doors and Frames	L	$ 9,900	$ 7,900	$ 2,000		$ 9,900	100%	$ -	$ 495
71	08 11 13 Hollow Metal Doors and Frames	M	$ 33,680	$ 29,600	$ 4,060		$ 33,660	100%	$ -	$ 1,683
72	08 14 16 Flush Wood Doors	L	$ 3,510				$ -		$ 3,510	$ -
73	08 14 16 Flush Wood Doors	M	$ 13,380			$ 13,375	$ 13,375	100%	$ 5	$ 669
74	08 36 13 Sectional Doors	L	$ 11,320				$ -		$ 11,320	$ -
75	08 36 13 Sectional Doors	M	$ 58,120				$ -		$ 58,120	$ -
	SUBTOTALS PAGE 4		$ 2,885,890	$ 2,292,020	$ 110,863	$ 13,375	$ 2,416,258	86%	$ 269,632	$ 120,813

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION
PROJECT:
ANKENY FIRE STATION #4

Page 3 of 12 Pages
APPLICATION NUMBER: 11
APPLICATION DATE: 4-Mar-25
PERIOD TO: 4-Mar-25
OWNER'S PROJECT NO: 901.421O

A Item No.	B Description of Work	CAT	C Scheduled Value	D Work Completed: From Previous Application (D + E)	D Work Completed: This Period	E Materials Presently Stored (Not In D or E)	F Total Completed And Stored To Date (D + E + F)	G % (G/C)	H Balance To Finish (C - G)	I Retainage
1	00 61 10 Performance and Payment Bond	L	$ 58,000	$ 58,000			$ 58,000	100%	$ -	$ 2,900
2	01 31 00 Project Management and Coordination	LM	$ 219,190	$ 186,845	$ 8,500		$ 195,345	89%	$ 23,845	$ 9,767
3	01 50 00 Construction Facilities	LM	$ 80,120	$ 60,700	$ 8,500		$ 69,200	86%	$ 10,920	$ 3,460
4	01 73 00 Mobilization	LM	$ 69,300	$ 69,300			$ 69,300	100%	$ -	$ 3,465
5	01 73 00 Final Cleaning	LM	$ 3,510	$ -			$ -		$ 3,510	$ -
6	01 77 00 Closeout	LM	$ 5,280	$ -			$ -		$ 5,280	$ -
7	03 20 00 Concrete Reinforcement	M	$ 24,000	$ 24,000			$ 24,000	100%	$ -	$ 1,200
8	03 30 00 Cast-in-Place - Foundations	LM	$ 163,750	$ 163,750			$ 163,750	100%	$ -	$ 8,188
9	03 30 00 Cast-in-Place - Slab on Grade	LM	$ 122,390	$ 122,390			$ 122,390	100%	$ -	$ 6,120
10	03 35 36 Polished Concrete Floors	LM	$ 37,750	$ 16,550	$ 6,100		$ 22,650	60%	$ 15,100	$ 1,133
11	03 35 70 Concrete Floor Finishes	LM	$ 2,340	$ -	$ 1,800		$ 1,800	77%	$ 540	$ 90
12	03 45 01 Precast Concrete Splashblocks	LM	$ 600	$ -			$ -		$ 600	$ -
13	04 20 00 Brick Masonry	L	$ 115,200	$ 115,200			$ 115,200	100%	$ -	$ 5,760
14	04 20 00 Brick Masonry	M	$ 54,330	$ 54,330			$ 54,330	100%	$ -	$ 2,717
15	04 22 00 Reinforced Unit Masonry	L	$ 201,190	$ 201,190			$ 201,190	100%	$ -	$ 10,060
16	04 22 00 Reinforced Unit Masonry	M	$ 58,120	$ 58,120			$ 58,120	100%	$ -	$ 2,906
17	04 23 30 Calcium Silicate Masonry	L	$ 57,350	$ 57,350			$ 57,350	100%	$ -	$ 2,868
18	04 23 30 Calcium Silicate Masonry	M	$ 35,000	$ 35,000			$ 35,000	100%	$ -	$ 1,750
19	04 72 00 Cast Stone Masonry	L	$ 22,240	$ 22,240			$ 22,240	100%	$ -	$ 1,112
20	04 72 00 Cast Stone Masonry	M	$ 19,000	$ 19,000			$ 19,000	100%	$ -	$ 950
21	05 12 23 Structural Steel	L	$ 43,500	$ 43,500			$ 43,500	100%	$ -	$ 2,175
22	05 12 23 Structural Steel	M	$ 80,480	$ 80,480			$ 80,480	100%	$ -	$ 4,024
23	05 12 23 Structural Misc. Steel	L	$ 25,840	$ 20,950	$ 1,970		$ 22,920	89%	$ 2,720	$ 1,146
24	05 12 23 Structural Misc. Steel	M	$ 16,240	$ 12,185	$ 800		$ 12,985	80%	$ 3,255	$ 649
25	05 21 00 Steel Joists & Decking	L	$ 31,010	$ 31,010			$ 31,010	100%	$ -	$ 1,551
	SUBTOTALS PAGE 2		$ 1,545,630	$ 1,452,090	$ 27,870	$ -	$ 1,479,780	96%	$ 65,770	$ 73,988

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION
PROJECT:
ANKENY FIRE STATION #4

Page 6 of 12 Pages
APPLICATION NUMBER: 11
APPLICATION DATE: 4-Mar-25
PERIOD TO: 4-Mar-25
ARCHITECT'S PROJECT NO: 901.421O

A Item No.	B Description of Work	CAT	C Scheduled Value	D Work Completed: From Previous Application (D + E)	D Work Completed: This Period	E Materials Presently Stored (Not In D or E)	F Total Completed And Stored To Date (D + E + F)	G % (G/C)	H Balance To Finish (C - G)	I Retainage
76	08 41 13 Aluminum Framed Entrances and Storefr	L	$ 51,610	$ 40,000	$ 11,610		$ 51,610	100%	$ -	$ 2,581
77	08 41 13 Aluminum Framed Entrances and Storefr	M	$ 91,350	$ 63,612	$ 27,738		$ 91,350	100%	$ -	$ 4,568
78	08 51 13 Aluminum Windows	L	$ 6,090	$ 6,090			$ 6,090	100%	$ -	$ 305
79	08 51 13 Aluminum Windows	M	$ 10,390	$ 10,390			$ 10,390	100%	$ -	$ 520
80	08 71 00 Door Hardware	L	$ 4,100				$ -		$ 4,100	$ -
81	08 71 00 Door Hardware	M	$ 46,710			$ 45,354	$ 45,354	97%	$ 1,356	$ 2,268
82	08 80 00 Glazing	L	$ 2,340		$ 2,340		$ 2,340	100%	$ -	$ 117
83	08 80 00 Glazing	M	$ 4,250		$ 4,250		$ 4,250	100%	$ -	$ 213
84	08 83 00 Mirrors	L	$ 1,400				$ -		$ 1,400	$ -
85	08 83 00 Mirrors	M	$ 1,900				$ -		$ 1,900	$ -
86	09 05 12 Concrete Floor Moisture Content and pH	LM	$ 2,340				$ -		$ 2,340	$ -
87	09 22 16 Non-Structural Metal Framing	L	$ 26,270	$ 26,270			$ 26,270	100%	$ -	$ 1,314
88	09 22 16 Non-Structural Metal Framing	M	$ 20,000	$ 20,000			$ 20,000	100%	$ -	$ 1,000
89	09 29 00 Gypsum Board	L	$ 54,360	$ 54,360			$ 54,360	100%	$ -	$ 2,718
90	09 29 00 Gypsum Board	M	$ 21,550	$ 21,550			$ 21,550	100%	$ -	$ 1,078
91	09 30 00 Tiling	L	$ 12,410				$ -		$ 12,410	$ -
92	09 30 00 Tiling	M	$ 12,670				$ -		$ 12,670	$ -
93	09 51 13 Acoustical Panel Ceilings	L	$ 6,890		$ 4,000		$ 4,000	58%	$ 2,890	$ 200
94	09 51 13 Acoustical Panel Ceilings	M	$ 19,780		$ 8,900		$ 8,900	45%	$ 10,880	$ 445
95	09 65 13 Resilient Base and Accessories	L	$ 1,640				$ -		$ 1,640	$ -
96	09 65 13 Resilient Base and Accessories	M	$ 2,360				$ -		$ 2,360	$ -
97	09 67 26 Quartz Flooring	LM	$ 3,000		$ 3,000		$ 3,000	100%	$ -	$ 150
98	09 68 13 Tile Carpeting	L	$ 1,720				$ -		$ 1,720	$ -
99	09 68 13 Tile Carpeting	M	$ 10,750			$ 10,348	$ 10,348	96%	$ 402	$ 517
100	09 68 20 Carpet Tile Entrance Mats	L	$ 230				$ -		$ 230	$ -
	SUBTOTALS PAGE 5		$ 3,101,980	$ 2,534,282	$ 172,701	$ 69,077	$ 2,776,070	89%	$ 325,910	$ 138,804

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION
PROJECT:
ANKENY FIRE STATION #4

Page 4 of 12 Pages
APPLICATION NUMBER: 11
APPLICATION DATE: 4-Mar-25
PERIOD TO: 4-Mar-25
ARCHITECT'S PROJECT NO: 901.421O

A Item No.	B Description of Work	CAT	C Scheduled Value	D Work Completed: From Previous Application (D + E)	D Work Completed: This Period	E Materials Presently Stored (Not In D or E)	F Total Completed And Stored To Date (D + E + F)	G % (G/C)	H Balance To Finish (C - G)	I Retainage
26	05 21 00 Steel Joists & Decking	M	$ 63,000	$ 63,000			$ 63,000	100%	$ -	$ 3,150
27	05 40 00 Cold Formed Metal Trusses	L	$ 34,880	$ 34,880			$ 34,880	100%	$ -	$ 1,744
28	05 40 00 Cold Formed Metal Trusses	M	$ 66,100	$ 66,100			$ 66,100	100%	$ -	$ 3,305
29	05 40 00 Cold Formed Metal Framing	L	$ 30,600	$ 30,600			$ 30,600	100%	$ -	$ 1,530
30	05 40 00 Cold Formed Metal Framing	M	$ 36,550	$ 36,550			$ 36,550	100%	$ -	$ 1,828
31	06 10 53 Miscellaneous Rough Carpentry	L	$ 55,460	$ 55,460			$ 55,460	100%	$ -	$ 2,773
32	06 10 53 Miscellaneous Rough Carpentry	M	$ 25,720	$ 25,720			$ 25,720	100%	$ -	$ 1,286
33	06 16 00 Exterior Gypsum Sheathing	L	$ 16,270	$ 16,270			$ 16,270	100%	$ -	$ 814
34	06 16 00 Exterior Gypsum Sheathing	M	$ 9,450	$ 9,450			$ 9,450	100%	$ -	$ 473
35	06 40 23 Interior Architectural Woodwork	L	$ 6,480	$ -			$ -		$ 6,480	$ -
36	06 40 23 Interior Architectural Woodwork	M	$ 48,980	$ -			$ -		$ 48,980	$ -
37	06 71 00 FRP Products and Fabrications	LM	$ 2,500	$ 2,500			$ 2,500	100%	$ -	$ 125
38	07 21 00 Thermal Insulation - Foundation	L	$ 820	$ 820			$ 820	100%	$ -	$ 41
39	07 21 00 Thermal Insulation - Foundation	M	$ 3,200	$ 3,200			$ 3,200	100%	$ -	$ 160
40	07 21 00 Thermal Insulation - Masonry Cavity	L	$ 27,230	$ 27,230			$ 27,230	100%	$ -	$ 1,362
41	07 21 00 Thermal Insulation - Masonry Cavity	M	$ 22,880	$ 22,880			$ 22,880	100%	$ -	$ 1,144
42	07 21 00 Thermal Insulation - Spray	LM	$ 7,450	$ 7,450			$ 7,450	100%	$ -	$ 373
43	07 21 00 Thermal Insulation - Nail Base	L	$ 5,850	$ 5,850			$ 5,850	100%	$ -	$ 293
44	07 21 00 Thermal Insulation - Nail Base	M	$ 35,500	$ 35,500			$ 35,500	100%	$ -	$ 1,775
45	07 21 00 Thermal Insulation - Batt	LM	$ 11,940	$ 11,940			$ 11,940	100%	$ -	$ 597
46	07 24 14 Direct-Applied Exterior Finish Systems	LM	$ 15,210				$ -		$ 15,210	$ -
47	07 27 13 Underslab Vapor Barrier	LM	$ 4,330	$ 4,330			$ 4,330	100%	$ -	$ 217
48	07 27 16 Self-Adhering Sheet Air and Moisture Ba	LM	$ 27,450	$ 27,450			$ 27,450	100%	$ -	$ 1,373
49	07 27 26 Fluid-Applied Membrane Air Barrier	LM	$ 31,070	$ 31,070			$ 31,070	100%	$ -	$ 1,554
50	07 40 00 (PFRP) Cladding Support System	L	$ 5,780		$ 5,780		$ 5,780	100%	$ -	$ 289
	SUBTOTALS PAGE 3		$ 2,140,230	$ 1,970,340	$ 33,450	$ -	$ 2,003,790	94%	$ 136,440	$ 100,190

CONTINUATION SHEET

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ATTACHMENT TO PAY APPLICATION
PROJECT:
ANKENY FIRE STATION #4

APPLICATION NUMBER: 11
APPLICATION DATE: 4-Mar-25
PERIOD TO: 4-Mar-25
ARCHITECT'S PROJECT NO: 901.4210

A	B		C	D	E	F	G		H	I
Item No.	Description of Work	CAT	Scheduled Value	Work Completed: From Previous Application (D + E)	Work Completed: This Period	Materials Presently Stored (Not in D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
151	23 21 23 HVAC Pumps	L	$ 15,210	$ 15,210			$ 15,210	100%	$ -	$ 761
152	23 21 23 HVAC Pumps	M	$ 23,110	$ 23,110			$ 23,110	100%	$ -	$ 1,156
153	23 25 00 Chemical Treatment Systems	L	$ 7,020				$ -		$ 7,020	$ -
154	23 25 00 Chemical Treatment Systems	M	$ 4,500			$ 4,000	$ 4,000	89%	$ 500	$ 200
155	23 31 00 Ductwork	L	$ 75,950	$ 73,533	$ 2,417		$ 75,950	100%	$ -	$ 3,798
156	23 31 00 Ductwork	M	$ 57,710	$ 56,778	$ 932		$ 57,710	100%	$ -	$ 2,886
157	23 34 16 Centrifugal Fans	L	$ 800	$ 800			$ 800	100%	$ -	$ 40
158	23 34 16 Centrifugal Fans	M	$ 1,700	$ 1,700			$ 1,700	100%	$ -	$ 85
159	23 34 23 Power Ventilators	L	$ 1,580		$ 1,580		$ 1,580	100%	$ -	$ 80
160	23 34 23 Power Ventilators	M	$ 6,690		$ 6,690		$ 6,690	100%	$ -	$ 335
161	23 37 00 Grilles, Registers, and Diffusers	L	$ 7,000				$ -		$ 7,000	$ -
162	23 37 00 Grilles, Registers, and Diffusers	M	$ 42,740			$ 42,740	$ 42,740	100%	$ -	$ 2,137
163	23 57 33 Geothermal Heat Exchanger	L	$ 99,590	$ 99,590			$ 99,590	100%	$ -	$ 4,980
164	23 57 33 Geothermal Heat Exchanger	M	$ 45,900	$ 45,900			$ 45,900	100%	$ -	$ 2,295
165	23 74 23.13 Gas Fired Make-Up Air Units	L	$ 3,180	$ 3,180			$ 3,180	100%	$ -	$ 159
166	23 74 23.13 Gas Fired Make-Up Air Units	M	$ 20,240	$ 20,240			$ 20,240	100%	$ -	$ 1,012
167	23 75 13 Packaged Water Source Dedicated Outsi	L	$ 3,800	$ 3,800			$ 3,800	100%	$ -	$ 190
168	23 75 13 Packaged Water Source Dedicated Outsi	M	$ 55,360	$ 55,360			$ 55,360	100%	$ -	$ 2,768
169	23 81 46 Packaged Water Source Heat Pumps	L	$ 7,960	$ 7,960			$ 7,960	100%	$ -	$ 398
170	23 81 46 Packaged Water Source Heat Pumps	M	$ 43,990	$ 43,990			$ 43,990	100%	$ -	$ 2,200
171	23 82 00 Terminal Heat Transfer Equipment	L	$ 5,550	$ 5,550			$ 5,550	100%	$ -	$ 278
172	23 82 00 Terminal Heat Transfer Equipment	M	$ 20,180	$ 20,180			$ 20,180	100%	$ -	$ 1,009
173	26 05 13 Wire and Cable	L	$ 22,820	$ 15,780	$ 2,100		$ 17,880	78%	$ 4,940	$ 894
174	26 05 13 Wire and Cable	M	$ 33,000	$ 16,700	$ 4,800		$ 21,300	65%	$ 11,700	$ 1,065
175	26 05 33 Conduit and Boxes	L	$ 44,470	$ 44,470			$ 44,470	100%	$ -	$ 2,224
	SUBTOTALS PAGE 8		$ 4,732,780	$ 3,655,889	$ 252,860	$ 190,344	$ 4,099,093	87%	$ 633,687	$ 204,955

CONTINUATION SHEET

Page 7 of 12 Pages

ATTACHMENT TO PAY APPLICATION
PROJECT:
ANKENY FIRE STATION #4

APPLICATION NUMBER: 11
APPLICATION DATE: 4-Mar-25
PERIOD TO: 4-Mar-25
ARCHITECT'S PROJECT NO: 901.4210

A	B		C	D	E	F	G		H	I
Item No.	Description of Work	CAT	Scheduled Value	Work Completed: From Previous Application (D + E)	Work Completed: This Period	Materials Presently Stored (Not in D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
101	09 68 20 Carpet Tile Entrance Mats	M	$ 1,830				$ -		$ 1,830	$ -
102	09 84 00 Acoustical Ceiling Treatment	L	$ 1,990				$ -		$ 1,990	$ -
103	09 84 00 Acoustical Ceiling Treatment	M	$ 3,390				$ -		$ 3,390	$ -
104	09 90 00 Paints and Coatings & HPC	LM	$ 46,700		$ 23,350		$ 23,350	50%	$ 23,350	$ 1,168
105	10 11 00 Visual Display Surfaces	L	$ 830				$ -		$ 830	$ -
106	10 11 00 Visual Display Surfaces	M	$ 1,810			$ 1,407	$ 1,407	78%	$ 403	$ 70
107	10 14 00 Identification Devices	L	$ 2,960				$ -		$ 2,960	$ -
108	10 14 00 Identification Devices	M	$ 8,580	$ 2,200			$ 2,200	26%	$ 6,380	$ 110
109	10 14 26 Post and Panel Signage	L	$ 350				$ -		$ 350	$ -
110	10 14 26 Post and Panel Signage	M	$ 740				$ -		$ 740	$ -
111	10 24 00 Equipment Screening	L	$ 37,150				$ -		$ 37,150	$ -
112	10 24 00 Equipment Screening	M	$ 62,000				$ -		$ 62,000	$ -
113	10 26 00 Wall and Door Protection	L	$ 490				$ -		$ 490	$ -
114	10 26 00 Wall and Door Protection	M	$ 3,260			$ 2,857	$ 2,857	88%	$ 403	$ 143
115	10 28 00 Toilet, Bath and Laundry Accessories	L	$ 1,780				$ -		$ 1,780	$ -
116	10 28 00 Toilet, Bath and Laundry Accessories	M	$ 3,200			$ 2,716	$ 2,716	85%	$ 484	$ 136
117	10 29 00 Bird and Pest Control	L	$ 2,660				$ -		$ 2,660	$ -
118	10 29 00 Bird and Pest Control	M	$ 540				$ -		$ 540	$ -
119	10 44 13 Fire Extinguisher Cabinets	L	$ 290				$ -		$ 290	$ -
120	10 44 13 Fire Extinguisher Cabinets	M	$ 1,450			$ 1,450	$ 1,450	100%	$ -	$ 73
121	10 51 13 Metal Lockers	L	$ 2,580				$ -		$ 2,580	$ -
122	10 51 13 Metal Lockers	M	$ 11,400			$ 11,400	$ 11,400	100%	$ -	$ 570
123	10 51 16 Wood Lockers	L	$ 4,450				$ -		$ 4,450	$ -
124	10 51 16 Wood Lockers	M	$ 50,000			$ 50,000	$ 50,000	100%	$ -	$ 2,500
125	10 75 00 Flagpoles	L	$ 5,360	$ 2,500			$ 2,500	47%	$ 2,860	$ 125
	SUBTOTALS PAGE 6		$ 3,357,750	$ 2,538,992	$ 196,051	$ 136,907	$ 2,873,950	86%	$ 483,800	$ 143,698

CONTINUATION SHEET

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ATTACHMENT TO PAY APPLICATION
PROJECT:
ANKENY FIRE STATION #4

APPLICATION NUMBER: 11
APPLICATION DATE: 4-Mar-25
PERIOD TO: 4-Mar-25
ARCHITECT'S PROJECT NO: 901.4210

A	B		C	D	E	F	G		H	I
Item No.	Description of Work	CAT	Scheduled Value	Work Completed: From Previous Application (D + E)	Work Completed: This Period	Materials Presently Stored (Not in D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
176	26 05 33 Conduit and Boxes	M	$ 46,500	$ 46,500			$ -	100%	$ -	$ 2,325
177	26 05 73 Power System Study	LM	$ 2,930	$ -			$ -		$ 2,930	$ -
178	26 05 17 Electric Heat Trace and Snow Melt	LM	$ 18,500	$ 18,500			$ 18,500	100%	$ -	$ 925
179	26 24 16 Panelboards (Distribution Equipment)	L	$ 14,040	$ 12,200			$ 12,200	87%	$ 1,840	$ 610
180	26 24 16 Panelboards (Distribution Equipment)	M	$ 92,000	$ 90,000			$ 90,000	98%	$ 2,000	$ 4,500
181	26 27 26 Wiring Devices	L	$ 7,610				$ -		$ 7,610	$ -
182	26 27 26 Wiring Devices	M	$ 9,000				$ -		$ 9,000	$ -
183	26 36 00 Transfer Switch	M	$ 34,000	$ 34,000			$ 34,000	100%	$ -	$ 1,700
184	26 51 19 LED Lighting & Lighting Control	L	$ 33,940	$ 15,000			$ 15,000	44%	$ 18,940	$ 750
185	26 51 19 LED Lighting & Lighting Control	M	$ 137,000	$ 5,500		$ 87,002	$ 93,502	68%	$ 43,498	$ 4,675
186	27 05 28 Interior Communications Pathways	L	$ 9,950	$ 9,525	$ 425		$ 9,950	100%	$ -	$ 498
187	27 05 28 Interior Communications Pathways	M	$ 9,000	$ 8,500	$ 500		$ 9,000	100%	$ -	$ 450
188	27 05 43 Exterior Communications Pathways	L	$ 4,450	$ 4,450			$ 4,450	100%	$ -	$ 223
189	27 05 43 Exterior Communications Pathways	M	$ 1,200	$ 1,200			$ 1,200	100%	$ -	$ 60
190	27 13 00 Structured Cabling Requirements	L	$ 33,350	$ 6,200	$ 18,750		$ 24,950	75%	$ 8,400	$ 1,248
191	27 13 00 Structured Cabling Requirements	M	$ 26,500		$ 20,000		$ 20,000	75%	$ 6,500	$ 1,000
192	28 31 00 Fire Alarm and Detection Systems	L	$ 24,580	$ 10,000	$ 1,200		$ 11,200	46%	$ 13,380	$ 560
193	28 31 00 Fire Alarm and Detection Systems	M	$ 42,000	$ 4,500	$ 15,000		$ 19,500	46%	$ 22,500	$ 975
194	31 20 00 Earthwork, Subgrade, and Subbase	LM	$ 150,080	$ 141,000			$ 141,000	94%	$ 9,080	$ 7,050
195	31 25 00 Erosion and Sediment Control	LM	$ 9,950	$ 7,850			$ 7,850	79%	$ 2,100	$ 393
196	32 13 13 Portland Cement Concrete Pavement	LM	$ 219,380	$ 219,380			$ 219,380	100%	$ -	$ 10,969
197	32 13 14 Sidewalks, Shared Use Paths, and Drive	LM	$ 32,180				$ -		$ 32,180	$ -
198	32 17 23 Pavement Markings	LM	$ 1,290				$ -		$ 1,290	$ -
199	32 92 19 Seeding	LM	$ 970				$ -		$ 970	$ -
200	32 92 23 Sodding	LM	$ 39,320				$ -		$ 39,320	$ -
	SUBTOTALS PAGE 9		$ 5,732,500	$ 4,291,194	$ 308,735	$ 277,346	$ 4,877,275	85%	$ 855,225	$ 243,864

CONTINUATION SHEET

Page 8 of 12 Pages

ATTACHMENT TO PAY APPLICATION
PROJECT:
ANKENY FIRE STATION #4

APPLICATION NUMBER: 11
APPLICATION DATE: 4-Mar-25
PERIOD TO: 4-Mar-25
ARCHITECT'S PROJECT NO: 901.4210

A	B		C	D	E	F	G		H	I
Item No.	Description of Work	CAT	Scheduled Value	Work Completed: From Previous Application (D + E)	Work Completed: This Period	Materials Presently Stored (Not in D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
126	10 75 00 Flagpoles	M	$ 3,770	$ 250			$ 250	7%	$ 3,520	$ 13
127	12 24 13 Roller Window Shades	L	$ 1,800				$ -		$ 1,800	$ -
128	12 24 13 Roller Window Shades	M	$ 5,300			$ 4,697	$ 4,697	89%	$ 603	$ 235
129	21 00 00 Fire Suppression System	L	$ 47,980	$ 40,783	$ 4,790		$ 45,573	95%	$ 2,407	$ 2,279
130	21 00 00 Fire Suppression System	M	$ 17,000	$ 14,200	$ 1,900		$ 16,100	95%	$ 900	$ 805
131	22 10 00 Plumbing Piping Systems and Valves	L	$ 81,960	$ 81,092			$ 81,092	99%	$ 868	$ 4,055
132	22 10 00 Plumbing Piping Systems and Valves	M	$ 67,710	$ 67,310			$ 67,310	99%	$ 400	$ 3,366
133	22 10 23 Natural Gas Piping Systems	L	$ 13,230	$ 13,230			$ 13,230	100%	$ -	$ 662
134	22 10 23 Natural Gas Piping Systems	M	$ 9,480	$ 9,480			$ 9,480	100%	$ -	$ 474
135	22 10 30 Plumbing Specialties	L	$ 8,370	$ 8,370			$ 8,370	100%	$ -	$ 419
136	22 10 30 Plumbing Specialties	M	$ 5,500	$ 5,500			$ 5,500	100%	$ -	$ 275
137	22 11 23 Domestic Water Pumps	L	$ 2,690	$ 2,690			$ 2,690	100%	$ -	$ 135
138	22 11 23 Domestic Water Pumps	M	$ 3,100	$ 3,100			$ 3,100	100%	$ -	$ 155
139	22 30 00 Plumbing Equipment	L	$ 11,700	$ 11,700			$ 11,700	100%	$ -	$ 585
140	22 30 00 Plumbing Equipment	M	$ 14,300	$ 14,300			$ 14,300	100%	$ -	$ 715
141	22 40 00 Plumbing Fixtures	L	$ 26,320	$ 8,600			$ 8,600	33%	$ 17,720	$ 430
142	22 40 00 Plumbing Fixtures	M	$ 71,540	$ 46,953			$ 46,953	66%	$ 24,587	$ 2,348
143	23 05 93 Testing, Adjusting, and Balancing	LM	$ 13,120	$ -			$ -		$ 13,120	$ -
144	23 07 13 Duct Insulation	L	$ 4,860	$ 3,578	$ 400		$ 3,978	82%	$ 882	$ 199
145	23 07 13 Duct Insulation	M	$ 5,270	$ 4,600	$ 669		$ 5,269	84%	$ 1,001	$ 263
146	23 07 19 HVAC Pipe Insulation	L	$ 11,830	$ 4,000	$ 5,700		$ 9,700	82%	$ 2,130	$ 485
147	23 07 19 HVAC Pipe Insulation	M	$ 13,150	$ 4,200	$ 6,021		$ 10,221	78%	$ 2,929	$ 511
148	23 09 00 Controls	LM	$ 231,120	$ 166,840	$ 19,000		$ 185,840	80%	$ 45,280	$ 9,292
149	23 21 00 Hydronic Piping Systems and Valves	L	$ 32,230	$ 31,790			$ 31,790	99%	$ 440	$ 1,590
150	23 21 00 Hydronic Piping Systems and Valves	M	$ 21,000	$ 20,500			$ 20,500	98%	$ 500	$ 1,025
	SUBTOTALS PAGE 7		$ 4,082,720	$ 3,102,058	$ 234,531	$ 143,604	$ 3,480,193	85%	$ 602,527	$ 174,010

LIGHT HARVESTING SHADING SOLUTIONS INC.
45 Mural Street - Unit 1
Richmond Hill ON L4B 1J4
+14168057453
www.lightharvestingshading.com

INVOICE

BILL TO
HEARTLAND - AN ESOP COMPANY
1305 E BROADWAY AVENUE
DES MOINES, IOWA 50313
USA
Business account number 27-1068737

SHIP TO
HEARTLAND - AN ESOP COMPANY
1305 E BROADWAY AVENUE
DES MOINES, IOWA 50313
USA

INVOICE # 1079-US
DATE 30/01/2025
DUE DATE 01/03/2025
TERMS Net 30

PROJECT NAME
ANKEY FIRE

DESCRIPTION	QTY	RATE	AMOUNT
SUPPLY ONLY: LHSS150 MANUAL CHAIN DRIVEN ROLLER SHADE SYSTEM C/W -4IN FASCIA – WHITE - CHAIN GUARD	1	0.00	0.00
FABRIC: M.ECOTEX-6% COL: MIDNIGHT 18 UNITS @ FINISHED MEASUREMENT	1	4,572.00	4,572.00
FREIGHT	1	125.00	125.00
		BALANCE DUE	USD 4,697.00

CONTINUATION SHEET Page 11 of 12 Pages

ATTACHMENT TO PAY APPLICATION
PROJECT:
ANKENY FIRE STATION #4

APPLICATION NUMBER: 11
APPLICATION DATE: 4-Mar-25
PERIOD TO: 4-Mar-25
ARCHITECT'S PROJECT NO: 901.4210

A Item No.	B Description of Work	CAT	C Scheduled Value	D Work Completed: From Previous Application (D + E)	E Work Completed: This Period	F Materials Presently Stored (Not in D or E)	G Total Completed And Stored To Date (D + E + F)	G % (G/C)	H Balance To Finish (C - G)	I Retainage
201	32 93 00 Plant Material and Planting	LM	$ 34,460				$ -		$ 34,460	$ -
202	33 14 16 Water Main & Accessories	L	$ 29,080	$ 29,080			$ 29,080	100%	$ -	$ 1,454
203	33 14 16 Water Main & Accessories	M	$ 32,950	$ 32,950			$ 32,950	100%	$ -	$ 1,648
204	33 31 13 Sanitary Utility Piping	L	$ 12,870	$ 12,870			$ 12,870	100%	$ -	$ 644
205	33 31 13 Sanitary Utility Piping	M	$ 4,050	$ 4,050			$ 4,050	100%	$ -	$ 203
206	33 41 00 Subdrains and Footing Drain Collectors	L	$ 5,270	$ 5,270			$ 5,270	100%	$ -	$ 264
207	33 41 00 Subdrains and Footing Drain Collectors	M	$ 2,500	$ 2,500			$ 2,500	100%	$ -	$ 125
208	33 42 11 Storm Utility	L	$ 38,620	$ 38,620			$ 38,620	100%	$ -	$ 1,931
209	33 42 11 Storm Utility	M	$ 57,700	$ 57,700			$ 57,700	100%	$ -	$ 2,885
210				$ -			$ -		$ -	$ -
211				$ -			$ -		$ -	$ -
212	PR-1 - Electrical Primary and City Comments	LM	$ 23,436	$ 23,436			$ 23,436	100%	$ -	$ 1,172
213	PR-2 - Added Scope for Future Fueling Station	LM	$ 4,971	$ 4,971			$ 4,971	100%	$ -	$ 249
214	PR-3 - Deduct Snow Melt and Transfer Switch	LM	$ (52,500)	$ (52,500)			$ (52,500)	100%	$ -	$ (2,625)
215	PR-4 - Door and Hardware Changes from Submitt	LM	$ 2,088	$ 2,088			$ 2,088	100%	$ -	$ 104
216	PR-5 - Remove Existing Foundation and Cap Exte	LM	$ 6,966	$ 6,966			$ 6,966	100%	$ -	$ 348
217	PR-6 - Kitchen Range Changes	LM	$ (1,192)	$ (1,192)			$ (1,192)	100%	$ -	$ (60)
218	PR-7 - Vending EM Power	LM	$ -	$ -			$ -	100%	$ -	$ -
219	PR-8R1 - Extraction Piping	LM	$ 8,517	$ 8,017			$ 8,017	92%	$ 500	$ 301
220	PR-9 - Signage Credit	M	$ (2,200)	$ (2,200)			$ (2,200)		$ -	$ (110)
221	PR-11 - ADA Button and Concrete Changes	LM	$ 1,165				$ -		$ 1,165	$ -
222							$ -		$ -	$ -
223							$ -		$ -	$ -
224							$ -		$ -	$ -
225							$ -		$ -	$ -
	SUBTOTALS PAGE 10		$ 5,939,251	$ 4,461,820	$ 308,735	$ 277,346	$ 5,047,901	85%	$ 891,350	$ 252,395

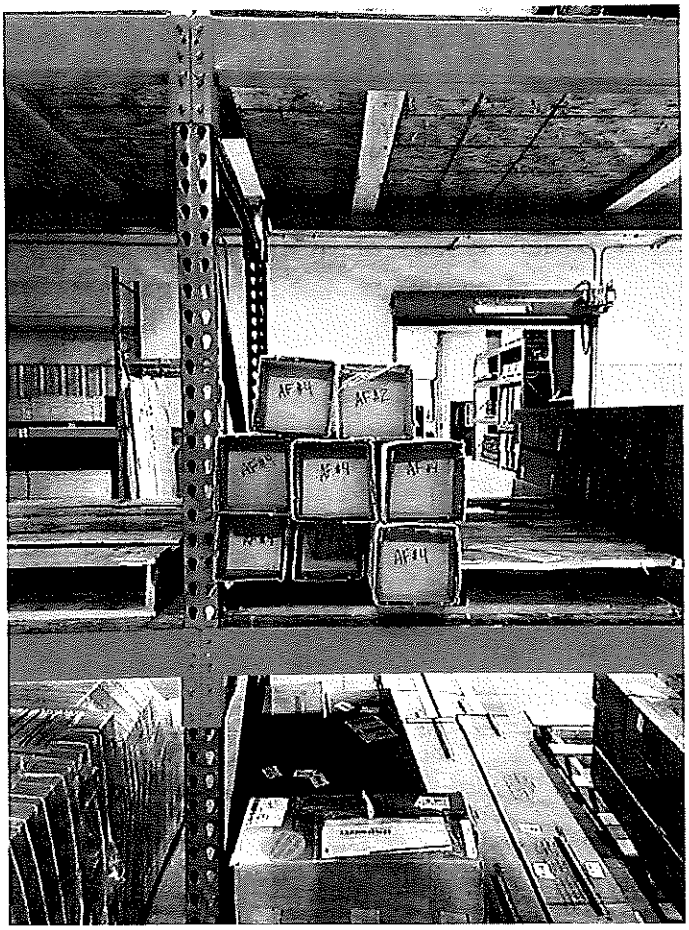
Page 12 of 12
Application for Payment No. 11
Project: Ankeny Fire Station #4

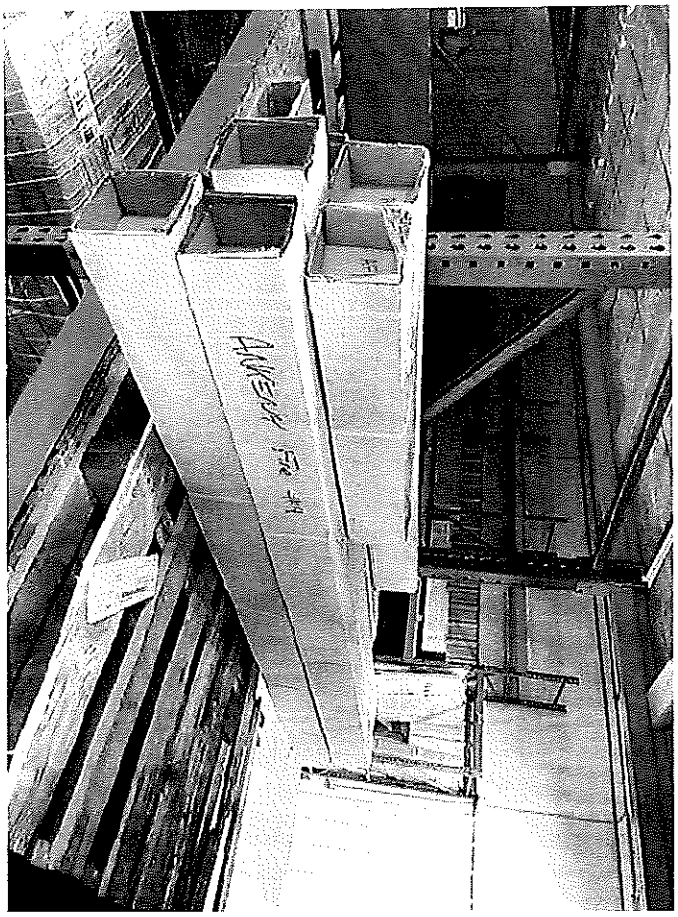
Tabulation of Stored Materials

Contractor: MPC, L.L.C.
Application Date: 03/04/2025

Invoice No. (Materials Added)	Description of Material	(1) Materials Stored in Last Application		(2) Material Added Since Last Application		(3) Materials Used Since Last Application		(4) Materials Stored in This Application	
		On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site
Interface 2514226	Carpet	$0.00	$10,348.27					$0.00	$10,348.27
Moeller Electric	Lighting	$0.00	$81,707.68					$0.00	$81,707.68
Construction Supply	Toilet Accessories	$0.00	$2,716.00					$0.00	$2,716.00
Construction Supply	Corner Guards	$0.00	$2,657.00					$0.00	$2,657.00
Construction Supply	FEC & FE	$0.00	$1,450.00					$0.00	$1,450.00
3F - 8497524-00	Light Fixtures	$0.00	$3,020.00					$0.00	$3,020.00
3F - 8497770-00	Light Fixtures	$0.00	$2,275.00					$0.00	$2,275.00
Construction Supply - 24172	MB and TB	$0.00	$1,407.00					$0.00	$1,407.00
Setpoint - 32652	Power Vents	$4,568.00	$0.00			$4,568.00		$0.00	$0.00
Setpoint - 32652	Grilles & Registers	$42,740.00	$0.00					$42,740.00	$0.00
Johnson Hardware	Wood Doors	$0.00	$13,375.34					$0.00	$13,375.34
Johnson Hardware	Hardware	$0.00	$36,263.00					$0.00	$36,263.00
Johnson Hardware	Hardware	$0.00	$9,071.00					$0.00	$9,071.00
Graybar-5309233003	Structured Cable	$0.00	$12,835.80				$12,835.80	$0.00	$0.00
Morin - 2138033	Panel Hardware	$12,223.80	$0.00			$12,223.80		$0.00	$0.00
Morin - 2138034	Classic II Panel	$1,745.68	$0.00			$1,745.68		$0.00	$0.00
Morin - 2138035	Panels	$17,579.66	$0.00			$17,579.66		$0.00	$0.00
Hydronic Energy - 098033	Chem Feed	$4,000.00	$0.00					$4,000.00	$0.00
LHSS - 1079 US	Blinds	$0.00	$0.00		$4,697.00			$0.00	$4,697.00
Storage and Design	Wood Lockers	$0.00	$0.00		$50,000.00			$0.00	$50,000.00
Storage and Design	Metal Lockers	$0.00	$0.00		$11,400.00			$0.00	$11,400.00
		$0.00	$0.00					$0.00	$0.00
		$0.00	$0.00					$0.00	$0.00
		$0.00	$0.00					$0.00	$0.00
TOTAL		$82,857.94	$177,345.09	$0.00	$66,097.00	$36,117.94	$12,835.80	$49,740.00	$200,607.29

$277,347.29





ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Mark Dennistone	
Dennistone Insurance Strategies, Inc.	PHONE (A/C, No, Ext): (515) 967-3360	FAX (A/C, No): (515) 468-2252
85 Pabst Street SE, Ste. O	E-MAIL ADDRESS: mark@dennistone.com	
Bloomfield IA 52535	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A: WESTERN NATL ASSUR CO	24465
Heartland Companies; Heartland Door & Fence Inc; Heartland Window Treatments; RSI LLC; Heartland Company Inc DA Bunch Co, LLC	INSURER B:	
1355 NE 48TH AVE	INSURER C:	
DES MOINES IA 50313	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES — CERTIFICATE NUMBER: — REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE $
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) $
							MED EXP (Any one person) $
							PERSONAL & ADV INJURY $
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE $
	POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG $
	OTHER:						$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) $
	ANY AUTO						BODILY INJURY (Per person) $
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident) $
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) $
							$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE $
	EXCESS LIAB CLAIMS-MADE						AGGREGATE $
	DED RETENTION $						$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					E.L. EACH ACCIDENT $
							E.L. DISEASE - EA EMPLOYEE $
							E.L. DISEASE - POLICY LIMIT $
A	Commercial Property			CPP 1179788	01/01/2025	01/01/2026	Property of Others $500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Ankeny Fire Station #4
Stored Material Value: $4,697.00
Storage Location: 1355 NE Broadway Ave, Ste C, Des Moines, IA 50313

CERTIFICATE HOLDER	CANCELLATION
City of Ankeny 410 West First St Ankeny, IA 50023	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Mark Dennistone

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5600 Metro East Drive
Des Moines, Iowa 50327
(515) 265-1105
office.storageanddesignagency@gmail.com

INVOICE NO. 16326

Page 1 of 1

INVOICE

ACCT. NO.: 2935

SOLD TO: HPG LLC
120 N SHERMAN AVE
PO BOX 429
AMES IA 50010
UNITED STATES

SHIP TO: ANKENY FIRE STATION NO 4
2325 NW WEIGEL DRIVE
ANKENY IA 50023
UNITED STATES

9	10877			CRA	01/10/2025	NET 30	01/10/2025

1	1	0	0002	BALANCE OF IDEAL LOCKERS REQUIRED PRIOR TO FEB 7, 2025 SHIPMENT	$23,200.00	$23,200.00
1	1	0	0002	BALANCE OF GEAR GRD LOCKERS REQUIRED PRIOR TO FEB 12, 2025 SHIPMENT	$5,200.00	$5,200.00
1	1	0	FR	FREIGHT	$4,600.00	$4,600.00
				OUR JOB# 10877		

JOB #: 150
SUBCONTRACT #: 176
PURCHASE ORDER #:
CHANGE ORDER #:
NOTES:
PM APPROVAL:

Please reference our invoice number on your check stub.

Thank You

MATERIAL	$28,400.00
LABOR	$0.00
SALES TAX	$0.00
FREIGHT	$4,600.00
TOTAL	$33,000.00

STORAGE & DESIGN GROUP

5600 Metro East Drive
Des Moines, Iowa 50327
(515) 285-1105
office.storagedesigngroup@gmail.com

INVOICE NO. 15303

INVOICE

ACCT. NO.: 2935

SOLD TO: HPC LLC
120 N SHERMAN AVE
PO BOX 429
AMES IA 50010
UNITED STATES

SHIP TO: ANKENY FIRE STATION NO. 4
2320 NW WEIGEL DRIVE
ANKENY IA 50023
UNITED STATES

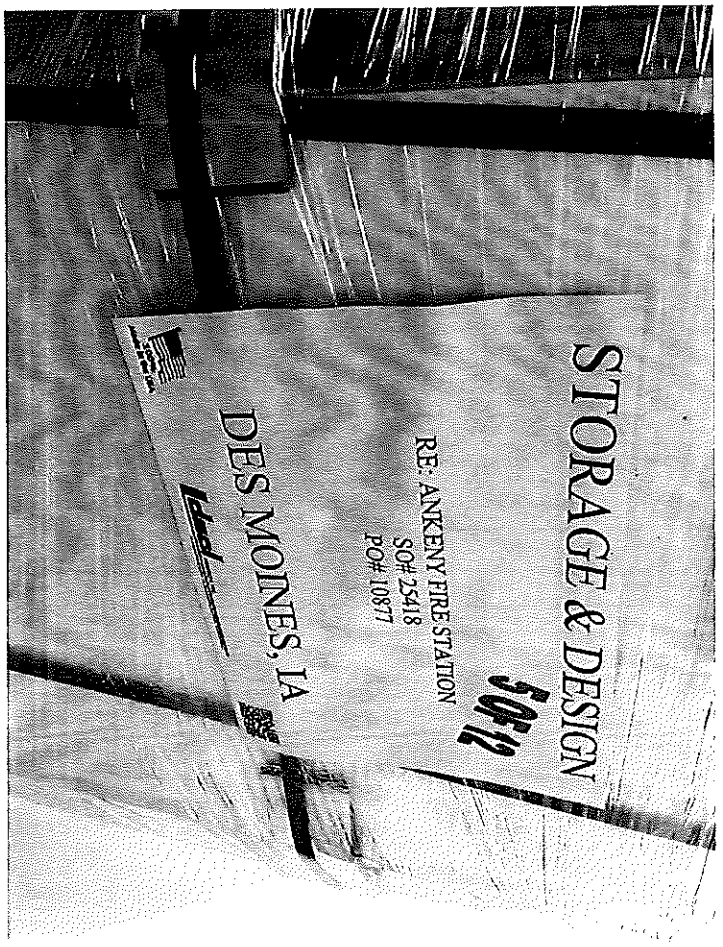
SALES NO.	PURCHASE ORDER NO.	SHIP VIA	SALES-PERSON	DATE SHIPPED	TERMS	INVOICE DATE
14	10877		MGR	12/09/2024	NET 30	12/09/2024

QUANTITY ORDERED	QUANTITY SHIPPED	BACK ORDERED	ITEM NO.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	1	0	0002	50% DEPOSIT REQUIRED FOR IDEAL WOOD LOCKERS	$23,200.00	$23,200.00
1	1	0	0002	50% DEPOSIT REQUIRED FOR GEAR GIRD LOCKERS	$5,200.00	$5,200.00
				OUR JOB# 10877		

Please reference our invoice number on your check stub.

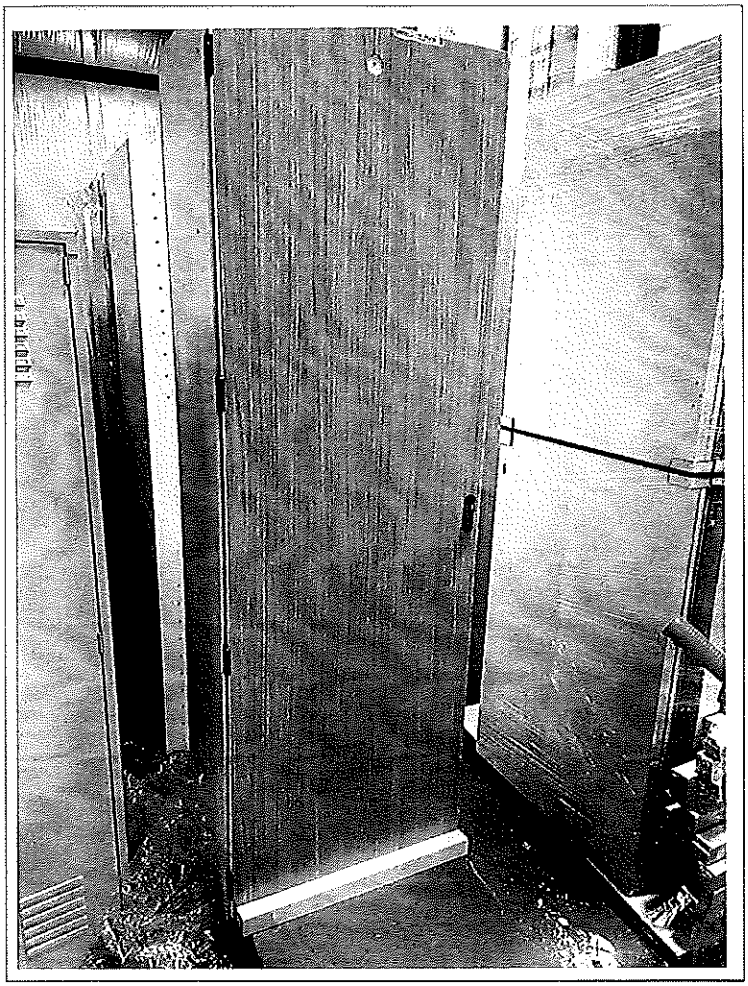
Thank You

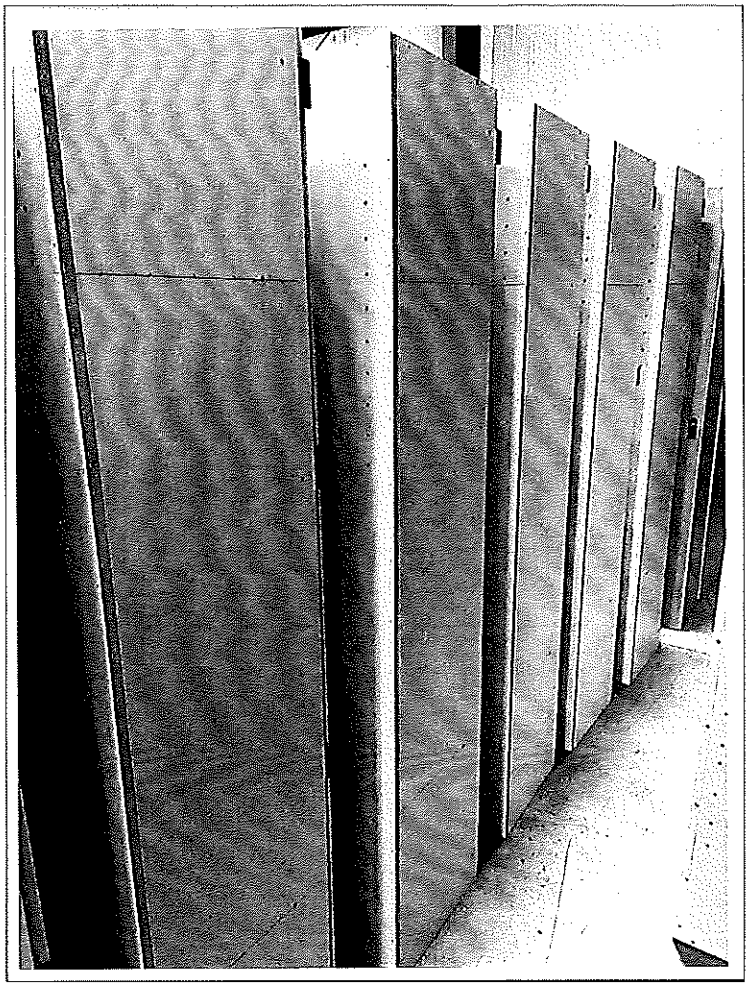
SALES AMOUNT	$28,400.00
TAXABLE TOTAL	$0.00
SALES TAX	$0.00
FREIGHT	$0.00
TOTAL	$28,400.00











ACORD

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 2/24/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY
PHONE (A/C, No, Ext): 515-453-9357
AssuredPartners Great Plains, LLC
4200 University Ave., Suite 200
West Des Moines, IA 50266-5945

FAX (A/C, No): 515-453-9357
E-MAIL ADDRESS: rick.ford@assuredpartners.com
CODE:
SUB CODE:
AGENCY CUSTOMER ID #: STORDES-01

INSURED
Storage & Design Group
5600 Metro East Drive
Pleasant Hill, IA 50327

COMPANY
West Bend Insurance Company
1900 South 18th Avenue
West Bend, WI 53095

LOAN NUMBER
POLICY NUMBER: B119550

EFFECTIVE DATE: 09/15/2024
EXPIRATION DATE: 09/15/2025
CONTINUED UNTIL TERMINATED IF CHECKED

THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED: BASIC | BROAD | X SPECIAL

COVERAGE / PERILS / FORM	AMOUNT OF INSURANCE	DEDUCTIBLE
Installation Floater	See Remarks	$500
Leased Rented Equipment	See remarks	$1,000
Scheduled Equipment	See Remarks	$1,000

REMARKS (Including Special Conditions)

Project: City of Ankeny Fire Station no 4
Stored Materials and Value: metal and wood lockers valued at $61,490
Stored Materials Location: our warehouse, 5600 Metro East Dr, Pleasant Hill, IA 50327

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS

City of Ankeny
410 W First Street
Ankeny, IA 50023

ADDITIONAL INSURED | LENDER'S LOSS PAYABLE | LOSS PAYEE
MORTGAGEE

LOAN #

AUTHORIZED REPRESENTATIVE

ACORD 27 (2016/03)

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #1 in the amount of $1,875.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. JEO - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: Ankeny North Four Mile Creek Sanitary Sewer Study
Contractor: JEO Consulting Group, Inc.
Address: 1615 SW Main Street, Suite 205, Ankeny, IA

Finance Budget Code: 550. 3550.4210 **Finance Project #** 550.4210
Vendor Project or Invoice #: 240666.00 **PO #**
Original Contract Date: January 21, 2025 **Vendor #** 7827

Date of Council Meeting: March 17, 2025 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: January 18, 2025 Through: February 14, 2025

Contract Summary

Original Contract Amount:	$ 64,700.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 64,700.00	
Total completed and stored to date:	$ 1,875.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 1,875.00	
Less previous applications for payment:		$ -	
SUBTOTAL			$ 1,875.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 1,875.00
Balance to finish, including retainage:		$ 62,825.00	
Contract Time Remaining (If applicable)	- Working Days		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: JEO Consulting Group, Inc.

Firm Name

Signature February 21, 2025

Date

City of Ankeny Staff Approval:

Donald Clark

Signature 3/7/25

Date

Submit to: Don Clark, PE - Director of Municipal Utilities
E-mail: DClark@Ankenylowa.gov *Phone:* (515) 963-3529 *Fax:* (515) 963-3529

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

February 24, 2025
Project No: R240666.00
Invoice No: 158864
Invoice Amount: 1,875.00

Don Clark
City of Ankeny
220 W 1st Street
Ankeny, IA 50023

Project Manager Curtis Kampman

Project R240666.00 Ankeny North Four Mile Creek Sanitary Sewer Study

Professional Services through February 14, 2025

See attached pay app

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Hydraulic Modeling	$45,900.00	4%	$1,875.00	0.00	$1,875.00
Technical Memorandum	$15,600.00	0%	0.00	0.00	0.00
Hourly Phase(s)					
Review Meetings			0.00	0.00	0.00
Additional Services			0.00	0.00	0.00
Total	**$61,500.00**		**$1,875.00**	**0.00**	**$1,875.00**

Total Amount Due Upon Receipt : $1,875.00

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #12 in the amount of $2,701.25 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. McClure - Pymt #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	SW Des Moines Street Utility Improvements		
Contractor:	McClure Engineering		
Address:	335 SE Oralabor Road; Ankeny, IA 50021		
Finance Budget Code:	699.3699.4210	**Finance Project #:**	699.4210
Vendor Project #:	2024000157-000	**Purchase Order #:**	
Original Contract Date:	March 18, 2024	**Vendor Account #:**	002183

Date of Council Meeting: March 17, 2025 **Payment Application #:** 12

Payment Period: From: January 26, 2025 Through: February 22, 2025

Contract Summary:

Original Contract Amount:	$ 235,900.00			
Net Change by Change Orders:	$ 236,000.00			
Contract Amount to Date: (line 1 ± 2)		$ 471,900.00		
Total Completed and Stored to Date:	$ 236,396.07			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 236,396.07		
Less Previous Applications for Payment:		$ 233,694.82		
SUBTOTAL:			$	2,701.25
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**2,701.25**
Balance to Finish, Including Retainage:		$ 235,503.93		

Contract Time Remaining (Substantial): - Working Days
Contract Time Remaining (Full): - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering

Firm Name

Signature March 5, 2025

Date

City of Ankeny Staff Approval:

Signature 03/06/2025

Date

Submit to: Becky Ford, PE, CFM, Stormwater & Environmental Manager

E-mail: bford@ankenyiowa.gov Phone Number: 515-963-3526

Date Printed: 3/5/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 15, 2024	$ 41,613.75
2	May 25, 2024	$ 31,766.90
3	June 17, 2024	$ 27,986.25
4	August 5, 2024	$ 27,468.75
5	August 19, 2024	$ 18,762.50
6	October 7, 2024	$ 11,495.27
7	November 4, 2024	$ 16,174.50
8	November 18, 2024	$ 19,013.75
9	January 6, 2025	$ 10,212.40
10	January 21, 2025	$ 4,781.50
11	March 3, 2025	$ 24,419.25
12		
13		
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Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
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PREVIOUS PAY APPS TOTAL = $ 233,694.82

Record of Change Orders:

No.	Date	Amount
1	February 17, 2025	$ 236,000.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = $ 236,000.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

Contract Working Days:	
Added by Change Order:	
Total Working Days:	0.0
Working Days Used to Date:	
Working Days Remaining:	**0.0**

Full Completion:

Contract Working Days:	
Added by Change Order:	
Total Working Days:	0.0
Working Days Used to Date:	
Working Days Remaining:	**0.0**

1360 NW 121st Street
Clive, IA 50325

Becky Ford
City of Ankeny, IA
410 West 1st Street
Ankeny, IA 50023

February 25, 2025
Project No: 2024000157-000
Invoice No: 157757
Due Date: March 27, 2025

Project 2024000157-000 Ankeny SW Des Moines Street Utility Improvements

Professional Services from January 26, 2025 to February 22, 2025

Phase 600 Construction Administration

Task 601 Construction Administration

		Hours	Rate	Amount	
Engineer III		3.00	185.00	555.00	
	Totals	3.00		555.00	
	Total Labor				**555.00**
			Total this Task		**$555.00**

Task 602 Advertising, Bidding, and Contract Award

		Hours	Rate	Amount	
Administrative Assistant		.50	85.00	42.50	
Engineer III		7.50	185.00	1,387.50	
	Totals	8.00		1,430.00	
	Total Labor				**1,430.00**
			Total this Task		**$1,430.00**
			Total this Phase		**$1,985.00**

Phase 850 Project Management and Coordination

Task 851 Project Management and Coordination

		Hours	Rate	Amount	
Engineer I		4.25	125.00	531.25	
Engineer III		1.00	185.00	185.00	
	Totals	5.25		716.25	
	Total Labor				**716.25**
			Total this Task		**$716.25**
			Total this Phase		**$716.25**

Project	2024000157-000	Ankeny SW Des Moines St Utility Improve.	Invoice	157757

	Current	Prior	To-Date	
Total Billings	2,701.25	233,694.82	236,396.07	
Contract Limit (not-to-exceed)			471,900.00	
Contract Limit Remaining			235,503.93	
		Total Due this Invoice		**$2,701.25**

Outstanding Invoices

Number	Date	Balance
157305	1/28/2025	24,419.25
Total		**24,419.25**

PROGRESS REPORT #12

SW Des Moines Street Utility Improvements

Date:	February 19, 2025	**McClure Project #:**	2024000157-000
To:	Becky Ford, PE, CFM Stormwater & Environmental Manager 1210 NW Prairie Ridge Drive Ankeny, IA 50023	**From:**	Colton Hoffmann, PE Senior Project Engineer 335 SE Oralabor Road Ankeny, IA 50021
Email:	bford@ankenyiowa.gov	**Principal:**	Scott Port, PE

Date Range of Report: January 26, 2025 – February 22, 2025

1. SUMMARY OF WORK DONE LAST PERIOD

a. Preconstruction meeting
b. Construction coordination
c. Utility coordination

2. FORECAST OF ACTIVITIES PLANNED FOR NEXT PERIOD

a. Contractor will begin construction on March 24th
b. Shop drawing review
c. Construction observation
d. Construction staking
e. Utility coordination

3. SCOPE CHANGES / VALUE ADDED

a. None

4. STATUS OF RECENT PREVIOUS INVOICES

INVOICE #	DATE SENT	INVOICE TOTAL	STATUS
155711	November 5, 2024	$19,013.75	Paid
156200	December 5, 2024	$10,212.40	Paid
156796	January 6, 2025	$4,781.50	Paid
157305	February 19, 2025	$24,419.25	Paid
157757	March 5, 2025	$2,701.25	Submitted

5. INPUT NEEDED / ACTION ITEMS

a. None

6. SCHEDULE MILESTONES

a. See below for completed and remaining milestones

Milestone	Timeline
~~Notice to Proceed~~	~~March 19, 2024~~
~~Topo and Boundary Survey~~	~~March 19, 2024 – April 5, 2024~~
~~Geotechnical Investigation~~	~~March 2024 – May 2024~~
~~Preliminary Plan Design (30%)~~	~~April 8, 2024 – April 22, 2024~~
~~Drainage Study & Report~~	~~April 8, 2024 – April 22, 2024~~
~~Preliminary Plans (30%) and Drainage Report Submittal to City and Utilities~~	~~April 22, 2024~~
~~OWNER Review of 30% Plans and Drainage Report (2 weeks)~~	~~April 22, 2024 – May 6, 2024~~
~~On-Site Field Review Meeting~~	~~May 6, 2024~~
~~Order and Obtain Title Certifications (2 Weeks)~~	~~May 7, 2024~~
~~Preliminary Design (60%)~~	~~May 7, 2024 – June 24, 2024~~
~~Preliminary Plans (60%) Submittal to City and Utilities~~	~~June 24, 2024~~
~~OWNER Review 60% Plans (2 weeks)~~	~~June 24, 2024 – July 8, 2024~~
~~Preliminary Plans (60%) Review Meeting (DDM #1)~~	~~July 11, 2024~~
~~Project Information Meeting~~	~~August 6, 2024~~
~~Develop Acquisition Plats (After PIM)~~	~~August 6, 2024 – August 16, 2024~~
~~Check (95%) Design and Plans~~	~~August 6 2024 - October 28, 2024~~
~~Order and Obtain Appraisals (4 – 6 Weeks After Plats)~~	~~August 16, 2024 – September 16, 2024~~
~~Appraisal Review (1 – 2 Weeks After Appraisal Reports)~~	~~September 16, 2024 – September 30, 2024~~
~~Acquisition Negotiations (1 – 3 Months)~~	~~September 30, 2024 – December 15, 2024~~
~~Check Plan (95%) Submittal to City and Utilities~~	~~October 28, 2024~~
~~OWNER Check Plan (95%) Review (2 weeks)~~	~~October 28, 2024 – November 11, 2024~~
~~Check Plan (95%) Review Meeting (DDM #2)~~	~~November 14, 2024~~
~~Final Plans Design~~	~~November 11, 2024 – December 20, 2024~~
~~Acquisitions Complete (Assume 3 Months Negotiations)~~	~~December 15, 2024~~
~~Final Plan Submittal~~	~~December 20, 2024~~
~~OWNER Review Final Plans~~	~~December 20, 2024 – December 30, 2024~~
~~City Council Set Hearing and Letting Dates~~	~~January 6, 2025~~
~~Bid Letting (Local)~~	~~January 28, 2025~~
~~Public Hearing to Review Bids & Award Contract~~	~~February 3, 2025~~
Construction	Spring 2025 – Fall 2025
Project Closeout	Winter 2025

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #2 in the amount of $56,895.50 to RW Excavating Solutions, for construction services on the Vintage Business Park North Lake and Saylor Creek Repairs project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. RW Excavating - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Vintage Business Park North Lake and Saylor Creek Repairs		
Contractor:	RW Excavating Solutions		
Address:	13293 S. 88th Ave. W.		
Finance Budget Code:	680.3680.4453	**Finance Project #:**	680.4453
Vendor Project #:	NA	**Purchase Order #:**	NA
Original Contract Date:	March 18, 2024	**Vendor Account #:**	1906

Date of Council Meeting: March 17, 2025 **Payment Application #:** 2

Payment Period: From: September 21, 2024 Through: January 31, 2025

Contract Summary:

Original Contract Amount:	$ 181,925.00			
Net Change by Change Orders:	$ 10,760.00			
Contract Amount to Date: (line 1 ± 2)		$ 192,685.00		
Total Completed and Stored to Date:	$ 191,885.00			
Retainage: 5 % of Completed Work:	$ 9,594.25			
Total Earned Less Retainage:		$ 182,290.75		
Less Previous Applications for Payment:		$ 125,395.25		
SUBTOTAL:			$	56,895.50
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**56,895.50**
Balance to Finish, Including Retainage:		$ 10,394.25		
Contract Time Remaining:	- Working Days			

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: RW Excavating Solutions (Firm Name)

Leah Witt (Signature) 3-7-2025 (Date)

Engineer / Consultant Approval: Nilles Associates, Inc. (Firm Name)

Jake Nilles (Signature) 3/7/2025 (Date)

City of Ankeny Staff Approval:

Becky Ford (Signature) 3/10/2025 (Date)

Submit to: *Becky Ford P.E., CFM - Stormwater & Environmental Manager*

E-mail: Bford@Ankenylowa.gov Phone Number: (515) 963-3526

Date Printed: 3/7/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
2.01	CLEARING AND GRUBBING, BY UNIT	UNIT	97		97.00	$ 30.00	$ 2,910.00		$ -	97.00	97.00	$ 2,910.00	0.00	100.00%
2.02	CLEARING AND GRUBBING, BY AREA	AC	2.2		2.20	$ 8,000.00	$ 17,600.00		$ -	2.20	2.20	$ 17,600.00	0.00	100.00%
2.03	TOPSOIL, ON-SITE (4-INCH DEPTH)	CY	427		427.00	$ 10.00	$ 4,270.00	27.00	$ 270.00	400.00	427.00	$ 4,270.00	0.00	100.00%
2.04	EXCAVATION, CLASS 10	CY	730		730.00	$ 8.00	$ 5,840.00		$ -	730.00	730.00	$ 5,840.00	0.00	100.00%
2.05	DREDGING	CY	400		400.00	$ 20.00	$ 8,000.00	400.00	$ 8,000.00		400.00	$ 8,000.00	0.00	100.00%
	SEWERS AND DRAINS													
4.01	STORM SEWER, TRENCHED, RCP, 15-INCH DIA	LF	97		97.00	$ 80.00	$ 7,760.00		$ -	97.00	97.00	$ 7,760.00	0.00	100.00%
4.02	REMOVAL, STORM SEWER, RCP, 15-INCH DIA.	LF	147		147.00	$ 20.00	$ 2,940.00		$ -	147.00	147.00	$ 2,940.00	0.00	100.00%
4.03	REMOVAL, PIPE APRON, RCP, 15-INCH DIA.	EA	2		2.00	$ 300.00	$ 600.00		$ -	2.00	2.00	$ 600.00	0.00	100.00%
4.04	PIPE APRON W/ GUARD AND FOOTING, RCP, 15-INCH DIA.	EA	1		1.00	$ 2,500.00	$ 2,500.00		$ -	1.00	1.00	$ 2,500.00	0.00	100.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	HYDRODYNAMIC SEPARATOR	EA	1		1.00	$ 24,000.00	$ 24,000.00		$ -	1.00	1.00	$ 24,000.00	0.00	100.00%
6.02	INTAKE, SW-505, DOUBLE GRATE INTAKE	EA	1		1.00	$ 8,000.00	$ 8,000.00		$ -	1.00	1.00	$ 8,000.00	0.00	100.00%
6.03	INTAKE, SW-506, DOUBLE GRATE INTAKE W/MH	EA	1		1.00	$ 9,250.00	$ 9,250.00	1.00	$ 9,250.00		1.00	$ 9,250.00	0.00	100.00%
6.04	INTAKE, SW-512, CIRCULAR AREA INTAKE	EA	1		1.00	$ 1,500.00	$ 1,500.00		$ -	1.00	1.00	$ 1,500.00	0.00	100.00%
6.05	REMOVAL OF INTAKE, SW-501 & SW-503	EA	2		2.00	$ 500.00	$ 1,000.00	1.00	$ 500.00	1.00	2.00	$ 1,000.00	0.00	100.00%
6.06	REMOVAL OF INTAKE, SW-512	EA	2		2.00	$ 500.00	$ 1,000.00		$ -	2.00	2.00	$ 1,000.00	0.00	100.00%
6.07	REMOVAL OF HICKENBOTTOM AND PVC PIPE	LS	1		1.00	$ 400.00	$ 400.00		$ -	1.00	1.00	$ 400.00	0.00	100.00%
	STREETS AND RELATED WORK													
7.01	PAVEMENT, PCC, 8-INCH DEPTH, C-SUD MIX.	SY	53		53.00	$ 100.00	$ 5,300.00	26.00	$ 2,600.00	27.00	53.00	$ 5,300.00	0.00	100.00%
7.02	REMOVAL OF PAVEMENT, 8-INCH DEPTH	SY	53		53.00	$ 20.00	$ 1,060.00	26.00	$ 520.00	27.00	53.00	$ 1,060.00	0.00	100.00%
7.03	REMOVAL OF SIDEWALK	SY	121		121.00	$ 20.00	$ 2,420.00	20.00	$ 400.00	101.00	121.00	$ 2,420.00	0.00	100.00%
7.04	SIDEWALK, PCC, 5-INCH.	SY	121		121.00	$ 65.00	$ 7,865.00	20.00	$ 1,300.00	101.00	121.00	$ 7,865.00	0.00	100.00%
	TRAFFIC CONTROL													
8.01	TEMPORARY TRAFFIC CONTROL	LS	1		1.00	$ 15,400.00	$ 15,400.00	0.50	$ 7,700.00	0.50	1.00	$ 15,400.00	0.00	100.00%
8.02	PORTABLE DYNAMIC MESSAGE SIGNS	LS	1		1.00	$ 3,500.00	$ 3,500.00	0.50	$ 1,750.00	0.50	1.00	$ 3,500.00	0.00	100.00%
	SITE WORK AND LANDSCAPING													
9.01	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 1	AC	0.1		0.10	$ 3,500.00	$ 350.00	0.10	$ 350.00		0.10	$ 350.00	0.00	100.00%
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 2	AC	0.3		0.30	$ 3,500.00	$ 1,050.00	0.30	$ 1,050.00		0.30	$ 1,050.00	0.00	100.00%
9.03	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 4	AC	1.9		1.90	$ 1,000.00	$ 1,900.00	0.90	$ 900.00	1.00	1.90	$ 1,900.00	0.00	100.00%
9.04	HYDRAULIC MULCHING, BFM	AC	2.3		2.30	$ 4,500.00	$ 10,350.00	1.30	$ 5,850.00	1.00	2.30	$ 10,350.00	0.00	100.00%
9.05	WATTLES, STRAW, 9-INCH DIA.	LF	1,040	(1,040.00)	0.00	$ 3.00	$ -		$ -		0.00	$ -	0.00	0.00%
9.06	WATTLES, REMOVAL	LF	1,040	(1,040.00)	0.00	$ 0.50	$ -		$ -		0.00	$ -	0.00	0.00%
9.07	RIP RAP, CLASS D	TON	40		40.00	$ 80.00	$ 3,200.00	30.00	$ 2,400.00		30.00	$ 2,400.00	10.00	75.00%
9.08	STABILIZED CONSTRUCTION ENTRANCE	SY	116		116.00	$ 20.00	$ 2,320.00		$ -	116.00	116.00	$ 2,320.00	0.00	100.00%
9.09	INLET PROTECTION DEVICE, DROP-IN	EA	8	(8.00)	0.00	$ 150.00	$ -		$ -		0.00	$ -	0.00	0.00%
9.10	INLET PROTECTION DEVICE, MAINTENANCE AND REMOVAL	EA	24	(24.00)	0.00	$ 50.00	$ -		$ -		0.00	$ -	0.00	0.00%
9.11	REMOVAL OF SEDIMENT FROM BIO-RETENTION CELL	CY	25		25.00	$ 200.00	$ 5,000.00		$ -	25.00	25.00	$ 5,000.00	0.00	100.00%
9.12	REMOVAL OF ROCK CHECK DAM	EA	2		2.00	$ 300.00	$ 600.00		$ -	2.00	2.00	$ 600.00	0.00	100.00%
9.13	BROADCAST HERBICIDE TREATMENT	AC	5		5.00	$ 500.00	$ 2,500.00		$ -	5.00	5.00	$ 2,500.00	0.00	100.00%
	MISCELLANEOUS													
11.01	MOBILIZATION	LS	1.00		1.00	$ 15,000.00	$ 15,000.00		$ -	1.00	1.00	$ 15,000.00	0.00	100.00%
11.02	CONCRETE WASHOUT	LS	1.00		1.00	$ 500.00	$ 500.00	0.50	$ 250.00	0.50	1.00	$ 500.00	0.00	100.00%
	CHANGE ORDER ITEMS													
12.01	STREET TREES	EA		6.00	6.00	$ 550.00	$ 3,300.00	6.00	$ 3,300.00		6.00	$ 3,300.00	0.00	100.00%
12.02	WATER MAIN ADJUSTMENT	LS		1.00	1.00	$ 13,500.00	$ 13,500.00	1.00	$ 13,500.00		1.00	$ 13,500.00	0.00	100.00%
12.03					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.04					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
12.05					0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK CONTRACT = $ 192,685.00 PAY PERIOD = $ 59,890.00 COMPLETED = $ 191,885.00 99.58%

Date printed: 3/7/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	October 7, 2024	$ 125,395.25
2		
3		
4		
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35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
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68		
69		
70		

PREVIOUS PAY APPS TOTAL = $ 125,395.25

Record of Change Orders:

No.	Date	Amount
1	March 17, 2025	$ 10,760.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = $ 10,760.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	August 27, 2024

Substantial Completion:

Contract Working Days:	
Added by Change Order:	
Total Working Days:	0.0
Working Days Used to Date:	
Working Days Remaining:	0.0

Full Completion:

Contract Working Days:	
Added by Change Order:	
Total Working Days:	0.0
Working Days Used to Date:	
Working Days Remaining:	0.0

Date Printed: 3/7/2025

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #23 in the amount of $4,385.80 to SVPA Architects Inc. for design and construction administration services associated with the Ankeny Fire Station No. 4 project.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

This item represents a progress payment request by the design team for construction administration work associated with the project.

CITY MANAGER/STAFF RECOMMENDATIONS:

The City Manager recommends approval of this item as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

This item is specifically included in the City Council approved FY2025 budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. SVPA Pay Application #23

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

Project Title: Fire Station No. 4
Contractor: Savage-Ver Ploeg & Associates, Inc., dba SVPA Architects Inc.
Address: 1466 28th Street, Suite 200, West Des Moines, IA 50266
Finance Budget Code: 901.1901.4210 **Finance Project Code:** 901
Vendor Project or Invoice #: **PO #**
Original Contract Date: March 6, 2023 **Vendor #** 1859

Date of Council Meeting 03/17/2025 **PAYMENT REQUEST #** 23
PAYMENT PERIOD: From: 02/03/25 through: 03/02/25

Contract Summary

Original Contract Amount:	$ 348,400.00		
Net change by Change Orders:	$ 12,500.00		
Contract Amount to Date: (line 1 ± 2)		$ 360,900.00	
Total completed and stored to date:	$ 356,545.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 356,545.00	
Less previous applications for payment:		$ 352,190.00	
SUBTOTAL			$ 4,355.00
OTHER CHARGES (Please attach an itemized list)			$ 30.80
CURRENT PAYMENT DUE			$ 4,385.80
Balance to finish, including retainage:		$ 4,355.00	
Contract Time Remaining (If applicable)	-		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:
Firm Name
Signature Date

Engineer/Consultant Approval: SVPA Architects
Firm Name
Robert T. Ash 3/6/2025
Signature Date

City of Ankeny Staff Approval
Mike Schrock 03/06/2025
Signature Date

Submit to: Mike Schrock, Assistant City Manager
Email: mschrock@ankenyiowa.gov *Phone:* 515-965-6420 *Fax:*

Date Printed: 3/6/2025

Expense Report

NAME: Casey White

WEEK ENDING

0.7

DATE	TO	JOB#	PROJECT	MILES	$$
1/27/2025	Altoona City Hall	24046	Altoona FS	38	$ 26.60
2/4/2025	Altoona City Hall	24046	Altoona FS	19	$ 13.30
2/4/2025	LS Highschool	23088	LS Elm Reno	100	$ 70.00
2/24/2025	Ankeny FS 4	23019	Ankeny FS 4	44	$ 30.80
2/28/2025	Altoona City Hall	24046	Altoona FS	38	$ 26.60
					$ -
					$ -
Total				239.0	$ 231.49

OTHER			
DATE	PROJECT	EXPENSE	EXPLANATION
2/24/2025	OH - Monitor Stand	$ 64.19	For WFH desk. Utilizing second monitor now and needed stand.
		$ -	Checked storage and no extras avaiable.
		$ -	

44 miles @ .70 = $30.80

SVPA ARCHITECTS

www.svpa-architects.com
Phone 515.327.5990

1466 28th Street, Suite 200
West Des Moines, Iowa 50266

Mike Schrock
City of Ankeny
410 West First Street
Ankeny, IA 50023-0944

March 6, 2025
Project No: 23019.00
Invoice No: 0040296

Project 23019.00 Ankeny Fire Station #4
Beyond Fee: Snyder & Associates Survey Services $4,600.

Professional Services from February 3, 2025 to March 2, 2025

Phase 03 Schematic Design

Fee

Billing Phase	Fee	Percent Complete	Earned
Schematic Design	52,260.00	100.00	52,260.00
Design Development	69,680.00	100.00	69,680.00
Construction Documents	132,392.00	100.00	132,392.00
Bidding/Negotiation	6,968.00	100.00	6,968.00
Construction Administration	87,100.00	95.00	82,745.00
Amendment #1	12,500.00	100.00	12,500.00
Total Fee	360,900.00		356,545.00
		Previous Fee Billing	352,190.00
		Current Fee Billing	4,355.00

Total Fee		**4,355.00**
Total this Phase		**$4,355.00**

Phase 07 Construction Administration

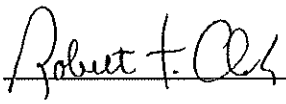
Reimbursable Expenses

Mileage & Parking	30.80	
Total Reimbursables	**30.80**	**30.80**
Total this Phase		**$30.80**
Total this Invoice		**$4,385.80**

Billings to Date

	Current	Prior	Total
Fee	4,355.00	352,190.00	356,545.00

Project	23019.00	Ankeny Fire Station #4			Invoice	0040296
Consultant		0.00	4,600.00	4,600.00		
Expense		30.80	16,362.55	16,393.35		
Unit		0.00	560.05	560.05		
Totals		**4,385.80**	**373,712.60**	**378,098.40**		

Authorized By: 

Robert Ormsby

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME
Consider motion to approve the March 17, 2025 Accounts Payable.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. AP Recap
2. AP Check Report

CITY OF ANKENY
ACCOUNTS PAYABLE RECAP
MARCH 17, 2017

Fund		PAYMENTS
100	General Fund	$ 183,137.85
220	Fire Gift Fund	-
233	Hotel Motel Tax Fund	29,272.66
240	Parks Improvements	-
250	Police Gift Fund	-
260	Road Use Tax Fund	658,722.31
270	Seizure Fund	-
280	Tax Increment Financing Fund	-
284	Economic Development Fund	-
290	Police/Fire Pension Fund	1,929.08
300	Debt Service Fund	-
430	Library Foundation Fund	4,526.85
440	Park Dedication Trust Fund	-
445	Sports Complex Foundation Fund	-
446	Ankeny Garden Club	-
448	Miracle Park Fund	1,866.50
449	Dog Park Trust Fund	-
484	Civic Trust Fund	-
491	Ankeny Foundation Fund	-
500	Solid Waste Fund	110,341.36
510	Water Fund	125,787.58
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	689,958.61
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Stormwater Fund	8,432.48
590	Golf Course Fund	35,539.41
600-699	Enterprise Project Funds	111,767.09
710	Revolving Fund	47,518.57
720	Risk Management Fund	26,500.40
730	Health Insurance Fund	618.19
770	Sustainability Revolving Loan	-
780	Economic Development Revolving	-
790	Equipment Reserve Fund	-
800-880,890	Special Assessments Funds	-
900	BAN/Bond Activity Fund	-
882-998	Capital Projects Funds	482,214.59
	Sub Total	$ 2,518,133.53
	Payroll Totals	1,461,980.27
	Service Transfers/ACH Drafts	(219,077.57)
	Agenda Payments Approved Separately	(494,365.69)
	Grand Total	$ 3,266,670.54

Honorable Mayor & City Council:

It is my recommendation that the City Council approve payment of the bills listed from funds as shown.

Mike Schaefer — 03/13/2025

City Manager — Date

VENDOR SET: 01 City of Ankeny
BANK: * ALL BANKS
DATE RANGE: 3/06/2025 THRU 3/19/2025

VENDOR	I.D.	NAME	STATUS		CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008877		JACOB EASTIN								
	M-CHECK	JACOB EASTIN	UNPOST	V	3/07/2025			235467		140.00CR
001840		KEVIN DITSWORTH								
	M-CHECK	KEVIN DITSWORTH	UNPOST	V	3/07/2025			243294		15.68CR
011835		GRANITE EXCAVATING LLC								
	M-CHECK	GRANITE EXCAVATING LLC	UNPOST	V	3/07/2025			248154		77,590.49CR

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	3	VOID DEBITS	0.00			
		VOID CREDITS	77,746.17CR	77,746.17CR	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: TOTALS:	3	77,746.17CR	0.00	0.00
BANK: TOTALS:	3	77,746.17CR	0.00	0.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 3/06/2025 THRU 3/19/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001844		A TECH INC-TCI							
	C-649351	CR:01/21/25-03/31/25 ADJUSTMNT	E	3/19/2025	402.33CR		011332		
	I-643725	01/01/25-03/31/25 SERVICE	E	3/19/2025	3,330.00		011332		2,927.67
					*** VENDOR TOTALS ***		1 CHECKS		2,927.67
008578		ACCESS TECHNOLOGIES INC							
	I-INV1736544	1/31/25-2/27/25 STATEMENT	R	3/17/2025	1,910.53		251040		1,910.53
					*** VENDOR TOTALS ***		1 CHECKS		1,910.53
000164		G & S HARDWARE INC							
	I-210787/2	FASTENERS - MU	R	3/17/2025	2.14		251041		2.14
					*** VENDOR TOTALS ***		1 CHECKS		2.14
005541		ACUSHNET COMPANY							
	C-0000193795	CR: MERCH FOR RESALE	R	3/17/2025	529.60CR		251042		
	C-0000194457	CR: MERCH FOR RESALE	R	3/17/2025	1,121.97CR		251042		
	C-0000194458	CR: MERCH FOR RESALE	R	3/17/2025	131.93CR		251042		
	I-919690390	RANGE BALLS-OC	R	3/17/2025	4,000.00		251042		
	I-919724744A	MERCHANDISE FOR RESALE	R	3/17/2025	1,063.86		251042		
	I-919724744B	MERCHANDISE FOR RESALE	R	3/17/2025	1,530.94		251042		
	I-919734328	MERCHANDISE FOR RESALE-OC	R	3/17/2025	3,536.68		251042		
	I-919771711	MERCHANDISE FOR RESALE	R	3/17/2025	1,837.94		251042		
	I-919781187	MERCHANDISE FOR RESALE	R	3/17/2025	154.35		251042		
	I-919792717	MERCHANDISE FOR RESALE-OC	R	3/17/2025	2,522.52		251042		
	I-919839718	MERCHANDISE FOR RESALE-OC	R	3/17/2025	253.52		251042		
	I-919853553	MERCHANDISE FOR RESALE-OC	R	3/17/2025	232.35		251042		
	I-919868445	MERCHANDISE FOR RESALE-OC	R	3/17/2025	2,257.92		251042		
	I-919871371	MERCHANDISE FOR RESALE-OC	R	3/17/2025	1,604.83		251042		
	I-919871372	MERCHANDISE FOR RESALE-OC	R	3/17/2025	3,198.43		251042		20,409.84
					*** VENDOR TOTALS ***		1 CHECKS		20,409.84
000026		AHLERS & COONEY PC							
	I-882686	SVCS 1/15/25 A&R ANK URP	E	3/19/2025	932.00		011318		
	I-882687	AMEND 14 1989 ANK ED URP	E	3/19/2025	668.00		011318		
	I-882688	SVCS 1/15/25 A&R NE ANK URP	E	3/19/2025	1,272.00		011318		
	I-884902	SVCS 2/15/25 A&R ANK URP	E	3/19/2025	221.50		011318		
	I-884903	SVCS 2/15/25 1989 ANK ED URP	E	3/19/2025	283.50		011318		
	I-884904	SVCS 2/15/25 A&R NE ANK URP	E	3/19/2025	777.00		011318		
	I-885034	SVCS 2/15/25 2025 PCC RECON	E	3/19/2025	1,900.00		011318		
	I-885035	SVCS 2/15/25 SW DSM ST UTLY IM	E	3/19/2025	1,900.00		011318		
	I-885036	SVCS 2/15/25 NW IRV DR NW 18TH	E	3/19/2025	1,900.00		011318		9,854.00
					*** VENDOR TOTALS ***		1 CHECKS		9,854.00

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000226		AIRGAS NORTH CENTRAL INC							
	I-9158241598	OXYGEN - FD	R	3/17/2025	77.96		251043		
	I-9158532478	SHOP SUPPLIES - CG	R	3/17/2025	39.92		251043		117.88
					*** VENDOR TOTALS ***		1 CHECKS		117.88
009981		ALL CITY MANAGEMENT SERVICES,							
	I-99240	2/9-2/22/25 CROSSING GUARDS	E	3/19/2025	5,520.80		011371		5,520.80
					*** VENDOR TOTALS ***		1 CHECKS		5,520.80
009262		AMAZON CAPITAL SERVICES INC							
	C-16QQ-HTT1-6RP4	CR: TRASH CONTAINER - OC	E	3/19/2025	81.42CR		011363		
	C-1TJ3-XL6C-C1RD	CR: MULTIMEDIA KL	E	3/19/2025	1.02CR		011363		
	C-1YG3-MHJ1-CVFQ	CR: WIRELESS MOUSE - CM	E	3/19/2025	8.07CR		011363		
	I-11RY-J97F-3VKR	BINDERS - AC	E	3/19/2025	14.19		011363		
	I-11RY-J97F-6KQK	OFFICE SUPPLIES - IT	E	3/19/2025	91.50		011363		
	I-13KR-VWVV-31X4	BOOK CLUB BOOKS - KL	E	3/19/2025	31.40		011363		
	I-16DY-KR7L-K7LF	MULTIMEDIA - KL	E	3/19/2025	40.94		011363		
	I-16DY-KR7L-PVMC	MISC BOOKS - KL	E	3/19/2025	172.99		011363		
	I-16MT-DMR9-VFRG	MULTIMEDIA - KL	E	3/19/2025	102.78		011363		
	I-17CG-DCLN-R1PJ	BULLETIN BOARD-RALLY COMPLEX	E	3/19/2025	155.99		011363		
	I-17JP-DR31-HWDL	MULTIMEDIA - KL	E	3/19/2025	18.98		011363		
	I-1CN6-3Q9D-6MX6	BEACH BALLS ACC	E	3/19/2025	93.16		011363		
	I-1CW3-PCHX-LTPC	RUBBER WORK BOOTS - MU	E	3/19/2025	175.00		011363		
	I-1DW9-DDR1-41Y7	BUILDING SUPPLIES - OC	E	3/19/2025	38.98		011363		
	I-1F6M-YG7C-7T3Q	KEYS - MU	E	3/19/2025	6.79		011363		
	I-1F9Y-G4J4-GM7T	KIDS FURNITURE BUMPERS-KL	E	3/19/2025	5.29		011363		
	I-1FPW-1RLN-QLW6	WINDOW CLINGS - KL	E	3/19/2025	10.38		011363		
	I-1FQ7-1GGF-TYKY	WATER PUMP ATTACHMENT-MU	E	3/19/2025	19.05		011363		
	I-1G1L-1JFH-DX6T	MULTIMEDIA-KL	E	3/19/2025	24.46		011363		
	I-1H6H-3WCM-FXWK	BALLOON ARCH KIT-KL	E	3/19/2025	14.22		011363		
	I-1HCX-YPCM-DX6Q	BOOK CLUB BOOKS -KL	E	3/19/2025	317.98		011363		
	I-1JRF-LG14-9CWN	WALL ORGANIZER/FILES -OC	E	3/19/2025	226.59		011363		
	I-1K3J-QJM9-4MYX	CAR WASH BRUSH - FD	E	3/19/2025	31.96		011363		
	I-1L9L-Y6VP-4NQT	FLOOR TILES-NEW FIRE ENGINE	E	3/19/2025	271.92		011363		
	I-1LDM-NJGN-TR1T	WOOD TOOLS ART STICKS-KL	E	3/19/2025	6.99		011363		
	I-1M3M-TFP4-H1C1	HS MUSICAL - KL	E	3/19/2025	13.59		011363		
	I-1MKL-GRWY-TXWC	JEWEL CASES - KL	E	3/19/2025	25.98		011363		
	I-1QFF-CX3C-4TR3	MULTIMEDIA -KL	E	3/19/2025	84.84		011363		
	I-1TJ3-XL6C-4YCQ	MULTIMEDIA - KL	E	3/19/2025	11.79		011363		
	I-1TQP-RM9K-4HVR	WALL CLIPS FOR RUGS-PKS	E	3/19/2025	59.98		011363		
	I-1TVL-JVGJ-JCMN	MISC BOOKS - KL	E	3/19/2025	227.47		011363		
	I-1VP1-J4NC-7MGM	WASTE BAGS/BOOTIES/MISC-KL	E	3/19/2025	42.95		011363		
	I-1W7H-QPCX-4RW6	MULTIMEDIA - KL	E	3/19/2025	70.17		011363		
	I-1WLC-PRFT-3TVM	SWIFFER SUPPLIES - OC	E	3/19/2025	52.32		011363		2,370.12
					*** VENDOR TOTALS ***		1 CHECKS		2,370.12

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012254		AM ACQUISITIONS INC							
	I-0039193	NAMEPLATE - TODD SHAFER	E	3/19/2025	23.00		011388		23.00
					*** VENDOR TOTALS ***		1 CHECKS		23.00
012278		KEVIN ANDREWS							
	I-07/24-02/25FITNESS	07/24-02/25 FITNESS	E	3/19/2025	216.00		011401		
	I-3/3/2025	BOOT REIMBURSEMENT	E	3/19/2025	140.00		011401		356.00
					*** VENDOR TOTALS ***		1 CHECKS		356.00
000043		ANKENY COMMUNITY SCHOOLS							
	I-030320251	SPRING 2025 FLYER	R	3/17/2025	145.00		251044		145.00
000043		ANKENY COMMUNITY SCHOOLS							
	I-FY25 #9 MARCH GYM	MARCH 2025 GYM USE FEE	R	3/17/2025	5,700.00		251045		5,700.00
					*** VENDOR TOTALS ***		2 CHECKS		5,845.00
011996		ANKENY HARDWARE STORE LLC							
	I-1163399	HILLMAN - PW	E	3/19/2025	3.00		011381		
	I-1163410	SIPHON PUMP - FD	E	3/19/2025	20.99		011381		
	I-1163642	LUBRICANT - OCM	E	3/19/2025	26.97		011381		
	I-1163951	HILLMAN/BOLT/LINK/ROPE -PKS	E	3/19/2025	33.50		011381		
	I-1164518	HILLMAN/PAINT SUPPS-PKS PLOW	E	3/19/2025	13.41		011381		
	I-1164693	HILLMAN - OCM	E	3/19/2025	7.20		011381		105.07
					*** VENDOR TOTALS ***		1 CHECKS		105.07
004201		TSJM TOWING SERVICE LLC							
	I-25-66084	TOW/HOOK FEE	R	3/17/2025	65.00		251046		
	I-25-66188	TOW/HOOK FEE	R	3/17/2025	75.00		251046		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
012176		ARC SOURCE MIDWEST							
	I-47658	ATOM ARC CONTAINER - TRAFFIC	E	3/19/2025	50.04		011385		50.04
					*** VENDOR TOTALS ***		1 CHECKS		50.04
000057		ARNOLD MOTOR SUPPLY							
	C-15CR017066	CR: UNIT #77 CORE	R	3/17/2025	24.00CR		251047		
	C-15CR017100	CR: UNIT #121 CORE	R	3/17/2025	216.00CR		251047		
	C-15CR017110	CR: UNIT #623 CODE	R	3/17/2025	24.00CR		251047		
	C-15CR017170	CR: UNIT #408 PARTS	R	3/17/2025	60.07CR		251047		
	I-15NV202152	UNIT #272 OIL FILTER	R	3/17/2025	9.53		251047		
	I-15NV202167	UNIT #272 SEPARATOR FILTER	R	3/17/2025	40.08		251047		
	I-15NV202182	DEGREASER - CG	R	3/17/2025	119.99		251047		
	I-15NV202226	UNIT #272 AIR FILTER	R	3/17/2025	22.74		251047		
	I-15NV202257	BRAKE CLEANER - CG	R	3/17/2025	69.36		251047		
	I-15NV202274	UNIT #272 AIR FILTER	R	3/17/2025	49.41		251047		
	I-15NV202394	OIL FILTERS - CG	R	3/17/2025	15.33		251047		
	I-15NV202423	DRILL - MU	R	3/17/2025	9.19		251047		
	I-15NV202547	SHOP SUPPLIES - CG	R	3/17/2025	238.24		251047		

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	I-15NV202645	UNIT #121 PARTS	R	3/17/2025	321.10		251047		
	I-15NV202690	UNIT #121 PARTS	R	3/17/2025	642.20		251047		
	I-15NV202799	UNIT #623 PARTS	R	3/17/2025	209.14		251047		
	I-15NV202832	UNIT #228 PARTS	R	3/17/2025	321.10		251047		
	I-15NV202898	SPARK PLUGS - PRSC	R	3/17/2025	3.03		251047		
	I-15NV202913	SPARK PLUG - PRSC	R	3/17/2025	3.03		251047		
	I-15NV203065	UNIT #111 PARTS	R	3/17/2025	242.42		251047		
	I-15NV203088	UNIT #119 PARTS	R	3/17/2025	265.43		251047		
	I-15NV203189	UNIT #640 OIL FILTER	R	3/17/2025	15.29		251047		
	I-15NV203265	UNIT #408 PARTS	R	3/17/2025	94.64		251047		
	I-15NV203295	UNIT #408 AIR FILTERS	R	3/17/2025	22.94		251047		
	I-15NV203456	UNIT #922 AIR FILTER	R	3/17/2025	15.31		251047		2,405.43
					*** VENDOR TOTALS ***		1 CHECKS		2,405.43
012092		ASCENDANCE TRUCKS LLC							
	I-VA301000173	SNOWPLOW TRUCKS	R	3/17/2025	121,866.00		251048		
	I-VA301000174	SNOWPLOW TRUCKS	R	3/17/2025	187,744.00		251048		
	I-XA301023444:01	PLOW TRUCK SUPPLIES	R	3/17/2025	187.20		251048		
	I-XA301024242:01	UNIT #132 PRESSURE SWITCH	R	3/17/2025	102.38		251048		
	I-XA301024551:01	CARRIER ASSEMBLIES-PLOW TRUCKS	R	3/17/2025	604.68		251048		
	I-XA301024551:02	CARRIER ASSEMBLY-PLOW TRUCKS	R	3/17/2025	508.05		251048		
	I-XA301024557:01	BACK COVERS - PLOW TRUCKS	R	3/17/2025	223.02		251048		311,235.33
					*** VENDOR TOTALS ***		1 CHECKS		311,235.33
008024		AUREON COMMUNICATIONS LLC							
	I-20389297	03/01/25-03/31/25 STATEMENT	E	3/19/2025	2,309.36		011361		2,309.36
					*** VENDOR TOTALS ***		1 CHECKS		2,309.36
005865		TASER INTERNATIONAL INC							
	I-INUS325852	AXON CAMERA SYSTEM	R	3/17/2025	23,717.19		251049		23,717.19
					*** VENDOR TOTALS ***		1 CHECKS		23,717.19
000067		BAKER & TAYLOR INC							
	I-2038903734	MISC BOOKS - KL	E	3/19/2025	275.57		011319		
	I-2038904070	MISC BOOKS - KL	E	3/19/2025	591.34		011319		
	I-2038915655	MISC BOOKS - KL	E	3/19/2025	353.98		011319		
	I-2038927647	MISC BOOKS-KL	E	3/19/2025	357.18		011319		1,578.07
					*** VENDOR TOTALS ***		1 CHECKS		1,578.07
012300		APOLLO BETSWORTH							
	I-06/24/24-01/30/25	TRAINING REIMBURSEMENTS	E	3/19/2025	239.35		011404		239.35
					*** VENDOR TOTALS ***		1 CHECKS		239.35

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005950		BLACKSTONE AUDIO INC							
	I-2188044	MULTIMEDIA/SHELF SVCS - KL	R	3/17/2025	67.88		251050		
	I-2188675	MULTIMEDIA/SHELF SVCS-KL	R	3/17/2025	915.40		251050		
	I-2189070	MULTIMEDIA/SHELF SVCS-KL	R	3/17/2025	45.94		251050		
	I-2189329	MULTIMEDIA/SHELF SVCS-KL	R	3/17/2025	29.91		251050		
	I-2189589	MULTIMEDIA/SHELF SVCS-KL	R	3/17/2025	37.94		251050		1,097.07
					*** VENDOR TOTALS ***		1 CHECKS		1,097.07
008100		BOMGAARS SUPPLY INC							
	I-65341718	BOOTS - ZACK MYERS	R	3/17/2025	140.00		251051		
	I-65341721	BOOTS - NICK FAZIO	R	3/17/2025	140.00		251051		280.00
					*** VENDOR TOTALS ***		1 CHECKS		280.00
009487		BOOT BARN INC							
	I-INV00453014	MUCK BOOTS - MU	E	3/19/2025	131.74		011368		131.74
					*** VENDOR TOTALS ***		1 CHECKS		131.74
005174		BOUND TREE MEDICAL LLC							
	I-85664137	EMS SUPPLIES	R	3/17/2025	30.20		251052		
	I-85665872	EMS SUPPLIES	R	3/17/2025	687.56		251052		
	I-85667620	EMS SUPPLIES	R	3/17/2025	275.12		251052		
	I-85669203	EMS SUPPLIES	R	3/17/2025	5.43		251052		
	I-85670625	EMS SUPPLIES	R	3/17/2025	17.99		251052		
	I-85671955	EMS SUPPLIES	R	3/17/2025	1,023.62		251052		
	I-85673734	EMS SUPPLIES	R	3/17/2025	3.62		251052		
	I-85673735	EMS SUPPLIES	R	3/17/2025	313.32		251052		
	I-85677436	EMS SUPPLIES	R	3/17/2025	91.00		251052		
	I-85679181	EMS SUPPLIES	R	3/17/2025	499.24		251052		
	I-85680937	EMS SUPPLIES	R	3/17/2025	323.20		251052		3,270.30
					*** VENDOR TOTALS ***		1 CHECKS		3,270.30
000127		BRICK GENTRY PC							
	I-440790	2/25/2025 STATEMENT 224.008	R	3/17/2025	705.00		251053		
	I-440791	2/25/25 STATEMENT 224.017	R	3/17/2025	1,470.00		251053		
	I-440792	2/25/2025 STATEMENT 224.006	R	3/17/2025	165.00		251053		
	I-440795	02/25/2025 STATEMENT 224.031	R	3/17/2025	918.75		251053		
	I-440797	02/25/2025 STATEMENT 224.010	R	3/17/2025	105.00		251053		
	I-440801	2/25/2025 STATEMENT 224.014	R	3/17/2025	45.00		251053		3,408.75
					*** VENDOR TOTALS ***		1 CHECKS		3,408.75
004334		JARED BRIGHT							
	I-02/25/25-02/28/25	2/25-2/28/25 TRAVEL	E	3/19/2025	459.04		011346		459.04
					*** VENDOR TOTALS ***		1 CHECKS		459.04

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010643		PATRICIA BROWN							
	I-01/25-03/25CLASSES	01/25-03/25 CLASSES - ACC	E	3/19/2025	569.50		011397		569.50
					*** VENDOR TOTALS ***		1 CHECKS		569.50
008738		BULB GUY LIGHTING							
	I-23121	BULBS - FS2	E	3/19/2025	435.33		011362		435.33
					*** VENDOR TOTALS ***		1 CHECKS		435.33
012307		SPENSER BURDEN							
	I-03/2025 LAND ACQ	03/2025 LAND ACQUISITION	R	3/17/2025	2,320.00		251054		
	I-03/2025 LAND IMP	03/2025 LAND IMPROVEMENTS	R	3/17/2025	825.17		251054		
	I-03/2025 ROW	03/2025 RIGHT OF WAY	R	3/17/2025	395.00		251054		3,540.17
					*** VENDOR TOTALS ***		1 CHECKS		3,540.17
012304		LUIS CAMACHO III							
	I-03/07/2025	PARKING TICKET REFUND	R	3/17/2025	40.00		251055		40.00
					*** VENDOR TOTALS ***		1 CHECKS		40.00
000385		CAPITAL CITY EQUIPMENT CO							
	I-53750D	UNIT #640 FILTERS	E	3/19/2025	82.91		011325		82.91
					*** VENDOR TOTALS ***		1 CHECKS		82.91
000453		CARQUEST AUTO PARTS							
	I-2330-861009	UNIT #272 PARTS	R	3/17/2025	13.38		251056		
	I-2330-862627	UNIT #132 PARTS	R	3/17/2025	35.20		251056		
	I-2330-862634	UNIT #225 PARTS	R	3/17/2025	8.35		251056		56.93
					*** VENDOR TOTALS ***		1 CHECKS		56.93
001004		PARKER CASKEY							
	I-3/5/2025	EMS RECERT REIMBURSMENT	E	3/19/2025	25.00		011390		25.00
					*** VENDOR TOTALS ***		1 CHECKS		25.00
005278		CDW GOVERNMENT							
	I-AC93C5K	ADOBE SOFTWARE RENEWALS	E	3/19/2025	9,356.22		011354		9,356.22
					*** VENDOR TOTALS ***		1 CHECKS		9,356.22
011409		CENTRAL MCGOWAN INC							
	I-0000367247	BEVERAGES FOR RESALE-OC	E	3/19/2025	33.00		011376		33.00
					*** VENDOR TOTALS ***		1 CHECKS		33.00
008864		CENTRAL PUMP AND MOTOR LLC							
	I-5696	PUMP REPAIR-OCM	R	3/17/2025	878.70		251057		
	I-5697	PUMP REPAIR-OCM	R	3/17/2025	946.05		251057		1,824.75
					*** VENDOR TOTALS ***		1 CHECKS		1,824.75

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000426		CERTIFIED POWER INC							
	I-40535715	PLOW TRUCK PARTS	R	3/17/2025	81.75		251058		
	I-40535730	UNIT #226 PARTS	R	3/17/2025	215.04		251058		
	I-40536798	UNIT #132 PARTS	R	3/17/2025	173.80		251058		470.59
					*** VENDOR TOTALS ***		1 CHECKS		470.59
011576		CINTAS CORPORATION							
	C-9305932467	CR: STATEMENT CREDIT - STREETS	R	3/17/2025	10.53CR		251059		
	C-9305932493	CR: STATEMENT CREDIT - STREETS	R	3/17/2025	10.53CR		251059		
	C-9305932523	CR: STATEMENT CREDIT - STREETS	R	3/17/2025	10.53CR		251059		
	C-9305932544	CR: STATEMENT CREDIT - STREETS	R	3/17/2025	10.53CR		251059		
	C-9305932574	CR: STATEMENT CREDIT - STREETS	R	3/17/2025	5.38CR		251059		
	I-4214207194	12/10/24 SVCS - WATER	R	3/17/2025	213.37		251059		
	I-4215507950	12/23/24 SVCS - WASTEWATER	R	3/17/2025	159.80		251059		
	I-4215512153	UNIFORM RENTALS-OCM	R	3/17/2025	47.96		251059		
	I-4216174671	MAT/UNIFORM RENTALS - OCM	R	3/17/2025	45.28		251059		
	I-4218497105	1/21/25 SVCS - STREETS	R	3/17/2025	432.65		251059		
	I-4219311981	1/28/25 SVCS - STREETS	R	3/17/2025	432.65		251059		
	I-4219956200	2/04/25 SVCS - STREETS	R	3/17/2025	416.15		251059		
	I-4220757142	2/11/25 SVCS - STREETS	R	3/17/2025	431.50		251059		
	I-4221519683	UNIFORMS -OCM	R	3/17/2025	35.97		251059		
	I-4221526703	2/18/25 SVCS - STREETS	R	3/17/2025	427.63		251059		
	I-4222087797	2/24/25 SVCS - WASTEWATER	R	3/17/2025	140.02		251059		
	I-4222090224	SUPPLY RENTALS - ACC	R	3/17/2025	31.50		251059		
	I-4222268831	2/25/25 SVCS - WATER	R	3/17/2025	195.90		251059		
	I-4222427902	MAT RENTALS-KL	R	3/17/2025	204.34		251059		
	I-422263675	MAT/UNIFORM RENTALS - OCM	R	3/17/2025	45.28		251059		
	I-4222925662	3/04/25 SVCS - WASTEWATER	R	3/17/2025	140.02		251059		
	I-4222927875	CLOTH RENTALS - ACC	R	3/17/2025	31.50		251059		
	I-4222930084	UNIFORM RENTALS - OCM	R	3/17/2025	47.96		251059		
	I-4223091279	3/05/25 SVCS - WATER	R	3/17/2025	195.90		251059		
	I-4223091339	3/05/25 SVCS - STREETS	R	3/17/2025	427.63		251059		
	I-4223091607	MAT/UNIFORM RENTALS - PKS	R	3/17/2025	126.09		251059		
	I-4223206322	SUPPLY RENTALS - OC	R	3/17/2025	121.04		251059		
	I-4223561898	SUPPLY RENTALS - ACC	R	3/17/2025	31.50		251059		4,334.14
					*** VENDOR TOTALS ***		1 CHECKS		4,334.14
008258		CIT CHARTERS INC							
	I-20915	CHARTER BUS	R	3/17/2025	1,887.54		251060		1,887.54
					*** VENDOR TOTALS ***		1 CHECKS		1,887.54
002726		CITY OF DES MOINES TREASURY							
	I-139399	FY25 #10 WRA MONTHLY ALLOCTN	R	3/17/2025	656,011.60		251061		656,011.60
					*** VENDOR TOTALS ***		1 CHECKS		656,011.60

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002407		CIVIL DESIGN ADVANTAGE LLC							
	I-47864 #12	PAY 12-WSTLWN UTLITY IMP DSGN	E	3/19/2025	19,464.25		011341		19,464.25
					*** VENDOR TOTALS ***		1 CHECKS		19,464.25
009761		CLEAR BROOK COUNSELING PROFESS							
	I-01/07/2025	FIRE COUNCILING SVCS	R	3/17/2025	100.00		251062		
	I-02/25/2025	FIRE COUNCELING SERVICES	R	3/17/2025	100.00		251062		200.00
					*** VENDOR TOTALS ***		1 CHECKS		200.00
009277		CONVERGE ONE INC							
	I-INV1057913	MERAKI SWITCH PRAC CAMERA	E	3/19/2025	1,316.86		011364		
	I-INV1058702	MERAKI SWITCH PRAC CAMERA	E	3/19/2025	223.02		011364		1,539.88
					*** VENDOR TOTALS ***		1 CHECKS		1,539.88
011677		COUNTRY PLASTICS, LLC							
	I-37852	EQUIPMENT SUPPLIES - PW	R	3/17/2025	63.80		251063		63.80
					*** VENDOR TOTALS ***		1 CHECKS		63.80
009492		CTI							
	I-P-INV020163	SCREEN REPAIRS - KL	E	3/19/2025	647.00		011369		647.00
					*** VENDOR TOTALS ***		1 CHECKS		647.00
001003		ED DANIELS							
	I-121443	FILTERS -KL	E	3/19/2025	714.36		011331		
	I-121444	FILTERS - PW	E	3/19/2025	262.54		011331		
	I-121511	FILTERS - LAKESIDE	E	3/19/2025	28.16		011331		
	I-121614	FILTERS - CH	E	3/19/2025	189.10		011331		
	I-121615	FILTERS - FS 1	E	3/19/2025	207.67		011331		
	I-121616	FILTERS - FS3	E	3/19/2025	65.24		011331		
	I-121617	FILTERS - ACC	E	3/19/2025	400.76		011331		1,867.83
					*** VENDOR TOTALS ***		1 CHECKS		1,867.83
009427		AMY DAWSON							
	I-02/26/2025	2/25/25 TRAINING REIMBURSEMENT	E	3/19/2025	9.50		011395		9.50
					*** VENDOR TOTALS ***		1 CHECKS		9.50
012306		DAYTON PARK LLC							
	I-03/2025 LAND ACQ	03/2025 LAND ACQUISITION	R	3/17/2025	9,996.00		251064		
	I-03/2025 LAND IMP	03/2025 LAND IMPROVEMENTS	R	3/17/2025	26,649.00		251064		
	I-03/2025 ROW	03/2025 RIGHT OF WAY	R	3/17/2025	10,370.00		251064		47,015.00
					*** VENDOR TOTALS ***		1 CHECKS		47,015.00
004238		DEE ZEE FACTORY OUTLET							
	I-2741	UNIT #609 PARTS	R	3/17/2025	275.00		251065		275.00
					*** VENDOR TOTALS ***		1 CHECKS		275.00

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009239		DEERE & COMPANY							
	I-117714225	GATOR BALANCE - PRSC	R	3/17/2025	144.00		251066		144.00
					*** VENDOR TOTALS ***		1 CHECKS		144.00
000605		DEMCO INC							
	I-7611607	JEWEL CASE/LABELS-KL	E	3/19/2025	169.00		011328		169.00
					*** VENDOR TOTALS ***		1 CHECKS		169.00
009259		DENNIS SUPPLY COMPANY							
	I-DM0002099390-001	GAS VALVE - FS 2	R	3/17/2025	164.99		251067		164.99
					*** VENDOR TOTALS ***		1 CHECKS		164.99
012080		DES MOINES WATER WORKS - CIWW							
	I-000186 2/28/25	02/28/2025 STATEMENT	R	3/17/2025	2,935.00		251068		2,935.00
					*** VENDOR TOTALS ***		1 CHECKS		2,935.00
007887		NICK DEVRIES							
	I-01/18/2025 BOOTS	1/18/25 BOOTS	R	3/17/2025	140.00		251069		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
000161		DEWEY FORD INC							
	C-CM635629 FOW	CR: UNIT #79 SEAT BELT ASSMBLY	R	3/17/2025	176.19CR		251070		
	I-635629 FOW	UNIT #73 PARTS	R	3/17/2025	176.19		251070		
	I-635710 FOW	UNIT #79 PARTS	R	3/17/2025	102.81		251070		102.81
					*** VENDOR TOTALS ***		1 CHECKS		102.81
012292		BEN DICKERSON							
	I-02/17/25 BOOTS	2/17/25 BOOTS	E	3/19/2025	129.73		011403		129.73
					*** VENDOR TOTALS ***		1 CHECKS		129.73
002810		PETER DIDONATO							
	I-02/10/25 MEALS	2/10/25 OVERTIME MEALS	R	3/17/2025	24.71		251071		24.71
					*** VENDOR TOTALS ***		1 CHECKS		24.71
011431		DINNER DELIGHTS							
	I-02/26/2025	2/23/25 FREEZER MEAL CLASS	R	3/17/2025	270.00		251072		270.00
					*** VENDOR TOTALS ***		1 CHECKS		270.00
001840		KEVIN DITSWORTH							
	I-06/08/23MEAL-RI	6/8/23 MEAL REISSUED	R	3/17/2025	15.68		251073		15.68
					*** VENDOR TOTALS ***		1 CHECKS		15.68
004568		DOLL DISTRIBUTING LLC							
	I-1715832	ALCOHOL FOR RESALE-OC	E	3/19/2025	1,948.35		011350		1,948.35
					*** VENDOR TOTALS ***		1 CHECKS		1,948.35

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002143		DOORS INC							
	I-358429	REPLACE BANDSHELL DOOR	E	3/19/2025	1,498.00		011337		1,498.00
					*** VENDOR TOTALS ***		1 CHECKS		1,498.00
006716		TELVENT DTN LLC							
	I-210-00145491	4/1/25-6/30/25 COMMANDER	E	3/19/2025	1,653.75		011357		1,653.75
					*** VENDOR TOTALS ***		1 CHECKS		1,653.75
008877		JACOB EASTIN							
	I-12/21BOOTS-RI	12/2021 BOOTS-REISSUED	E	3/19/2025	140.00		011394		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
002155		EASY PICKER GOLF PRODUCTS INC							
	I-0214966-IN	RANGE EXP TECH SUPP - OC	E	3/19/2025	89.00		011338		89.00
					*** VENDOR TOTALS ***		1 CHECKS		89.00
006319		EDWARD DON AND COMPANY							
	I-33023143A	HOT DOG ROLLER-OC	R	3/17/2025	2,200.00		251074		
	I-33023143B	HOT DOG ROLLER-OC	R	3/17/2025	3.53		251074		2,203.53
					*** VENDOR TOTALS ***		1 CHECKS		2,203.53
000186		ELECTRONIC ENGINEERING							
	I-80076160, 80076279	03/2025 STATEMENT - PARK MAINT	E	3/19/2025	296.50		011320		
	I-80076161, 80076280	03/2025 STATEMENT - PW	E	3/19/2025	930.00		011320		
	I-80076162, 80076281	03/2025 STATEMENT - MU	E	3/19/2025	472.50		011320		
	I-80076282	03/2025 STATEMENT-ENGINEERING	E	3/19/2025	26.50		011320		1,725.50
					*** VENDOR TOTALS ***		1 CHECKS		1,725.50
005478		EXCEL MECHANICAL COMPANY INC							
	I-179220	BYPASS VALVE REPAIR-PD	E	3/19/2025	1,859.00		011355		
	I-179221	VRF SERVICE - PW	E	3/19/2025	760.00		011355		
	I-179222	HEATING REPAIRS - ACC	E	3/19/2025	210.00		011355		
	I-179223	VRF PIPING SERVICE - PSB	E	3/19/2025	430.00		011355		
	I-179224	ERV REPAIRS - PS	E	3/19/2025	262.50		011355		
	I-179225	BOILER REPAIR-PD	E	3/19/2025	1,121.66		011355		
	I-179226	HVAC REPAIRS - PD	E	3/19/2025	157.50		011355		
	I-179227	HVAC REPAIRS - PD	E	3/19/2025	699.00		011355		
	I-179228	VRF CHECK -CH	E	3/19/2025	210.00		011355		
	I-179229	HVAC SERVICE - PD	E	3/19/2025	210.00		011355		
	I-179230	HVAC SERVICE - PS GARAGE	E	3/19/2025	105.00		011355		6,024.66
					*** VENDOR TOTALS ***		1 CHECKS		6,024.66
005631		FBI-LEEDA							
	I-42395765-25	2025 DUES - TRAVIS GRANDGEORGE	R	3/17/2025	50.00		251075		
	I-57664264-25	2025 DUES - ROBERT KOVACS	R	3/17/2025	50.00		251075		100.00
					*** VENDOR TOTALS ***		1 CHECKS		100.00

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011234		FIRE SERVICE TRAINING BUREAU							
	I-251422	INSTR 1-GROOM/F02-WHISLER	R	3/17/2025	100.00		251076		100.00
					*** VENDOR TOTALS ***		1 CHECKS		100.00
007648		DAIOHS USA INC							
	I-035912	COFFEE SERVICES - PW	E	3/19/2025	54.70		011358		54.70
					*** VENDOR TOTALS ***		1 CHECKS		54.70
010286		AT&T MOBILITY II LLC							
	I-02272025 FD	1/20/25-2/19/25 STATEMENT - FD	R	3/17/2025	843.85		251077		843.85
010286		AT&T MOBILITY II LLC							
	I-02272025 PD	1/20/25-2/19/25 STATEMENT - PD	R	3/17/2025	1,873.27		251078		1,873.27
					*** VENDOR TOTALS ***		2 CHECKS		2,717.12
002078		FOTH & VAN DYKE LLC							
	I-94857 #8	PAY #8 W 1ST ST IMP PHASE 2	E	3/19/2025	62,164.68		011336		
	I-95325 #12 FINAL	PAY 12 FNL-N 4MILE CRK TRNK P2	E	3/19/2025	26,290.40		011336		88,455.08
					*** VENDOR TOTALS ***		1 CHECKS		88,455.08
000211		GALE							
	I-86888705	FEB BLACK VOICES 2 PLAN	E	3/19/2025	52.48		011321		
	I-86888795	FEB AMISH FICTION 3 PLAN	E	3/19/2025	74.22		011321		
	I-86888817	FEB THRILLER/SUSPENSE 3 PLAN	E	3/19/2025	83.22		011321		
	I-86888971	FEB CLEAN READS 3 PLAN	E	3/19/2025	74.22		011321		
	I-86889251	FEB SOFTCVR ROMANCE 3	E	3/19/2025	62.97		011321		
	I-86889370	FEBRUARY HISTORY FACT FICTION	E	3/19/2025	54.73		011321		
	I-86900277	FEB THORNDIKE WESTERN 2 PLAN	E	3/19/2025	49.48		011321		
	I-86923538	FEB DIST LG PRINT 5 PLAN	E	3/19/2025	72.00		011321		
	I-86967607	MARCH TOP SHELF 8 PLAN	E	3/19/2025	225.67		011321		
	I-86967657	MARCH HIGH OCTANE 8 PLAN	E	3/19/2025	173.94		011321		
	I-86972873	MARCH DYNAMIC DRAMA 5 PLAN	E	3/19/2025	175.44		011321		1,098.37
					*** VENDOR TOTALS ***		1 CHECKS		1,098.37
011998		GALLS PARENT HOLDINGS, LLC							
	I-030350352	UNIFORM PANTS - PD	E	3/19/2025	84.00		011382		
	I-030408997	BADGES - FD	E	3/19/2025	801.29		011382		
	I-030420249	UNIFORMS - FD	E	3/19/2025	90.54		011382		975.83
					*** VENDOR TOTALS ***		1 CHECKS		975.83
002365		GAMETIME							
	I-PJI-0262760	PLAYGROUND EQUIPMENT	R	3/17/2025	445.14		251079		445.14
					*** VENDOR TOTALS ***		1 CHECKS		445.14

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000751		DAWN GEAN							
	I-03/2025 FITNESS	03/2025 TREADMILL	E	3/19/2025	216.00		011329		216.00
					*** VENDOR TOTALS ***		1 CHECKS		216.00
009681		GENERAL TRAFFIC CONTROLS, INC							
	I-25743 (1)	CABINET- IRVINEDALE & 18T	E	3/19/2025	32,977.00		011370		
	I-25743 (2)	CABINET - IRVINEDALE & 18	E	3/19/2025	175.00		011370		33,152.00
					*** VENDOR TOTALS ***		1 CHECKS		33,152.00
009054		GPS INDUSTRIES LLC							
	I-CON129593	03/2025 VISAGE/CNCT CNTROL-OC	R	3/17/2025	2,189.00		251080		2,189.00
					*** VENDOR TOTALS ***		1 CHECKS		2,189.00
000227		GRAINGER							
	I-9410093240	PLOW TRUCK PARTS	E	3/19/2025	78.16		011322		
	I-9412830979	MAINT SUPPLIES - PLOW TRUCKS	E	3/19/2025	384.96		011322		
	I-9414460270	GREASE - MU	E	3/19/2025	31.72		011322		
	I-9416625185	LADDER FOR AIR HANDLER-PD	E	3/19/2025	99.92		011322		594.76
					*** VENDOR TOTALS ***		1 CHECKS		594.76
012308		GREAT CATERERS OF IOWA							
	I-012725	CATERING EMP APPR LUNCH	E	3/19/2025	5,016.00		011389		5,016.00
					*** VENDOR TOTALS ***		1 CHECKS		5,016.00
004543		GREATER DES MOINES CONVENTION							
	I-24095	FEB 2025 HOTEL MOTEL TAX	E	3/19/2025	29,272.66		011349		29,272.66
					*** VENDOR TOTALS ***		1 CHECKS		29,272.66
000252		GRIMES ASPHALT AND PAVING CORP							
	I-26920	2/27/25 COLD MIX	R	3/17/2025	2,946.55		251081		2,946.55
					*** VENDOR TOTALS ***		1 CHECKS		2,946.55
009448		HANDS TO HEARTS CUSTOM SEWING							
	I-33	NAME PLATES/PATCHES - FD	E	3/19/2025	90.00		011366		90.00
					*** VENDOR TOTALS ***		1 CHECKS		90.00
001047		HPC LLC							
	I-23019.00/38751#11	PAY 11-FIRE STATION #4	R	3/17/2025	309,585.05		251082		309,585.05
					*** VENDOR TOTALS ***		1 CHECKS		309,585.05
003452		HDR ENGINEERING INC							
	I-1200703991 #27	PAY 27-NW IRVNDLE ELVTD STRGE	R	3/17/2025	11,003.76		251083		11,003.76
					*** VENDOR TOTALS ***		1 CHECKS		11,003.76

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008069		HENDERSON PRODUCTS INC							
	I-414832	NEW TRUCK BUILDS - PW	R	3/17/2025	161,892.00		251084		
	I-414833	NEW TRUCK BUILDS - PW	R	3/17/2025	161,892.00		251084		323,784.00
					*** VENDOR TOTALS ***		1 CHECKS		323,784.00
008548		JUSTIN HETH							
	I-02/2025 PARKING	02/10/25-02/12/25 PARKING	E	3/19/2025	36.00		011393		36.00
					*** VENDOR TOTALS ***		1 CHECKS		36.00
004853		HOLT TIRE SERVICE INC							
	I-243085	UNIT #811 TRAX	E	3/19/2025	134.33		011352		134.33
					*** VENDOR TOTALS ***		1 CHECKS		134.33
004386		HOUSBY HEAVY EQUIPMENT LLC							
	I-XA201001958:01	UNIT #664 WIPER BLADES	E	3/19/2025	35.72		011347		35.72
					*** VENDOR TOTALS ***		1 CHECKS		35.72
004196		HYDRAQUIP							
	I-76583	UNIT #855 ASSEMBLY	R	3/17/2025	80.80		251085		80.80
					*** VENDOR TOTALS ***		1 CHECKS		80.80
005515		BRIAN W HUGGINS							
	I-02/19/25-02/21/25	2/19-2/21/25 MEALS	R	3/17/2025	84.82		251086		84.82
					*** VENDOR TOTALS ***		1 CHECKS		84.82
000253		HY-VEE INC							
	I-015907	SNOW MEALS - PW	R	3/17/2025	251.50		251087		
	I-016481	SNOW MEALS - PW	R	3/17/2025	275.31		251087		
	I-660692	BREAKROOM SUPPLIES - PW	R	3/17/2025	63.46		251087		590.27
					*** VENDOR TOTALS ***		1 CHECKS		590.27
000283		HY-VEE INC							
	I-01250001 - BC	B. CORY - ILEA CATERING	R	3/17/2025	2,904.50		251088		
	I-01250001 - KM	K. MUNOZ - ILEA CATERING	R	3/17/2025	2,904.50		251088		5,809.00
					*** VENDOR TOTALS ***		1 CHECKS		5,809.00
009565		INFOSEND INCORPORATED							
	I-281856	02/2025 MAIL SERVICES	R	3/17/2025	15,197.76		251089		15,197.76
					*** VENDOR TOTALS ***		1 CHECKS		15,197.76
012246		INGRAM LIBRARY SERVICES LLC							
	I-86778611	MISC BOOKS - KL	E	3/19/2025	397.33		011387		
	I-86786696	MISC BOOKS KL	E	3/19/2025	199.13		011387		
	I-86942736	MISC BOOKS - KL	E	3/19/2025	176.66		011387		
	I-86946672	MISC BOOKS - KL	E	3/19/2025	99.70		011387		
	I-86995607	MISC BOOKS - KL	E	3/19/2025	224.86		011387		1,097.68
					*** VENDOR TOTALS ***		1 CHECKS		1,097.68

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000263		INLAND TRUCK PARTS							
	I-IN-1769282	UNIT #132 PRESSURE SWITCH	E	3/19/2025	75.84		011323		75.84
					*** VENDOR TOTALS ***		1 CHECKS		75.84
000407		WEBER BATTERY INC							
	I-1925901009490	BATTERIES - IT	R	3/17/2025	220.00		251090		220.00
					*** VENDOR TOTALS ***		1 CHECKS		220.00
000979		INTOXIMETERS INC							
	I-780943	DRYGAS - PD	R	3/17/2025	125.00		251091		125.00
					*** VENDOR TOTALS ***		1 CHECKS		125.00
002156		IOWA BEVERAGE SYSTEMS INC							
	I-W-5360560	ALCOHOL FOR RESALE-OC	R	3/17/2025	1,138.00		251092		1,138.00
					*** VENDOR TOTALS ***		1 CHECKS		1,138.00
002767		IOWA DEPARTMENT OF REVENUE							
	I-03/12/2025	FUEL RETAILER PENALTY 22 & 23	D	3/12/2025	200.00		002727		200.00
					*** VENDOR TOTALS ***		1 CHECKS		200.00
000752		IOWA DEPARTMENT OF NATURAL RES							
	I-FY25 PCC-SE 8TH	FY25 CONST PERMIT PCC - 8TH ST	R	3/17/2025	100.00		251093		100.00
					*** VENDOR TOTALS ***		1 CHECKS		100.00
003285		IOWA FFA FOUNDATION INC							
	I-14541	FACILITY RENTAL-EMP APP	R	3/17/2025	1,670.00		251094		1,670.00
					*** VENDOR TOTALS ***		1 CHECKS		1,670.00
004428		IOWA FIRE MARSHALS ASSOCIATION							
	I-2025 DUES	2025 DUES - FD	E	3/19/2025	100.00		011348		100.00
					*** VENDOR TOTALS ***		1 CHECKS		100.00
000743		IOWA MUNICIPAL FINANCE OFFICER							
	I-SPRING 25 CONF-MY	SPRING 2025 CONF-M. YUSKA	R	3/17/2025	150.00		251095		150.00
					*** VENDOR TOTALS ***		1 CHECKS		150.00
003226		IOWA ONE CALL							
	I-269561	1/31/25 FTP	E	3/19/2025	458.10		011342		458.10
					*** VENDOR TOTALS ***		1 CHECKS		458.10
007827		JEO CONSULTING GROUP INC							
	I-158864 #1	PAY1-ANK N 4M CRK SAN SWR STDY	E	3/19/2025	1,875.00		011359		1,875.00
					*** VENDOR TOTALS ***		1 CHECKS		1,875.00

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011401		JIM GILL INC							
	I-7242	5/29/25 SMR KICKOFF DEP	E	3/19/2025	1,900.00		011375		1,900.00
					*** VENDOR TOTALS ***		1 CHECKS		1,900.00
011579		BRANDT JOHNSON							
	I-02/2025 MILEAGE	02/2025 MILEAGE REIMBURSEMENT	E	3/19/2025	21.00		011399		21.00
					*** VENDOR TOTALS ***		1 CHECKS		21.00
012000		KEY COOPERATIVE							
	I-8571044	2/18/25 SUP UNL/DSL	E	3/19/2025	17,994.87		011383		
	I-8571045	2/18/25 DSL	E	3/19/2025	5,106.78		011383		
	I-8576518	2/26/25 SUP UNL/DSL	E	3/19/2025	19,681.09		011383		42,782.74
					*** VENDOR TOTALS ***		1 CHECKS		42,782.74
000581		MIDWEST MOTOR SUPPLY CO INC							
	I-103103952	SHOP SUPPLIES - CG	E	3/19/2025	69.28		011327		
	I-103104537	STREET SUPPLIES - PW	E	3/19/2025	21.70		011327		90.98
					*** VENDOR TOTALS ***		1 CHECKS		90.98
005733		KLINE ELECTRIC							
	I-232930-02	SIGNAL POLE REPLACEMENT	R	3/17/2025	20,835.00		251096		20,835.00
					*** VENDOR TOTALS ***		1 CHECKS		20,835.00
002306		KNOX ASSOCIATES INC							
	I-INV-KA-380490	KNOX CONNECT LICENSE - FD	E	3/19/2025	721.00		011340		721.00
					*** VENDOR TOTALS ***		1 CHECKS		721.00
010104		KONE INC							
	I-871625633	03/01/25-02/28/26 MAINT-KL	R	3/17/2025	8,458.08		251097		8,458.08
					*** VENDOR TOTALS ***		1 CHECKS		8,458.08
012217		LIFTOFF LLC							
	I-7961GDS	LIFTOFF EXCHANGE MIGRATIO	E	3/19/2025	14,000.00		011386		14,000.00
					*** VENDOR TOTALS ***		1 CHECKS		14,000.00
000402		LINDE GAS & EQUIPMENT							
	I-48400015	1/20/25-2/20/25 RENTALS - PKS	R	3/17/2025	44.39		251098		44.39
					*** VENDOR TOTALS ***		1 CHECKS		44.39
004810		LOGAN CONTRACTORS SUPPLY							
	I-E70055	WATER EQUIPMENT - MU	E	3/19/2025	107.37		011351		107.37
					*** VENDOR TOTALS ***		1 CHECKS		107.37

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000285		LUBE-TECH & PARTNERS LLC							
	I-3728126	BULK OIL	E	3/19/2025	2,657.27		011324		2,657.27
					*** VENDOR TOTALS ***		1 CHECKS		2,657.27
009473		MACQUEEN EQUIPMENT, LLC							
	I-P42718 (1)	SCBA FACE MASKS	E	3/19/2025	3,810.00		011367		
	I-P42718 (2)	SCBA FACE MASKS	E	3/19/2025	5.71		011367		
	I-P44081	FIVE INCH LDH	E	3/19/2025	9,600.00		011367		13,415.71
					*** VENDOR TOTALS ***		1 CHECKS		13,415.71
002207		MANATTS INC							
	I-5159979	2/25/25 D57-C20	E	3/19/2025	870.00		011339		870.00
					*** VENDOR TOTALS ***		1 CHECKS		870.00
009346		MARY'S CLEANING CARE INC							
	I-34919	02/2025 CLEANING -LAKESIDE	R	3/17/2025	450.00		251099		
	I-34946	FEBRUARY 2025 CLEANING-KL	R	3/17/2025	7,845.00		251099		
	I-34947	02/2025 CLEANINGS - PSB	R	3/17/2025	1,190.00		251099		
	I-34948	02/2025 CLEANINGS - PD	R	3/17/2025	2,889.00		251099		
	I-34949	02/2025 CLEANING ACC	R	3/17/2025	1,645.00		251099		
	I-34950	02/2025 CLEANINGS - MAINT FAC	R	3/17/2025	175.00		251099		14,194.00
					*** VENDOR TOTALS ***		1 CHECKS		14,194.00
002183		MCCLURE ENGINEERING CO							
	I-157757 #12	PAY 12-SW DSM ST UTLTY IMP	R	3/17/2025	2,701.25		251100		2,701.25
					*** VENDOR TOTALS ***		1 CHECKS		2,701.25
001864		MEDIX OCCUPATIONAL HEALTH SERV							
	I-28815	FEB 2025 SERVICES	E	3/19/2025	4,325.50		011333		4,325.50
					*** VENDOR TOTALS ***		1 CHECKS		4,325.50
004747		MENARDS							
	C-14440	CR: CASING PINE -PKS	R	3/17/2025	90.87CR		251101		
	I-14088	BATTERIES - CG	R	3/17/2025	9.87		251101		
	I-14332	NUTS/BOLTS/LUMBER - MU	R	3/17/2025	53.23		251101		
	I-14343	WINGARD/RETRO -FS2	R	3/17/2025	97.57		251101		
	I-14361	STREET SUPPLIES - PW	R	3/17/2025	46.25		251101		
	I-14364	STEP DRILL BIT - FD	R	3/17/2025	69.99		251101		
	I-14365	BUILDING SUPPLIES - MU	R	3/17/2025	214.31		251101		
	I-14370	TOOLS/SAFETY/SHOP SUPPS-MU	R	3/17/2025	121.00		251101		
	I-14465	BINDER/BATTS/CABLE TIE-PRSC	R	3/17/2025	397.66		251101		
	I-14490	BUILDING SUPPLIES - MU	R	3/17/2025	143.93		251101		
	I-14518	COUPLER/COVER BLANK-FS	R	3/17/2025	8.29		251101		
	I-14552	CLEANER/MATS - FD	R	3/17/2025	138.89		251101		
	I-14643 02/25/25	BRKT/BNGEE/RING/HEX - PD	R	3/17/2025	18.67		251101		
	I-14656	BUILDING SUPPLIES - MU	R	3/17/2025	43.44		251101		
	I-14688	WSHR/DRIVE BIT/LAGS -KL	R	3/17/2025	18.66		251101		
	I-14716	BRUSH CLEANING/CEMENT PTCH-OC	R	3/17/2025	23.98		251101		

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	I-14729	DOOR/BNDL/KNOB/SCRW/CHSL-PKS	R	3/17/2025	203.88		251101		
	I-14752	TRAFFIC EQUIP - PW	R	3/17/2025	232.40		251101		
	I-14773	ASR3 SUPPLIES	R	3/17/2025	2,556.47		251101		4,307.62
					*** VENDOR TOTALS ***		1 CHECKS		4,307.62
001931		METRO WASTE AUTHORITY							
	I-32337935	CONSTRUCTION & DEMO WASTE	E	3/19/2025	76.01		011334		
	I-70028977	FEB 2025 MONTHLY CURB IT FEES	E	3/19/2025	110,341.36		011334		110,417.37
					*** VENDOR TOTALS ***		1 CHECKS		110,417.37
012152		MIDWEST REHABILITATION SERVICE							
	I-INV-04546	FEB 2025 POET	R	3/17/2025	135.00		251102		135.00
					*** VENDOR TOTALS ***		1 CHECKS		135.00
000945		MIDWEST WHEEL COMPANIES							
	C-3999700-00	UNIT #98 SEAT PROTECTOR	R	3/17/2025	161.95CR		251103		
	I-3999087-00	UNIT #98 SEAT PROTECTOR	R	3/17/2025	161.95		251103		
	I-6/18/2024	STATEMENT CORRECTION	R	3/17/2025	270.07		251103		270.07
					*** VENDOR TOTALS ***		1 CHECKS		270.07
008146		MIKE'S METRO LOCK AND SAFE							
	I-302487	REKEY LOCKS	R	3/17/2025	1,110.00		251104		1,110.00
					*** VENDOR TOTALS ***		1 CHECKS		1,110.00
1		ALI, MOHAMED							
	I-000202503121914	US REFUND	R	3/17/2025	98.68		250988		98.68
1		ANDERSON, MICHELLE							
	I-000202503121918	US REFUND	R	3/17/2025	63.67		250989		63.67
1		ARCEO-GARCIA, ALEJAN							
	I-000202503121905	US REFUND	R	3/17/2025	54.57		250990		54.57
1		BERGLUND, CHAD							
	I-000202503121930	US REFUND	R	3/17/2025	91.18		250991		91.18
1		BIRDSLEY, ANN							
	I-000202503121949	US REFUND	R	3/17/2025	44.67		250992		44.67
1		BLOUNT, EVAN							
	I-000202503121941	US REFUND	R	3/17/2025	80.27		250993		80.27
1		BUBAN, BRAD							
	I-000202503121952	US REFUND	R	3/17/2025	5.34		250994		5.34

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1		CAFARELLI, JOHN							
	I-000202503121927	US REFUND	R	3/17/2025	34.43		250995		34.43
1		CONABLE, JOSEPH M							
	I-000202503121944	US REFUND	R	3/17/2025	52.25		250996		52.25
1		CRAFT, TARAH							
	I-000202503121913	US REFUND	R	3/17/2025	99.96		250997		99.96
1		DAUTERIVE, RYAN							
	I-000202503121929	US REFUND	R	3/17/2025	52.71		250998		52.71
1		DIEGER, ALEXANDRA R							
	I-000202503121901	US REFUND	R	3/17/2025	62.09		250999		62.09
1		DIELEMANS, JEREMY							
	I-000202503121945	US REFUND	R	3/17/2025	99.13		251000		99.13
1		DUDLEY, CASEY							
	I-000202503121924	US REFUND	R	3/17/2025	58.46		251001		58.46
1		EVANGELISTA, STEPHAN							
	I-000202503121931	US REFUND	R	3/17/2025	65.62		251002		65.62
1		EVE.							
	I-000202503121947	US REFUND	R	3/17/2025	100.00		251003		100.00
1		GANSEN, MELISSA A							
	I-000202503121946	US REFUND	R	3/17/2025	98.63		251004		98.63
1		GASS, BENJAMIN							
	I-000202503121925	US REFUND	R	3/17/2025	43.05		251005		43.05
1		GRANADOS, MARLYN							
	I-000202503121938	US REFUND	R	3/17/2025	72.60		251006		72.60
1		GROEN, SKYLER J							
	I-000202503121936	US REFUND	R	3/17/2025	83.56		251007		83.56
1		HEGWOOD, GAVIN							
	I-000202503121911	US REFUND	R	3/17/2025	45.24		251008		45.24
1		HERONEMUS, COLIN L							
	I-000202503121937	US REFUND	R	3/17/2025	84.93		251009		84.93

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1		JENSEN, ALYSSA							
	I-000202503121910	US REFUND	R	3/17/2025	63.11		251010		63.11
1		JIMENEZ, REBECCA							
	I-000202503121942	US REFUND	R	3/17/2025	100.00		251011		100.00
1		JONES, JACY							
	I-000202503121916	US REFUND	R	3/17/2025	37.12		251012		37.12
1		JORDAN, LISA							
	I-000202503121950	US REFUND	R	3/17/2025	61.64		251013		61.64
1		KLINE, CARTER							
	I-000202503121934	US REFUND	R	3/17/2025	99.98		251014		99.98
1		KOTTKE, BRETT							
	I-000202503121904	US REFUND	R	3/17/2025	53.89		251015		53.89
1		LANAGAN, BRANDON							
	I-000202503121915	US REFUND	R	3/17/2025	49.35		251016		49.35
1		MARTIN, ABBY							
	I-000202503121903	US REFUND	R	3/17/2025	50.94		251017		50.94
1		MCCARTY, JAMES							
	I-000202503121921	US REFUND	R	3/17/2025	117.62		251018		117.62
1		MINER, TRAVIS							
	I-000202503121926	US REFUND	R	3/17/2025	23.72		251019		23.72
1		MOORE, TEGAN A							
	I-000202503121932	US REFUND	R	3/17/2025	100.00		251020		100.00
1		MORRIS, JIM							
	I-000202503121951	US REFUND	R	3/17/2025	16.16		251021		16.16
1		MUNGUIA BERNARD, JAC							
	I-000202503121912	US REFUND	R	3/17/2025	50.55		251022		50.55
1		NAGEL, JANELLE							
	I-000202503121908	US REFUND	R	3/17/2025	40.22		251023		40.22
1		POTTS, BRIANNE							
	I-000202503121948	US REFUND	R	3/17/2025	84.93		251024		84.93

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1		REX, MEGAN							
	I-000202503121935	US REFUND	R	3/17/2025	57.72		251025		57.72
1		RICHEY, CHRISTOPHER							
	I-000202503121920	US REFUND	R	3/17/2025	28.95		251026		28.95
1		RODRIGUEZ GARCI, RUB							
	I-000202503121909	US REFUND	R	3/17/2025	45.68		251027		45.68
1		SANDERSON, CHASE R							
	I-000202503121919	US REFUND	R	3/17/2025	54.08		251028		54.08
1		SCHLAPKOHL, AMY							
	I-000202503121933	US REFUND	R	3/17/2025	60.94		251029		60.94
1		SHORT, JOANN							
	I-000202503121902	US REFUND	R	3/17/2025	27.00		251030		27.00
1		SHULTZ, JENNA							
	I-000202503121917	US REFUND	R	3/17/2025	42.82		251031		42.82
1		SIMONI, ABIGALE							
	I-000202503121907	US REFUND	R	3/17/2025	75.71		251032		75.71
1		STECKLEIN, SHELBY							
	I-000202503121939	US REFUND	R	3/17/2025	100.00		251033		100.00
1		STEGEMAN, ASHLEY							
	I-000202503121943	US REFUND	R	3/17/2025	98.63		251034		98.63
1		VALENTI, ABRIANNA							
	I-000202503121906	US REFUND	R	3/17/2025	56.39		251035		56.39
1		WAMBOLD, JAYDEN A							
	I-000202503121923	US REFUND	R	3/17/2025	14.65		251036		14.65
1		WEBSTER, TREVAWN A							
	I-000202503121928	US REFUND	R	3/17/2025	11.03		251037		11.03
1		WYLIE, KAMBRA							
	I-000202503121940	US REFUND	R	3/17/2025	94.68		251038		94.68
1		YATES, DEE							
	I-000202503121922	US REFUND	R	3/17/2025	57.72		251039		57.72
				*** VENDOR TOTALS ***			52 CHECKS		3,266.27

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010051		MOBOTREX INC							
	I-280224	RRFB'S- TRAIL CROSSINGS	E	3/19/2025	880.00		011372		880.00
					*** VENDOR TOTALS ***		1 CHECKS		880.00
010714		ANDREW MOSES							
	I-02/2025 PARKING	02/2025 PARKING	E	3/19/2025	36.00		011398		36.00
					*** VENDOR TOTALS ***		1 CHECKS		36.00
003512		GREETINGS INC							
	I-147744	SNOW SUPPLIES - PW	R	3/17/2025	8.47		251105		8.47
					*** VENDOR TOTALS ***		1 CHECKS		8.47
008132		JONATHAN R MAY							
	I-2025-03-08-KIRKE-1	3/8/25 MAGIC SHOW - KL	E	3/19/2025	350.00		011391		350.00
					*** VENDOR TOTALS ***		1 CHECKS		350.00
006756		MTI DISTRIBUTING INC							
	I-1462999-00	UNIT #877 BOLT/BSHING/HITCH	R	3/17/2025	499.71		251106		499.71
					*** VENDOR TOTALS ***		1 CHECKS		499.71
002032		MUNICIPAL COLLECTIONS OF AMERI							
	I-68175	02/25 COLLECTION FEES	R	3/17/2025	2,098.23		251107		
	I-68176	02/25 COLLECTION FEES - OLD	R	3/17/2025	35.00		251107		
	I-68177	02/25 COLLECTION FEES	R	3/17/2025	47.50		251107		
	I-68178	02/25 COLLECTION FEES	R	3/17/2025	18.14		251107		
	I-68179	02/25 COLLECTION FEES	R	3/17/2025	151.94		251107		2,350.81
					*** VENDOR TOTALS ***		1 CHECKS		2,350.81
000350		MUNICIPAL SUPPLY INC							
	I-0933694-IN	SHOP SUPPLIES - MU	R	3/17/2025	133.00		251108		
	I-0934130-IN	WATER SYSTEM SUPPLIES	R	3/17/2025	1,478.80		251108		
	I-0934131-IN	METERS	R	3/17/2025	161.60		251108		
	I-0934132-IN	METERS	R	3/17/2025	7,534.00		251108		
	I-0934133-IN	WATER SUPPLIES - MU	R	3/17/2025	65.60		251108		9,373.00
					*** VENDOR TOTALS ***		1 CHECKS		9,373.00
003057		NAPA AUTO PARTS							
	I-755746	FUEL FILTERS - CG	R	3/17/2025	41.60		251109		
	I-756419	FLOOR MATS - PLOW TRUCKS	R	3/17/2025	165.30		251109		
	I-756429	UNIT #864 OIL/AIR FILTER OCM	R	3/17/2025	24.28		251109		
	I-756562	SHOP SUPPLIES - CG	R	3/17/2025	63.23		251109		
	I-756602	UNIT #623 PARTS	R	3/17/2025	337.43		251109		
	I-756700	NAPA OE QUALITY MINI BULB -PKS	R	3/17/2025	1.22		251109		
	I-756854	BULB - CG	R	3/17/2025	8.32		251109		641.38
					*** VENDOR TOTALS ***		1 CHECKS		641.38

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 3/06/2025 THRU 3/19/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
003727		ODP BUSINESS SOLUTIONS, LLC							
	I-411798055001	OFFICE SUPPLIES - CH	R	3/17/2025	69.23		251110		
	I-411801875001	CUPS - CH	R	3/17/2025	7.38		251110		
	I-412491254001	OFFICE SUPPLIES - PSB	R	3/17/2025	131.41		251110		
	I-412527468001	OFFICE SUPPLIES - PSB	R	3/17/2025	3.77		251110		
	I-414104657001	TAPE/PAPER/TONER- OC	R	3/17/2025	163.61		251110		375.40
					*** VENDOR TOTALS ***		1 CHECKS		375.40
010122		LG PLAYGROUNDS LLC							
	I-4056A	PLAYGROUND PARTS-MP	E	3/19/2025	1,866.50		011373		
	I-4056B	PLAYGROUND PARTS-PKS	E	3/19/2025	2,051.49		011373		3,917.99
					*** VENDOR TOTALS ***		1 CHECKS		3,917.99
007878		OVERDRIVE INC							
	I-06497CO25049507	MULTIMEDIA - KL	E	3/19/2025	795.89		011360		
	I-06497CO25054437	MULTIMEDIA - KL	E	3/19/2025	934.91		011360		
	I-06497CO25062286	MULTIMEDIA - KL	E	3/19/2025	60.00		011360		1,790.80
					*** VENDOR TOTALS ***		1 CHECKS		1,790.80
012301		EUNICE OWUSU-ANOKYE							
	I-4/26/25 RNTL RFND	04/26/25 RENTAL REFUND	R	3/17/2025	1,100.00		251111		1,100.00
					*** VENDOR TOTALS ***		1 CHECKS		1,100.00
011375		PAR INDUSTRIES LLC							
	I-25060-1	SECURITY LIGHT REPLACEMEN	R	3/17/2025	2,552.64		251112		2,552.64
					*** VENDOR TOTALS ***		1 CHECKS		2,552.64
002648		PIONEER MANUFACTURING COM							
	I-INV-237313	GAME DAY AEROSOL WHITE-PRSC	R	3/17/2025	210.50		251113		210.50
					*** VENDOR TOTALS ***		1 CHECKS		210.50
011708		PLAYAWAY PRODUCTS LLC							
	I-491692	BATTERY COVER -KL	E	3/19/2025	18.92		011377		18.92
					*** VENDOR TOTALS ***		1 CHECKS		18.92
004410		POLK COUNTY PUBLIC WORKS DEPAR							
	I-D1F71F04 2/18/25	STORMWATER FEE-HAMILTON DSTRCT	R	3/17/2025	7.32		251114		7.32
					*** VENDOR TOTALS ***		1 CHECKS		7.32
009386		POMP'S TIRE SERVICE, INC							
	I-1400167602	UNIT #623 TIRES	E	3/19/2025	294.22		011365		294.22
					*** VENDOR TOTALS ***		1 CHECKS		294.22

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 3/06/2025 THRU 3/19/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000390		POSTMASTER							
	I-2/20/2025 #18	USPS MARKETING MAIL-CITY CLERK	R	3/17/2025	350.00		251115		350.00
					*** VENDOR TOTALS ***		1 CHECKS		350.00
002713		PROTEX CENTRAL INC							
	I-159372	FIRE EXTINGUISHER	R	3/17/2025	1,052.68		251116		
	I-159549	FIRE EXTINGUISHER INSPECTN-ACC	R	3/17/2025	82.00		251116		
	I-159550	FE INSPECTION - FS#3	R	3/17/2025	49.00		251116		
	I-159551	FIRE EXTINGUISHER INSPECTN-OC	R	3/17/2025	77.00		251116		
	I-159552	FE INSPECTION - FS#2	R	3/17/2025	49.00		251116		
	I-159553	FIRE EXTINGUISHER INSPECTN-OC	R	3/17/2025	91.00		251116		
	I-159554	FE INSPECTION - FS#1	R	3/17/2025	133.00		251116		1,533.68
					*** VENDOR TOTALS ***		1 CHECKS		1,533.68
006390		QUILL CORPORATION							
	I-42872090	PAPER INPOWER 20-P&R	R	3/17/2025	17.50		251117		
	I-42896985	SHARPIES/LIQUID ACCENT-P&R	R	3/17/2025	29.82		251117		
	I-42897210	SUPER SORTR MESH/KLEENEX-P&R	R	3/17/2025	176.48		251117		223.80
					*** VENDOR TOTALS ***		1 CHECKS		223.80
005557		RACOM CORPORATION							
	I-INV28902	P25 ACCESS - PD	E	3/19/2025	2,612.73		011356		2,612.73
					*** VENDOR TOTALS ***		1 CHECKS		2,612.73
008276		RELIANT FIRE APPARATUS INC							
	I-INV-IA-988	SWITCH ASSEMBLY - FD	R	3/17/2025	905.45		251118		905.45
					*** VENDOR TOTALS ***		1 CHECKS		905.45
003999		RINGCENTRAL INC							
	I-CD_001044547	02/26/25-03/25/25 STATEMENT	E	3/19/2025	5,736.71		011344		5,736.71
					*** VENDOR TOTALS ***		1 CHECKS		5,736.71
010907		RISER INCORPORATED							
	I-4382	HOOP REPAIRS-HERITAGE P&R	E	3/19/2025	950.00		011374		950.00
					*** VENDOR TOTALS ***		1 CHECKS		950.00
001906		RW EXCAVATING SOLUTIONS LC							
	I-PAY 2-VNTG BS PK	PAY 2-VNTG BUS PK NLAKE/SYLR	R	3/17/2025	56,895.50		251119		56,895.50
					*** VENDOR TOTALS ***		1 CHECKS		56,895.50
008261		DAN SCHELLHASE							
	I-03/2025 FITNESS	03/25 HOME GYM EQUIP	E	3/19/2025	158.69		011392		158.69
					*** VENDOR TOTALS ***		1 CHECKS		158.69

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012279		JACKSON SCHOENING							
	I-02/25/25 SHOES	2/25/25 SHOES	E	3/19/2025	140.00		011402		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
010375		MICHAEL SCHROCK							
	I-3/04/2025	PARKING/MEAL REIMBURSEMENTS	E	3/19/2025	37.25		011396		37.25
					*** VENDOR TOTALS ***		1 CHECKS		37.25
012004		SENECA COMPANIES, INC							
	I-S-INV050010	LIFT REPAIRS - CG	E	3/19/2025	797.50		011384		797.50
					*** VENDOR TOTALS ***		1 CHECKS		797.50
004842		THE SHERWIN-WILLIAMS CO							
	I-5672-4	PAINT - MU	R	3/17/2025	50.57		251120		50.57
					*** VENDOR TOTALS ***		1 CHECKS		50.57
012305		CHERYL JAN SIDLER							
	I-03/2025 LAND ACQ	03/2025 LAND ACQUISITION	R	3/17/2025	7,900.00		251121		
	I-03/2025 LAND IMP	03/2025 LAND IMPROVEMENTS	R	3/17/2025	500.00		251121		
	I-03/2025 ROW	03/2025 RIGHT OF WAY	R	3/17/2025	665.00		251121		9,065.00
					*** VENDOR TOTALS ***		1 CHECKS		9,065.00
006018		SKOLD DOOR AND FLOOR COMPANY I							
	I-16403-FEB25-1	WALL ADJUSTMENT - OC	R	3/17/2025	780.00		251122		780.00
					*** VENDOR TOTALS ***		1 CHECKS		780.00
000990		SNYDER & ASSOCIATES INC							
	I-125.0197.01-1	ENGINEERING SERVICES	E	3/19/2025	3,286.35		011330		3,286.35
					*** VENDOR TOTALS ***		1 CHECKS		3,286.35
009548		SPLASH EXPRESS LLC							
	I-64	CITY CAR WASHES	R	3/17/2025	387.00		251123		387.00
					*** VENDOR TOTALS ***		1 CHECKS		387.00
002339		STAPLES CONTRACT & COMMERCIAL							
	I-6024302453	OFFICE SUPPLIES - PD	R	3/17/2025	109.37		251124		
	I-6024577081	BOOK TAPE/PAPER - KL	R	3/17/2025	193.48		251124		
	I-6024627761	OFFICE SUPPLIES - PD	R	3/17/2025	35.97		251124		
	I-6024627762	VELCRO - KL	R	3/17/2025	9.29		251124		
	I-6025851437	DATE STAMPER - WATER CUST SVC	R	3/17/2025	36.63		251124		384.74
					*** VENDOR TOTALS ***		1 CHECKS		384.74
002065		STAR EQUIPMENT LTD							
	I-01705377	UNIT #257 PARTS	E	3/19/2025	65.34		011335		
	I-01705426	UNIT #247 PARTS	E	3/19/2025	137.70		011335		203.04
					*** VENDOR TOTALS ***		1 CHECKS		203.04

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004250		GL DODGE CITY LLC							
	I-CHCS766670	#230 TRANSMISSION REBUILD	R	3/17/2025	7,116.90		251125		7,116.90
					*** VENDOR TOTALS ***		1 CHECKS		7,116.90
001859		SVPA ARCHITECTS INC.							
	I-0040307	2/3/25-3/2/25 OC RENOS	R	3/17/2025	531.10		251126		
	I-40296 #23	PAY 23-FIRE STATION #4	R	3/17/2025	4,385.80		251126		4,916.90
					*** VENDOR TOTALS ***		1 CHECKS		4,916.90
010068		T-MOBILE USA INC							
	I-2/21/2025	1/21/24-2/20/25 STATEMENT	R	3/17/2025	1,061.11		251127		1,061.11
					*** VENDOR TOTALS ***		1 CHECKS		1,061.11
010028		TIFOSI OPTICS INC							
	I-PSI0418141	MERCH FOR RESALE - OC	R	3/17/2025	335.28		251128		335.28
					*** VENDOR TOTALS ***		1 CHECKS		335.28
011959		SPIN & SPARKLE LLC							
	I-01/2025-03/2025	TIPPI TOES FY25	E	3/19/2025	1,288.00		011379		1,288.00
					*** VENDOR TOTALS ***		1 CHECKS		1,288.00
006441		TITAN MACHINERY INC							
	I-PS0623388-1	UNIT #934 PARTS	R	3/17/2025	873.75		251129		873.75
					*** VENDOR TOTALS ***		1 CHECKS		873.75
012123		CODY TOLKAN							
	I-02/2025 FITNESS	02/2025 FITNESS	E	3/19/2025	18.00		011400		18.00
					*** VENDOR TOTALS ***		1 CHECKS		18.00
000465		TREASURER STATE OF IOWA							
	I-03/10/2025	MONTHLY SALES & EXCISE TAX	D	3/10/2025	107,872.59		002718		107,872.59
					*** VENDOR TOTALS ***		1 CHECKS		107,872.59
000740		TRIPLETT OFFICE SOLUTIONS							
	I-465482-0	BUSINESS CARDS - COUGHLIN	R	3/17/2025	59.00		251130		59.00
					*** VENDOR TOTALS ***		1 CHECKS		59.00
000468		TRUCK EQUIPMENT INC							
	I-317940	UNIT #220 PARTS	E	3/19/2025	174.50		011326		174.50
					*** VENDOR TOTALS ***		1 CHECKS		174.50
003278		DAVIS EQUIPMENT CORPORATION							
	I-JI96988	FILTER - UNIT 855 OCM	E	3/19/2025	44.41		011343		44.41
					*** VENDOR TOTALS ***		1 CHECKS		44.41

VENDOR SET: 01 City of Ankeny
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DATE RANGE: 3/06/2025 THRU 3/19/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004516		ST LUKE'S HEALTH RESOURCES							
	I-257943	FEB 2025 SERVICES	R	3/17/2025	462.00		251131		462.00
					*** VENDOR TOTALS ***		1 CHECKS		462.00
012257		UNITYPOINT HEALTH AT WORK							
	I-258407	FEB 2025 SERVICES	R	3/17/2025	1,983.37		251132		
	I-259332	02/2025 SERVICES	R	3/17/2025	488.61		251132		2,471.98
					*** VENDOR TOTALS ***		1 CHECKS		2,471.98
011876		HD SUPPLY, INC.							
	C-SCN298176	CR: LAB SUPPLIES	E	3/19/2025	434.15CR		011378		
	I-INV00624545	CHEMICALS - MU	E	3/19/2025	131.86		011378		
	I-INV00624669	CHEMICALS - MU	E	3/19/2025	75.00		011378		
	I-INV00630491	LAB SUPPLIES	E	3/19/2025	850.72		011378		
	I-INV00631455	LAB SUPPLIES	E	3/19/2025	13,581.61		011378		
	I-INV00635691	LAB SUPPLIES	E	3/19/2025	63.46		011378		
	I-INV00636742	LAB SUPPLIES	E	3/19/2025	327.63		011378		
	I-INV00637330	LAB SUPPLIES	E	3/19/2025	113.89		011378		
	I-INV00638188	LAB SUPPLIES	E	3/19/2025	434.15		011378		
	I-INV00642300	LAB SUPPLIES	E	3/19/2025	119.37		011378		15,263.54
					*** VENDOR TOTALS ***		1 CHECKS		15,263.54
005012		VAN-WALL EQUIPMENT INC							
	I-6479628	UNIT #809 PIN/SPACER	E	3/19/2025	179.17		011353		
	I-6483481	QUICK CUT SAW-PKS	E	3/19/2025	1,014.00		011353		
	I-6483484	CUTTING WHEEL - PKS	E	3/19/2025	289.99		011353		
	I-6486049	UNIT #864 OIL FLTR/PUSH SWTCH	E	3/19/2025	111.11		011353		
	I-6488337	#864 PARTS OIL LINES/HYDRAULIC	E	3/19/2025	1,000.88		011353		
	I-6491154	HELMENT SYSTEM - PKS	E	3/19/2025	269.97		011353		2,865.12
					*** VENDOR TOTALS ***		1 CHECKS		2,865.12
002569		WASTE CONNECTIONS INC							
	I-3750088T071	3/1-3/31/25 SVCS - CH	R	3/17/2025	67.02		251133		
	I-3750093T071	03/2025 WASTE SVCS - KL	R	3/17/2025	105.66		251133		
	I-3750094T071	03/2025 WASTE SVCS - OC	R	3/17/2025	260.58		251133		
	I-3750097T071	03/2025 WASTE SVCS - PK MNT	R	3/17/2025	260.58		251133		693.84
					*** VENDOR TOTALS ***		1 CHECKS		693.84
007822		WEE'S TEES LLC							
	I-18645	SUMMER 2025 TOTE BAGS	R	3/17/2025	3,950.00		251134		
	I-18724	SHIRTS - PRSC	R	3/17/2025	821.28		251134		4,771.28
					*** VENDOR TOTALS ***		1 CHECKS		4,771.28

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VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004122		ADAM WHISLER							
	I-07/09/2024 SHOES	7/9/24 SHOES	E	3/19/2025	140.00		011345		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
011497		WINDSOR VILLAGE TOWNHOME ASSN							
	I-02/27/25	PROPERTY DAMAGE REIMBURSEMENT	R	3/17/2025	1,882.83		251135		1,882.83
					*** VENDOR TOTALS ***		1 CHECKS		1,882.83
011964		ZOLL DATA SYSTEMS, INC.							
	I-INV00196521	4/1/25-4/30/25 SVCS - FD	E	3/19/2025	420.00		011380		420.00
					*** VENDOR TOTALS ***		1 CHECKS		420.00

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	148		1,941,257.49	0.00	1,941,257.49
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	2		108,072.59	0.00	108,072.59
EFT:	87		468,803.45	0.00	468,803.45
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00		
		VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APFNB TOTALS:	237	2,518,133.53	0.00	2,518,133.53
BANK: APFNB TOTALS:	237	2,518,133.53	0.00	2,518,133.53
REPORT TOTALS:	237	2,518,133.53	0.00	2,518,133.53

SELECTION CRITERIA

VENDOR SET: 01-City of Ankeny
VENDOR: ALL
BANK CODES: Include: APFNB
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 3/06/2025 THRU 3/19/2025
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: VENDOR SORT KEY

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa to rezone certain property owned by Jerry's Homes, Inc, located northeast of the intersection of NW Weigel Drive and NW 18th Street just south of the High Trestle Trail. (date of hrg: 4/7/25 @ 5:30 p.m.)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

The applicant, Jerry's Homes, Inc is requesting to rezone property from R-3, Multiple Family Residence District restricted to 10 units per acre, to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of three parcels, totaling approximately 19.79 acres in size. The subject property is located northeast of the intersection of NW Weigel Drive and NW 18th Street just south of the High Trestle Trail. The property is currently zoned R-3, Multiple Family Residence District restricted to 10 units per acres. Property to the north is zoned R-3, Multiple Family Residence District restricted to single family. Properties to the east and west are zoned R-1, One-Family Residence District, and to the south is zoned PUD.

The proposed rezoning includes development of 54 single-family homes to be accessed off of NW Weigel Drive on minimum lot widths of 50 feet with 6,000 sq ft minimum lot area. The submittal also includes a conceptual plan showing a private open space area in the northeast corner and two outlots for stormwater detention. Additional landscaping in the form of one tree per lot is written into the PUD.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines this property as Medium Density Residential (MD).

CITY MANAGER/STAFF RECOMMENDATIONS:

Adopt resolution setting a public hearing for 4/7/25 @ 5:30 p.m.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On March 4, 2025 the Plan and Zoning Commission recommended City Council approval of the request by Jerry's Homes, Inc to rezone property from R-3 Multiple Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Notification and public hearing by the Plan and Zoning Commission

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Publishing Notice
3. Rezoning Exhibit
4. PUD Booklet
5. Aerial Map
6. Applicant Letter

RESOLUTION

RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO REZONE CERTAIN PROPERTY OWNED BY JERRY'S HOMES INC, FROM THE CURRENT R-3, MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO 10 UNITS PER ACRE TO PUD, PLANNED UNIT DEVELOPMENT, LOCATED NORTHEAST OF THE INTERSECTION OF NW WEIGEL DRIVE AND NW 18TH STREET SOUTH OF THE HIGH TRESTLE TRAIL

WHEREAS, on the 18th day of February, 2025, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 4th day of March, 2025, recommended City Council approval of an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone the following described property owned by Jerry's Homes, Inc, from the current R-3, Multiple Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development District; and

WHEREAS, the City Council now deems it necessary to provide for the notice and hearing of said amendment to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°59'37" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 630.24 FEET; THENCE NORTH 00°15'15" EAST, 197.75 FEET; THENCE NORTH 89°44'45" WEST, 110.00 FEET; THENCE NORTH 00°15'15" EAST, 352.00 FEET; THENCE NORTH 06°18'19" WEST, 38.01 FEET; THENCE NORTH 28°36'23" WEST, 31.66 FEET; THENCE NORTH 50°21'24" WEST, 203.92 FEET; THENCE NORTH 39°38'36" EAST, 135.00 FEET; THENCE NORTH 50°21'24" WEST, 188.34 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 185.92 FEET AND WHOSE CHORD BEARS NORTH 70°04'60" WEST, 182.27 FEET; THENCE NORTH 89°48'35" WEST, 161.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°20'12" EAST ALONG SAID WEST LINE, 291.23 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'48" WEST ALONG THE WEST LINE OF SAID EAST HALF, 357.12 FEET TO THE SOUTH LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY; THENCE SOUTH 32°13'12" EAST ALONG SAID SOUTH LINE, 196.51 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1482.54 FEET, WHOSE ARC LENGTH IS 1007.26 FEET AND WHOSE CHORD BEARS SOUTH 51°40'59" EAST, 988.00 FEET; THENCE SOUTH 71°08'48" EAST ALONG SAID SOUTH LINE, 451.83 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°21'46" WEST ALONG SAID EAST LINE, 756.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.79 ACRES (862,131 SQUARE FEET).

LAYMAN'S DESCRIPTION:

Approximately 19.79-acres (+/-) located northeast of the intersection of NW Weigel Drive and NW 18th Street south of the High Trestle Trail

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That a public hearing shall be held at 5:30 p.m. on the 7th day of April, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone the

above-described property owned by Jerry's Homes, Inc, from the current R-3, Multiple Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development; and

2. That the City Clerk is hereby authorized and directed to publish notice of said hearing at the time and in the manner required by law.

PASSED AND APPROVED this 17th day of March, 2025.

CITY OF ANKENY, IOWA

_____

Todd Shafer, Mayor Pro Tem

ATTEST:

_____

Michelle Yuska, City Clerk

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO REZONE CERTAIN PROPERTY OWNED BY JERRY'S HOMES INC, FROM THE CURRENT R-3, MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO 10 UNITS PER ACRE TO PUD, PLANNED UNIT DEVELOPMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone the following described property owned by Jerry's Homes, Inc, from the current R-3, Multiple Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development District

LEGAL DESCRIPTION – PUD, PLANNED UNIT DEVELOPMENT:

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°59'37" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 630.24 FEET; THENCE NORTH 00°15'15" EAST, 197.75 FEET; THENCE NORTH 89°44'45" WEST, 110.00 FEET; THENCE NORTH 00°15'15" EAST, 352.00 FEET; THENCE NORTH 06°18'19" WEST, 38.01 FEET; THENCE NORTH 28°36'23" WEST, 31.66 FEET; THENCE NORTH 50°21'24" WEST, 203.92 FEET; THENCE NORTH 39°38'36" EAST, 135.00 FEET; THENCE NORTH 50°21'24" WEST, 188.34 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 185.92 FEET AND WHOSE CHORD BEARS NORTH 70°04'60" WEST, 182.27 FEET; THENCE NORTH 89°48'35" WEST, 161.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°20'12" EAST ALONG SAID WEST LINE, 291.23 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'48" WEST ALONG THE WEST LINE OF SAID EAST HALF, 357.12 FEET TO THE SOUTH LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY; THENCE SOUTH 32°13'12" EAST ALONG SAID SOUTH LINE, 196.51 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1482.54 FEET, WHOSE ARC LENGTH IS 1007.26 FEET AND WHOSE CHORD BEARS SOUTH 51°40'59" EAST, 988.00 FEET; THENCE SOUTH 71°08'48" EAST ALONG SAID SOUTH LINE, 451.83 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°21'46" WEST ALONG SAID EAST LINE, 756.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.79 ACRES (862,131 SQUARE FEET).

LAYMAN'S DESCRIPTION:

Approximately 19.79-acres (+/-) located northeast of the intersection of NW Weigel Drive and NW 18th Street south of the High Trestle Trail

NOTICE IS FURTHER GIVEN that the proposed amendment, as described above, will affect only the above-described property.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the City Council will meet at 5:30 p.m. on the 7th day of April, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider said amendments, at which time and place all citizens and all parties in interest shall have the opportunity to be heard.

CITY OF ANKENY

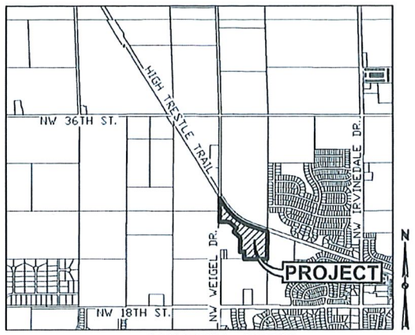
_____

Michelle Yuska, City Clerk

Published in the Des Moines Register on the 28th day of March, 2025.

VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER / APPLICANT

JERRY'S HOMES INC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IA 50266

ZONING:

EXISTING: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT RESTRICTED TO 10 UNITS PER ACRE

PROPOSED: PUD PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'A':

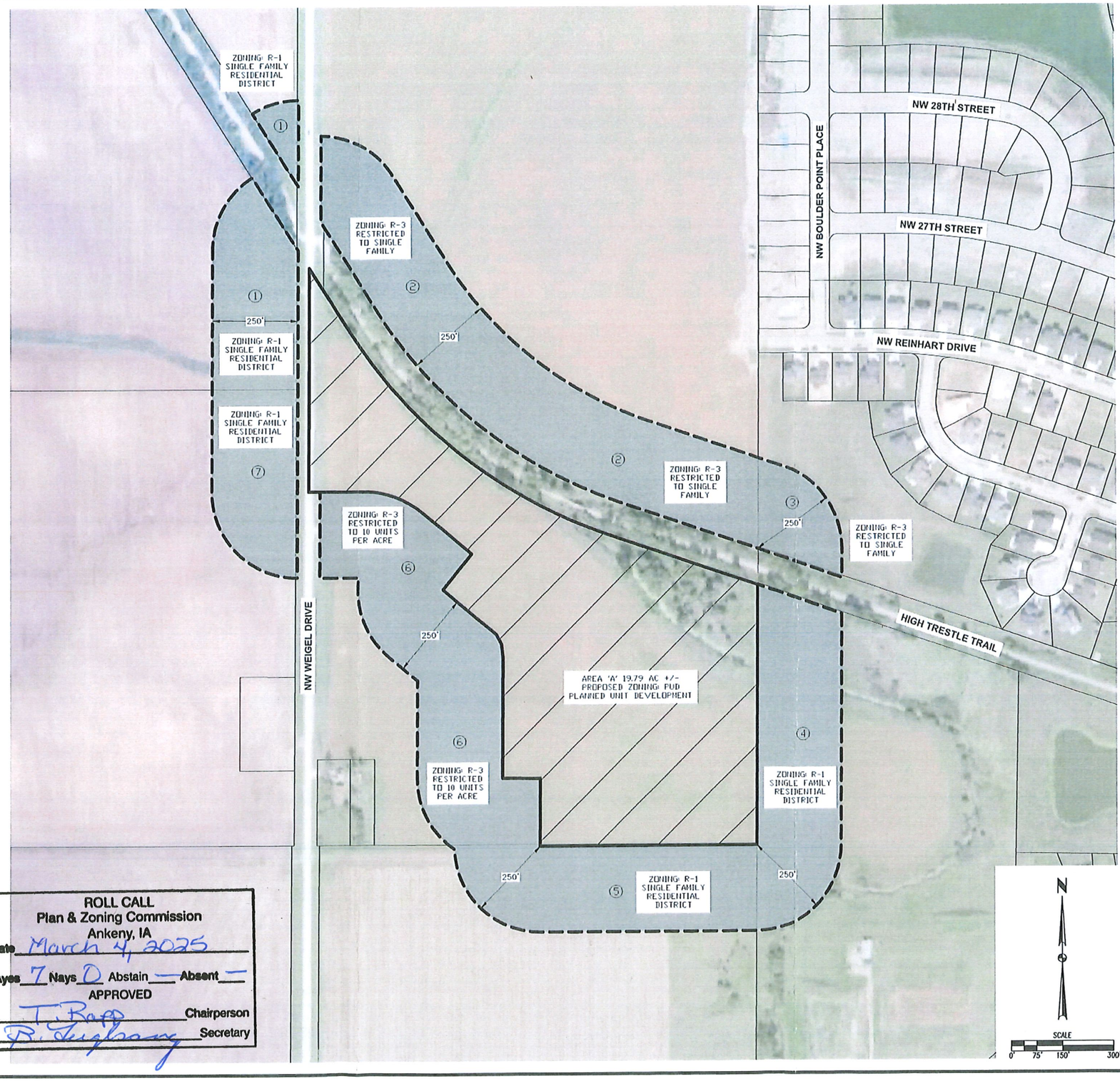
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ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HARDSHIP LAND LLC	3.44	10.42%	X
2	ABSOLUTE FARMS LLC	9.46	28.67%	X
3	CITY OF ANKENY	1.37	----	
4	B&W FARMS LLC	5.22	15.82%	
5	MOECKLY FAMILY FARM LLC	4.77	14.45%	X
6	JERRY'S HOMES INC	7.29	22.08%	X
7	DNF LLC	2.82	8.56%	
		34.39	100.00%	75.62%

* CITY OF ANKENY PROPERTY WAS EXCLUDED FROM THE CONSENTING PERCENTAGES.



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date March 4, 2025
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T Rapp Chairperson
R. Tuglaan Secretary

REVISIONS	DATE
REVISED	01/17/2025
PREPARED	03/13/2024

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | EI: MAE

CIVIL DESIGN ADVANTAGE

TRESTLE RIDGE ESTATES PHASE 3

REZONING MAP

ANKENY, IOWA

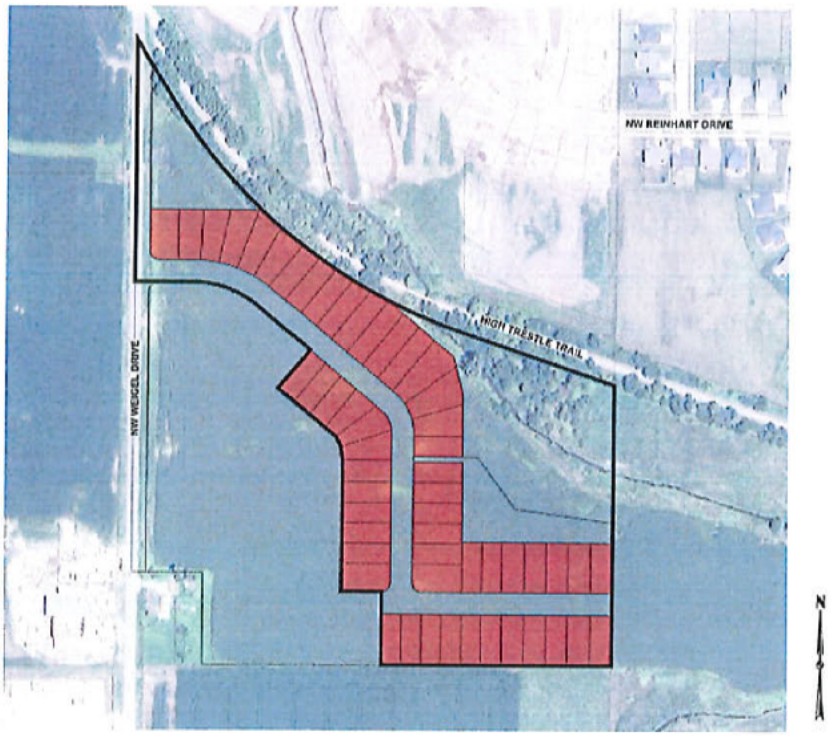
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PLOTTED BY: MAE/DWG
DATE PLOTTED: 1/17/2025 8:46 AM
DOMAIN: DSC

TRESTLE RIDGE PHASE 3 PROPERTY

PLANNED UNIT DEVELOPMENT



CITY OF ANKENY

Applicant:

Jerry's Homes, Inc.
3900 Westown Pkwy, Suite 100
West Des Moines, Iowa 50266

Prepared by:

CIVIL DESIGN ADVANTAGE

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date March 4, 2025
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
B. Tuglsang Secretary

February 26, 2025

TRESTLE RIDGE PHASE 3 PROPERTY
Planned Unit Development

TABLE OF CONTENTS

1 THE PLAN
- Overview Narrative
- PUD Master Plan
- Bulk Regulations

2 REZONING REQUEST
- Rezoning Petition
- Rezoning Map

3 SUPPORTING EVIDENCE
- Supporting Evidence Statement
- Parkland Dedication Calculation

4 ARCHITECTURAL CHARACTER
- Architectural Character Statement

THE PLAN

Trestle Ridge Phase 3 Property - Ankeny

OVERVIEW NARRATIVE

The Trestle Ridge Phase 3 property consists of 19.79 acres offering a mix of single family residential and a parcel to be left as private open space. The property is generally located east of NW Weigel Drive and south of the High Trestle Trail. The overall property is currently zoned R-3 Multi Family Residential restricted to 10 units per acre.

A portion of the property (19.79 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 50 feet. This product allows further diversity within the development and will allow a more affordable product for Ankeny residents. An outlot for private open space owned by the homeowner's association will also be situated off the High Trestle Trail in the northeast corner of the property that will provide connectivity to most of Ankeny and throughout Polk County. This development will connect to the High Trestle Trail either through the park or with sidewalks along NW Weigel Drive.

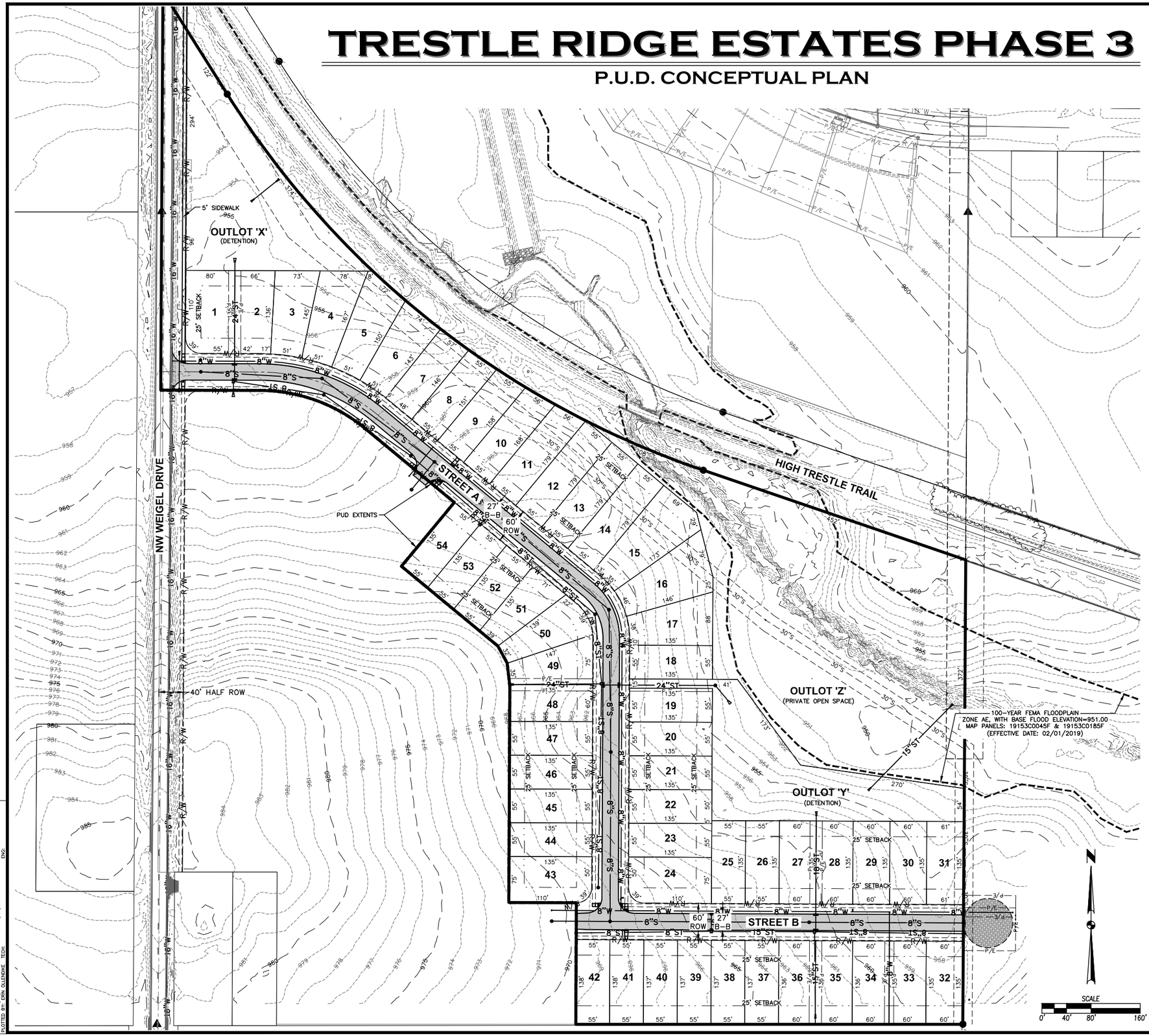
Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing features such as front porches, stone/brick on the front elevation, front columns, window accents and varied roof articulations. Examples of the architecture can be found further into this document.

This PUD establishes bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and open space location. A preliminary plat will be prepared and reviewed by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

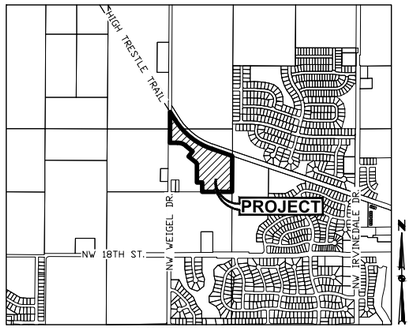
As detailed throughout the information provided, the Trestle Ridge Estates Phase 3 PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

TRESTLE RIDGE ESTATES PHASE 3

P.U.D. CONCEPTUAL PLAN



VICINITY MAP



ANKENY, IOWA

OWNER / APPLICANT

JERRY'S HOMES INC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IA 50266
CONTACT: JENNIFER ELLISON
PH: (515) 727-0356

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400

ZONING:

PUD: PLANNED UNIT DEVELOPMENT
R-3: MULTI FAMILY RESIDENTIAL

SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400

BULK REGULATIONS:

PUD: (LOTS 1-54, AND OUTLOTS 'X', 'Y' AND 'Z')
SETBACKS:

FRONT YARD	= 25 FEET
REAR YARD	= 25 FEET
SIDE YARD	= 5 FEET
MINIMUM LOT WIDTH	= 50 FEET
MINIMUM LOT AREA	= 6,000 SF

NOTE:
1. A MINIMUM OF ONE OVERSTORY / ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.
2. DETACHED HOMES REQUIRE A MINIMUM OF A TWO-CAR ATTACHED GARAGE.

NOTES:

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHTS ALONG PUBLIC STREETS INCLUDING NW WEIGEL DRIVE.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNERS ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE.
4. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS WILL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
5. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
6. OUTLOTS 'X' AND 'Y' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
7. LOT 1 WILL NOT BE ALLOWED A DRIVEWAY ACCESS TO NW WEIGEL DRIVE. DRIVEWAY FOR LOT 1 SHALL BE AS FAR EAST OF NW WEIGEL DRIVE AS POSSIBLE.
8. 5' SIDEWALK ON EAST SIDE OF NW WEIGEL DRIVE FROM STREET A TO HIGH TRESTLE TRAIL TO BE INSTALLED BY DEVELOPER WITH THE PUBLIC IMPROVEMENTS.
9. PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS.
10. FENCES/STRUCTURES SHALL NOT BE ALLOWED IN THE REAR LOTS OF 4-16 WITHIN THE EASEMENT AREA.

P.U.D. LEGAL DESCRIPTION

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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REVISIONS	DATE
FOURTH SUBMITTAL	02/26/2025
THIRD SUBMITTAL	01/17/2025
SECOND SUBMITTAL	09/27/2024
FIRST SUBMITTAL	08/30/2024

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

TRESTLE RIDGE ESTATES PHASE 3
PUD CONCEPTUAL PLAN

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PLOTTED BY: ERIN OLLENDIKE TECH PLOTTED: 3/26/2025 3:09 PM
COMMENT: ENG

Trestle Ridge Estates Phase 3 – Ankeny
Planned Unit Development

BULK REGULATIONS

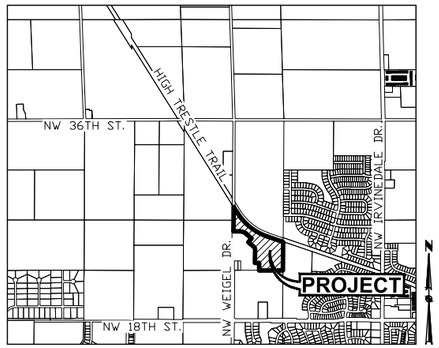
AREA A' – SINGLE-FAMILY RESIDENTIAL (50'+ Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 50 feet
- Minimum Lot Area – 6,000 s.f.
- Minimum Yard Requirements:
    - Front – 25 feet
    - Rear – 25 feet (covered or non-covered decks may extend up to 12 feet into the rear yard setback)
    - Side – 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD

REZONING REQUEST

VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER / APPLICANT

JERRY'S HOMES INC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IA 50266

ZONING:

EXISTING: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT RESTRICTED TO 10 UNITS PER ACRE

PROPOSED: PUD PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'A':

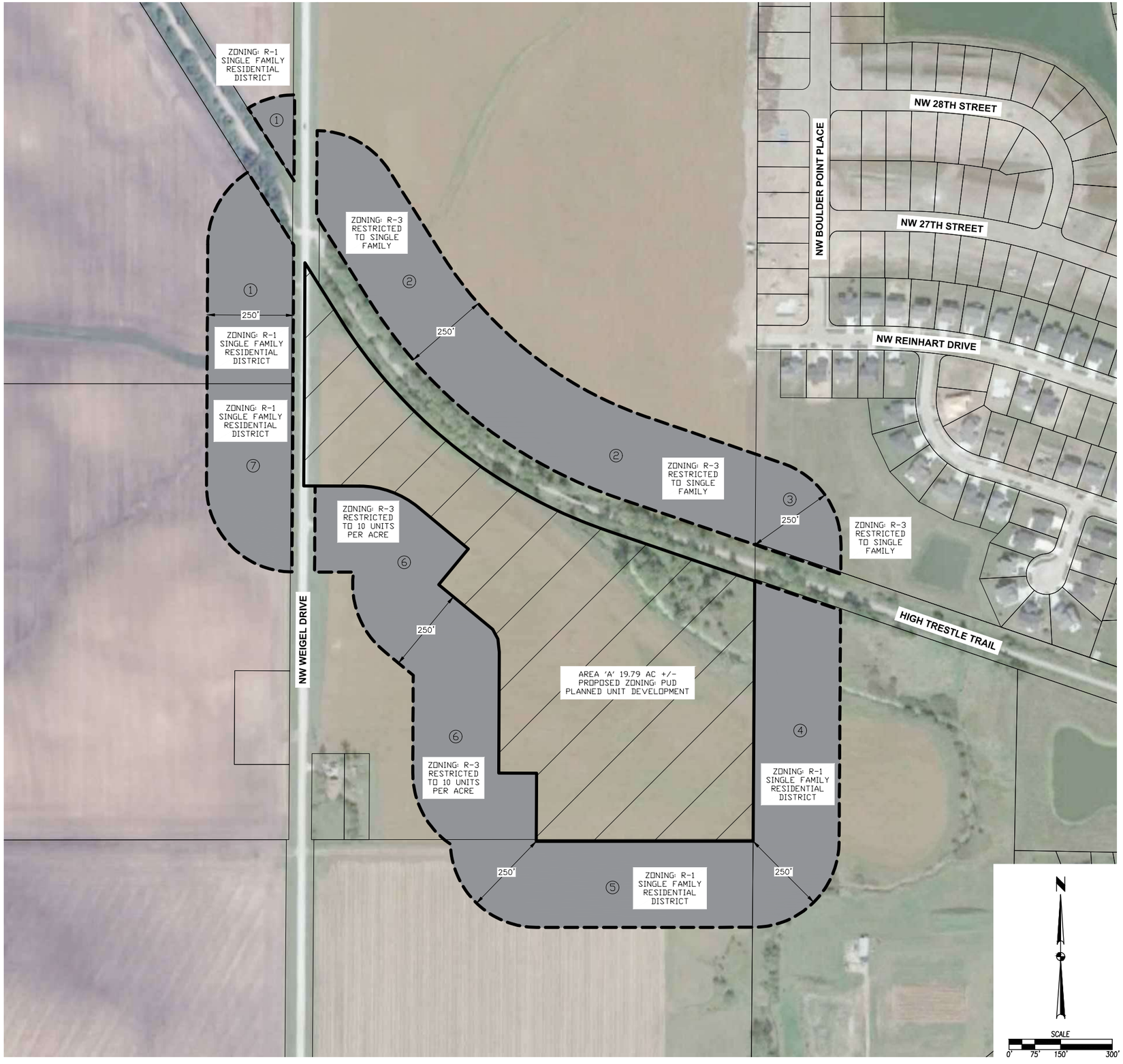
A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°59'37" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 630.24 FEET; THENCE NORTH 00°15'15" EAST, 197.75 FEET; THENCE NORTH 89°44'45" WEST, 110.00 FEET; THENCE NORTH 00°15'15" EAST, 352.00 FEET; THENCE NORTH 06°18'19" WEST, 38.01 FEET; THENCE NORTH 28°36'23" WEST, 31.66 FEET; THENCE NORTH 50°21'24" WEST, 203.92 FEET; THENCE NORTH 39°38'36" EAST, 135.00 FEET; THENCE NORTH 50°21'24" WEST, 188.34 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 185.92 FEET AND WHOSE CHORD BEARS NORTH 70°04'60" WEST, 182.27 FEET; THENCE NORTH 89°48'35" WEST, 161.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°20'12" EAST ALONG SAID WEST LINE, 291.23 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'48" WEST ALONG THE WEST LINE OF SAID EAST HALF, 357.12 FEET TO THE SOUTH LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY; THENCE SOUTH 32°13'12" EAST ALONG SAID SOUTH LINE, 196.51 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1482.54 FEET, WHOSE ARC LENGTH IS 1007.26 FEET AND WHOSE CHORD BEARS SOUTH 51°40'59" EAST, 988.00 FEET; THENCE SOUTH 71°08'48" EAST ALONG SAID SOUTH LINE, 451.83 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°21'46" WEST ALONG SAID EAST LINE, 756.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.79 ACRES (862,131 SQUARE FEET).

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HARDSHIP LAND LLC	3.44	10.42%	X
2	ABSOLUTE FARMS LLC	9.46	28.67%	X
3	CITY OF ANKENY	1.37	----	
4	B&W FARMS LLC	5.22	15.82%	
5	MOECKLY FAMILY FARM LLC	4.77	14.45%	X
6	JERRY'S HOMES INC	7.29	22.08%	X
7	DNF LLC	2.82	8.56%	
		34.39	100.00%	75.62%

* CITY OF ANKENY PROPERTY WAS EXCLUDED FROM THE CONSENTING PERCENTAGES.



REVISIONS	DATE
REVISED	01/17/2025
PREPARED	03/13/2024

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: EKO | EI: MAE

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

TRESTLE RIDGE ESTATES PHASE 3

REZONING MAP

1 / 1

2206.425

FILE: H:\2022\2206425\DWG\2206425-REZONING MAP.DWG
PLOTTED BY: MAX EVANS PLOTTED: 1/7/2025 8:46 AM
COMMENT:
ENG:
TECH:

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

request that said real estate be rezoned from its present classification of R-3 to PUD for the purpose of allowing the following use(s):

50' Single Family Detached Residential Lots

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-3 to PUD.

Parcel owner(s) signatures

Jerry's Homes, Inc., Adam J. Grubb (owner name) — (Signature)

(owner name) — (Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hardship Land LLC
Address:
Signature: — Date: 8/30/24
Printed Name: Sonny Hall — Title: President

Property Owner: Absolute Farms LLC
Address:
Signature: — Date: 8/30/24
Printed Name: Sonny Hall — Title: Chairman.

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

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Legal Description / Address:

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Parcel owner(s) signatures

Jerry's Homes, Inc., Adam J. Grubb
(owner name) _____ (Signature)

_____ (owner name) _____ (Signature)

Parcel owners within 250' of the above tract:

Property Owner: Moeckly Family Farm LLC
Address: 4121 NW 110th Ave., Polk City, Iowa 50226
Signature: Steven L Moeckly Date: 12-5-23
Printed Name: Steven L. Moeckly Title: President

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Legal Description

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SUPPORTING EVIDENCE

Trestle Ridge Estates Phase 3 - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to the Trestle Ridge Estates Phase 3 Property will be from NW Weigel Drive that borders the property to the west. Internal public streets will be extended throughout the development that feed out to NW Weigel Drive in one location. Internal streets will be local public streets with on-street parking. The street network within the townhome area will be a series of private streets that funnel out to the public street within the development and potentially NW Weigel Drive.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets' interior to this subdivision and five-foot wide sidewalk on east side of NW Weigel Drive to provide pedestrian access to all site amenities including the city park and the High Trestle Trail. Pedestrian ramps will be provided at all major roadways to connect the existing surrounding neighborhoods.

UTILITIES

Sanitary sewer service will be provided by connecting into an existing WRA owned 30-inch sanitary sewer trunk line that generally runs parallel to the High Trestle Trail along the north property line. All sanitary sewer mains within the single family areas will be 8-inch in size and will be public.

Water main that will serve this development will come from a 16-inch watermain along NW Weigel Drive. All internal watermain will be 8-inch diameter and will be public.

Storm sewer will be provided within public right-of-ways and sized per city code ultimately discharging into one of the two dry bottom detention basins provided onsite. This site has an existing drainage way in the northeast corner of the site so discharge points from the detention basins will occur along these areas.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services along NW Weigel Drive. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Trestle Ridge Estates Phase 3 property generally drains from the southwest corner towards an existing drainageway that runs parallel to the High Trestle Trail along the north property line. Detention for the single-family residential areas will be provided in a combination of two dry bottom detention basins provided in the northwest and southeast corners of the property. All detention facilities shall be privately owned and maintained by a homeowner's association.

PARKS

A private open space area is being proposed in the northeast corner of the property that is directly adjacent to the High Trestle Trail which will be a private amenity for the residents. The developer intends to dedicate the required parkland via a future parkland dedication agreement or possible payment in lieu of, to be determined at the time of platting. Parkland dedication calculations are included.

PARKLAND DEDICATION CALCULATION

Trestle Ridge Estates Phase 3 Property

Ankeny, Iowa

AREA	ZONING	ACRES	Parkland % Required	Park Dedication Acres
A	PUD Lots	10.40	10%	1.04
	Public ROW	3.22	0%	0.00
	Detention Ponds	2.32	0.00%	0.00
	Private Open Space	3.85	0.00%	0.00
TOTAL		19.79		**1.04**

Note: The developer intends to dedicate the required parkland via a future parkland dedication agreement or possible payment in lieu of, to be determined at the time of platting.

City Park Land Provided = 0.00 Acres

City Park Dedication Required = 1.04 Acres

ARCHITECTURAL CHARACTER

Trestle Ridge Estates Phase 3 – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.












601





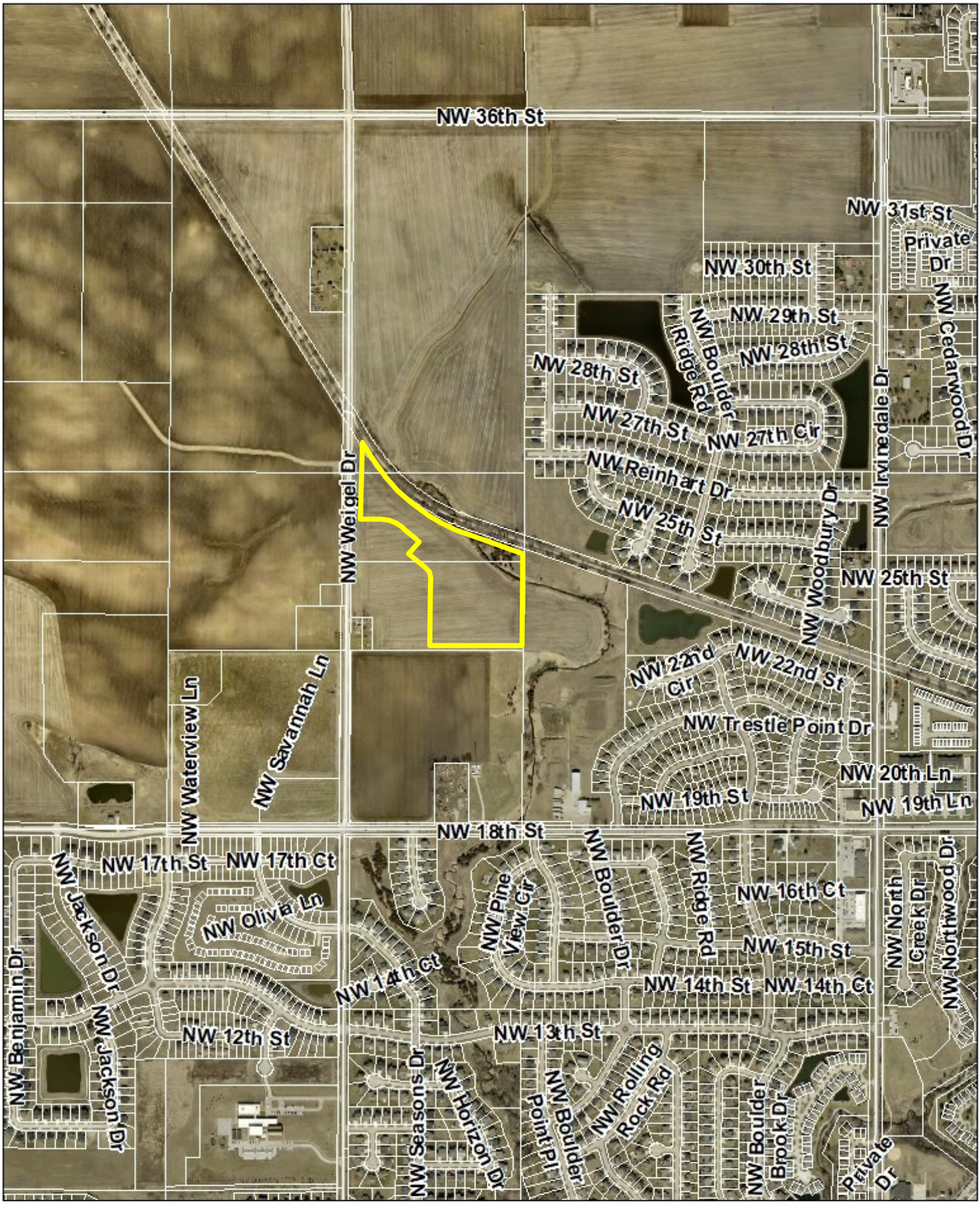












N

1 inch = 902 feet

Date: 10/4/2024

Trestle Ridge Estates Phase 3 PUD Rezoning

Aerial Map

Ankeny
bringing it all together.

January 17, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Phase 3 – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Jerry's Homes, Inc., we submit herewith the following request to rezone approximately 19.79 acres located approximately 1,600 feet northeast of the intersection of NW Weigel Drive and NW 18th Street just south of the High Trestle Trail. The existing zoning on the property is R-3 Multiple-Family Residence District restricted to 10 units per acre and we are requesting to rezone the property to a Planned Unit Development for the construction single family homes on a minimum lot width of 50 feet. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

cc: Jennifer Ellison, Jerry's Homes, Inc.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Utility Easement located on Lots 4 and 5, Kimberley Crossing Plat 2 (date of hrg: 4/7/25 @ 5:30 p.m.)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

DR Horton-Iowa, LLC has requested the vacation of a Public Utility Easement located on Lots 4 and 5, Kimberley Crossing Plat 2. These lots were previously a part of Lot 16, Kimberley Crossing Plat 1. This lot was intended for a clubhouse and amenities, but was replatted into five single-family lots. The vacated easement has been replaced with a different easement to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - Set Hearing
2. Notice of Hearing
3. Easement Vacation Plat
4. Applicant Letter

RESOLUTION

RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC UTILITY EASEMENT LOCATED ON LOTS 4 AND 5, KIMBERLEY CROSSING PLAT 2

WHEREAS, a request has been submitted for the City Council of the City of Ankeny, Iowa, to consider a request to vacate a public utility easement located on Lots 4 and 5, Kimberley Crossing Plat 2, and being legally described as follows:

SEE ATTACHED EASEMENT VACATION PLAT

WHEREAS, City staff has reviewed the request, and determined that said easement vacation is appropriate; and

WHEREAS, Section 364.7, Code of Iowa, provides that easements may be vacated only after notice and hearing as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That a public hearing shall be held at 5:30 p.m. on the 7th day of April, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a request to vacate a public utility easement located on Lots 4 and 5, Kimberley Crossing Plat 2; and

2. That the City Clerk is hereby authorized and directed to publish notice of said hearing at the time and in the manner required by law.

PASSED AND APPROVED this 17th day of March, 2025.

CITY OF ANKENY, IOWA

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC UTILITY EASEMENT LOCATED ON LOTS 4 AND 5, KIMBERLEY CROSSING PLAT 2

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST, WHO, UNDER THE PROVISIONS OF SECTION 364.7, CODE OF IOWA, MAY BE ENTITLED TO NOTICE OF ANY PROPOSED RESOLUTION FOR THE VACATION OF AN EASEMENT OR A PORTION OF AN EASEMENT WITHIN THE CITY OF ANKENY, IOWA.

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider a request to vacate a public utility easement located on Lots 4 and 5, Kimberley Crossing Plat 2, lying over, under, across, and through those parts legally described as on file in the City Clerk's office.

NOTICE IS FURTHER GIVEN that said Easement is proposed to be vacated by the City of Ankeny and conveyed to DR Horton-Iowa, LLC. Said conveyance will be by Quit Claim Deed, and without payment of consideration.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the City Council will hold a public hearing at 5:30 p.m. on the 7th day of April, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider the request to vacate said Easement, at which time and place all citizens and all parties in interest shall have the opportunity to be heard.

DATED this 17th day of March, 2025.

CITY OF ANKENY, IOWA

_____
Michele Yuska, City Clerk

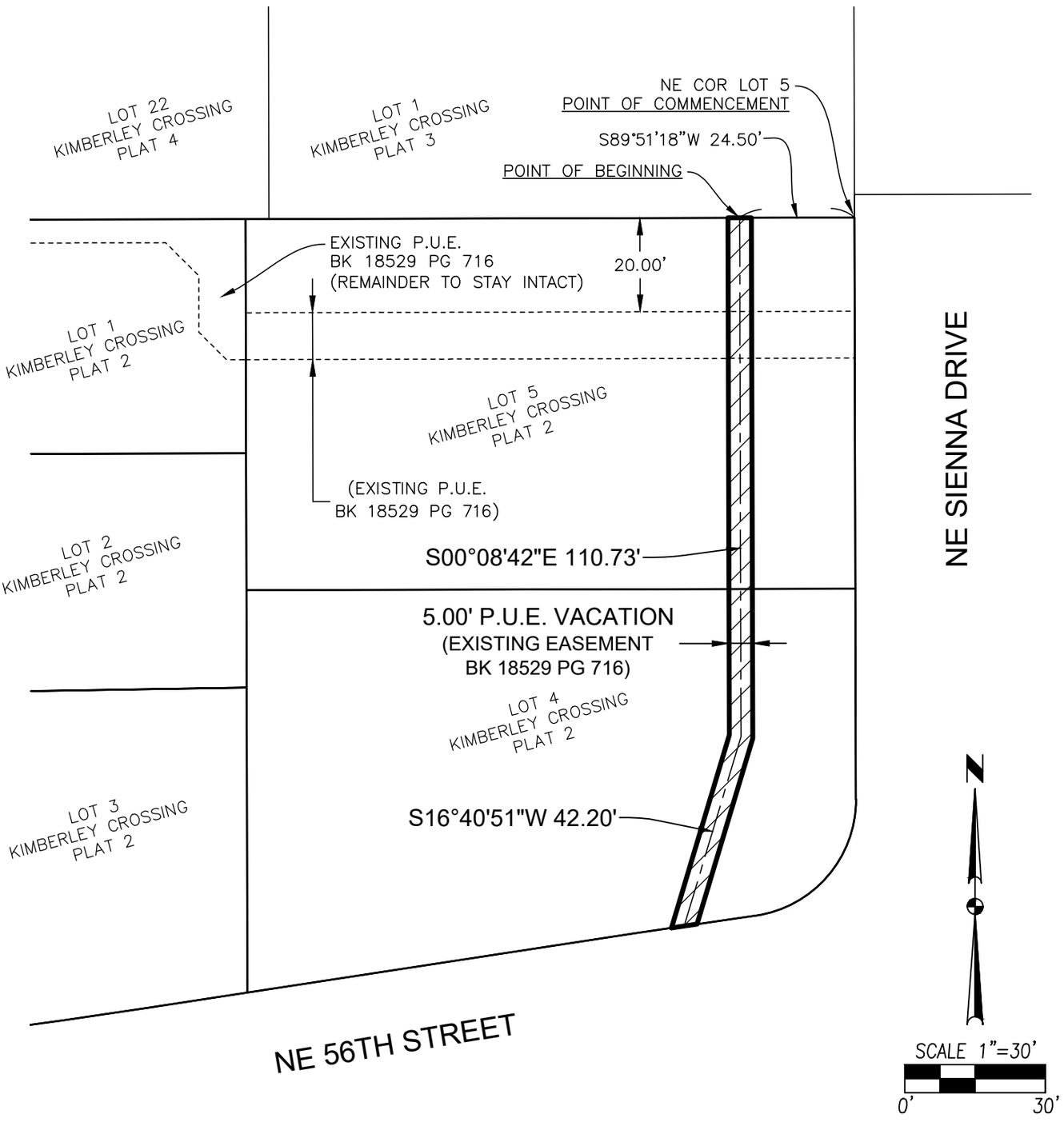
Published in the Des Moines Register on the ____ day of _____, 2025.

EXHIBIT 'A' - VACATION PLAT

PUBLIC UTILITY EASEMENT VACATION DESCRIPTION

A PART OF LOTS 4 AND 5, KIMBERLEY CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS A 5.00–FOOT–WIDE EASEMENT BEING 2.50 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°51'18" WEST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 24.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°08'42" EAST, 110.73 FEET; THENCE SOUTH 16°40'51" WEST, 42.20 FEET TO THE SOUTH LINE OF SAID LOT 4 AND THE POINT OF TERMINUS. SAID EASEMENT CONTAINS 0.02 ACRES (765 SQUARE FEET).



FILE: H:\2022\2203197\DWG\2203197–PUE VACATION.DWG
FILE DATE: 1/16/25 DATE PLOTTED: 2/5/2025 10:41 AM
PLOTTED BY: JON ERDAHL:

February 7, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Kimberley Crossing Plat 2 – Lots 4 & 5
Easement Vacation Request

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of DR Horton Iowa LLC and Kimberley Development Corporation, we submit herewith the following easement vacation request for a public utility, gas and drainage easement for lots 4 and 5 of Kimberley Crossing Plat 2. These easements were originally recorded with Kimberley Crossing Plat 1 and based on a modified lot configuration for this area new easements were recorded with Kimberley Crossing Plat 2. Therefore, these easements need to be vacated to allow for these lots to be developed with homes. The utility companies have provided sufficient information showing that there are no utilities within these areas to be vacated. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Gas Easement located on Lots 4 and 5, Kimberley Crossing Plat 2 (date of hrg: 4/7/25 @ 5:30 p.m.)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL
Ensure Economic Vitality

EXECUTIVE SUMMARY

DR Horton-Iowa, LLC have requested the vacation of a Public Gas Easement located on Lots 4 and 5, Kimberley Crossing Plat 2. These lots were previously a part of Lot 16, Kimberley Crossing Plat 1. This lot was intended for a clubhouse and amenities, but was replatted into five single-family lots. The vacated easement has been replaced with a different easement to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - Set Hearing
2. Notice of Hearing
3. Easement Vacation Plat
4. Applicant Letter

RESOLUTION

RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC GAS EASEMENT LOCATED ON LOTS 4 AND 5, KIMBERLEY CROSSING PLAT 2

WHEREAS, a request has been submitted for the City Council of the City of Ankeny, Iowa, to consider a request to vacate a public gas easement located on Lots 4 and 5, Kimberley Crossing Plat 2, and being legally described as follows:

SEE ATTACHED EASEMENT VACATION PLAT

WHEREAS, City staff has reviewed the request, and determined that said easement vacation is appropriate; and

WHEREAS, Section 364.7, Code of Iowa, provides that easements may be vacated only after notice and hearing as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That a public hearing shall be held at 5:30 p.m. on the 7th day of April, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a request to vacate a public gas easement located on Lots 4 and 5, Kimberley Crossing Plat 2; and

2. That the City Clerk is hereby authorized and directed to publish notice of said hearing at the time and in the manner required by law.

PASSED AND APPROVED this 17th day of March, 2025.

CITY OF ANKENY, IOWA

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC GAS EASEMENT LOCATED ON LOTS 4 AND 5, KIMBERLEY CROSSING PLAT 2

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NOTICE IS FURTHER GIVEN that said Easement is proposed to be vacated by the City of Ankeny and conveyed to DR Horton-Iowa, LLC. Said conveyance will be by Quit Claim Deed, and without payment of consideration.

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DATED this 17th day of March, 2025.

CITY OF ANKENY, IOWA

_____
Michele Yuska, City Clerk

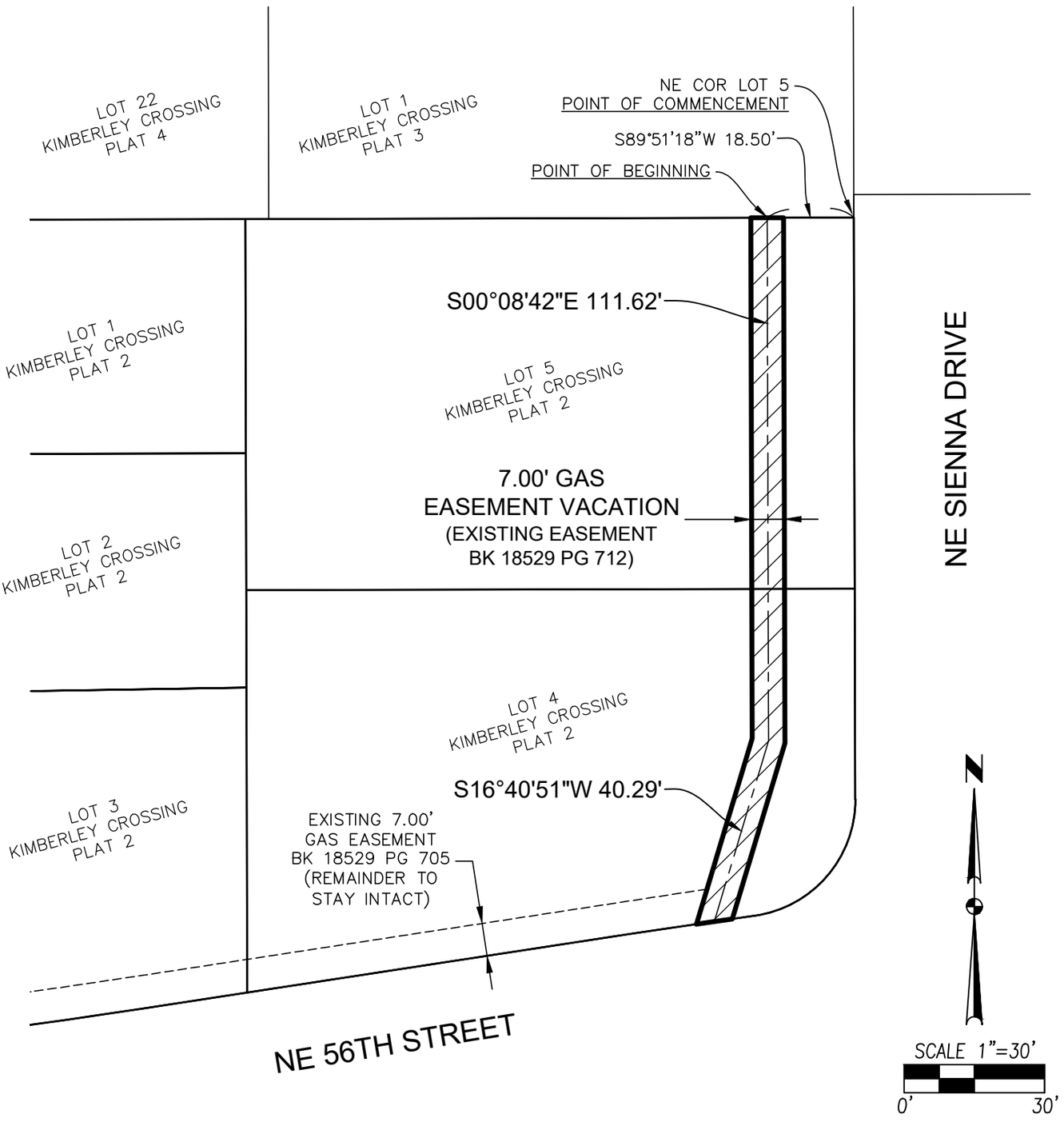
Published in the Des Moines Register on the ____ day of _____, 2025.

EXHIBIT 'A' - VACATION PLAT

GAS EASEMENT VACATION DESCRIPTION

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FILE: H:\2022\2203197\DWG\2203197–GAS VACATION.DWG
FILE DATE: 1/15/25 DATE PLOTTED: 1/16/2025 9:22 AM
PLOTTED BY: JON ERDAHL:

February 7, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Kimberley Crossing Plat 2 – Lots 4 & 5
Easement Vacation Request

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of DR Horton Iowa LLC and Kimberley Development Corporation, we submit herewith the following easement vacation request for a public utility, gas and drainage easement for lots 4 and 5 of Kimberley Crossing Plat 2. These easements were originally recorded with Kimberley Crossing Plat 1 and based on a modified lot configuration for this area new easements were recorded with Kimberley Crossing Plat 2. Therefore, these easements need to be vacated to allow for these lots to be developed with homes. The utility companies have provided sufficient information showing that there are no utilities within these areas to be vacated. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** setting a public hearing for a request to vacate a Public Drainage Easement located on Lots 4 and 5, Kimberley Crossing Plat 2 (date of hrg: 4/7/25 @ 5:30 p.m.)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

DR Horton-Iowa, LLC have requested the vacation of a Public Drainage Easement located on Lots 4 and 5, Kimberley Crossing Plat 2. These lots were previously a part of Lot 16, Kimberley Crossing Plat 1. This lot was intended for a clubhouse and amenities, but was replatted into five single-family lots. The vacated easement has been replaced with a different easement to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - Set Hearing
2. Notice of Hearing
3. Easement Vacation Plat
4. Applicant Letter

RESOLUTION

RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC DRAINAGE EASEMENT LOCATED ON LOTS 4 AND 5, KIMBERLEY CROSSING PLAT 2

WHEREAS, a request has been submitted for the City Council of the City of Ankeny, Iowa, to consider a request to vacate a public drainage easement located on Lots 4 and 5, Kimberley Crossing Plat 2, and being legally described as follows:

SEE ATTACHED EASEMENT VACATION PLAT

WHEREAS, City staff has reviewed the request, and determined that said easement vacation is appropriate; and

WHEREAS, Section 364.7, Code of Iowa, provides that easements may be vacated only after notice and hearing as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That a public hearing shall be held at 5:30 p.m. on the 7th day of April, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a request to vacate a public drainage easement located on Lots 4 and 5, Kimberley Crossing Plat 2; and

2. That the City Clerk is hereby authorized and directed to publish notice of said hearing at the time and in the manner required by law.

PASSED AND APPROVED this 17th day of March, 2025.

CITY OF ANKENY, IOWA

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC DRAINAGE EASEMENT LOCATED ON LOTS 4 AND 5, KIMBERLEY CROSSING PLAT 2

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST, WHO, UNDER THE PROVISIONS OF SECTION 364.7, CODE OF IOWA, MAY BE ENTITLED TO NOTICE OF ANY PROPOSED RESOLUTION FOR THE VACATION OF AN EASEMENT OR A PORTION OF AN EASEMENT WITHIN THE CITY OF ANKENY, IOWA.

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider a request to vacate a public drainage easement located on Lots 4 and 5, Kimberley Crossing Plat 2, lying over, under, across, and through those parts legally described as on file in the City Clerk's office.

NOTICE IS FURTHER GIVEN that said Easement is proposed to be vacated by the City of Ankeny and conveyed to DR Horton-Iowa, LLC. Said conveyance will be by Quit Claim Deed, and without payment of consideration.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the City Council will hold a public hearing at 5:30 p.m. on the 7th day of April, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider the request to vacate said Easement, at which time and place all citizens and all parties in interest shall have the opportunity to be heard.

DATED this 17th day of March, 2025.

CITY OF ANKENY, IOWA

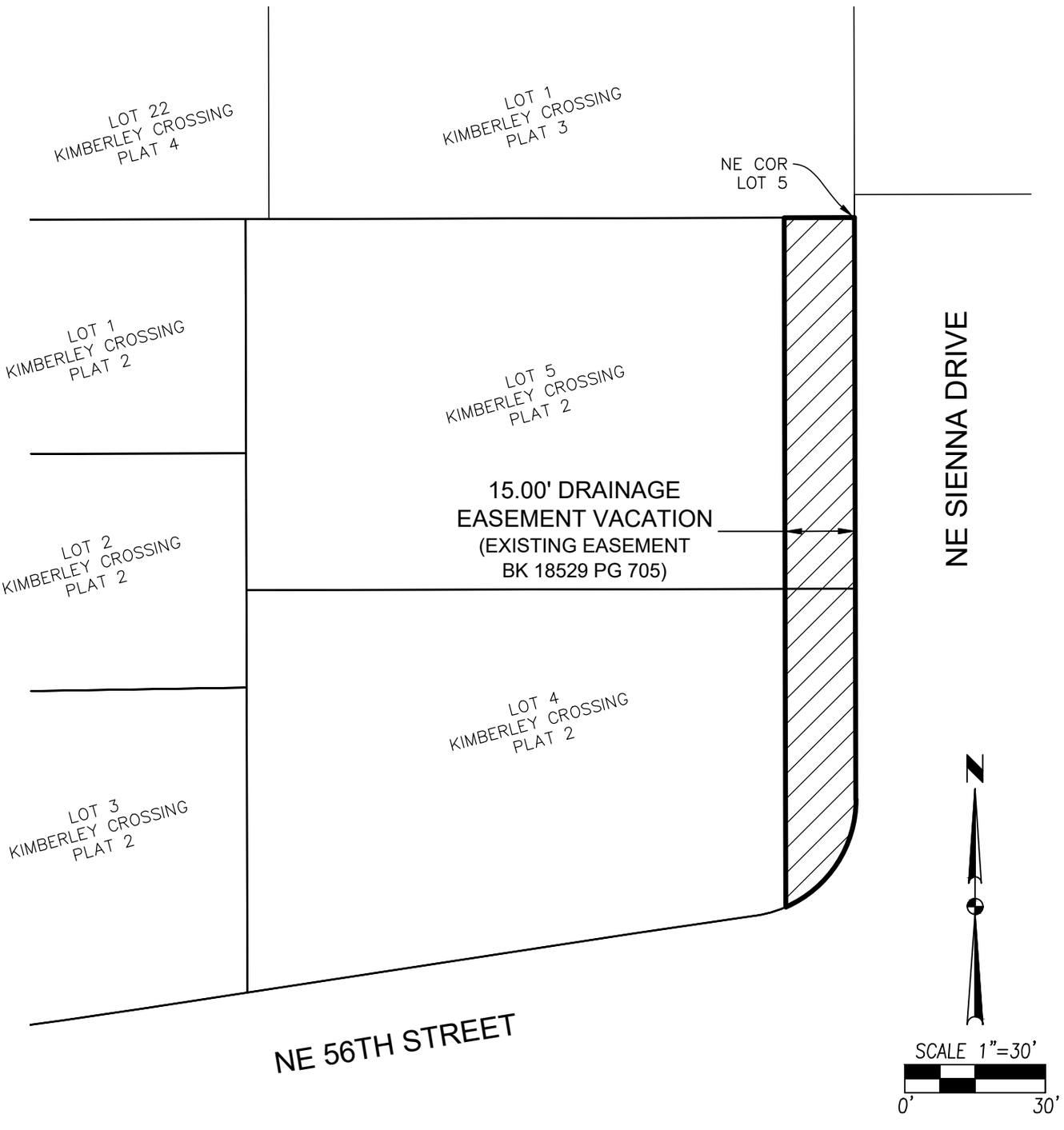
_____
Michele Yuska, City Clerk

Published in the Des Moines Register on the ____ day of _____, 2025.

EXHIBIT 'A' - VACATION PLAT

DRAINAGE EASEMENT VACATION DESCRIPTION

THE EAST 15.00 FEET OF LOTS 4 AND 5, KIMBERLEY CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.



FILE: H:\2022\2203197\DWG\2203197-DRAINAGE VACATION.DWG
FILE DATE: 1/15/25 DATE PLOTTED: 1/16/2025 9:41 AM
PLOTTED BY: JON ERDAHL:

February 7, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Kimberley Crossing Plat 2 – Lots 4 & 5
Easement Vacation Request

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of DR Horton Iowa LLC and Kimberley Development Corporation, we submit herewith the following easement vacation request for a public utility, gas and drainage easement for lots 4 and 5 of Kimberley Crossing Plat 2. These easements were originally recorded with Kimberley Crossing Plat 1 and based on a modified lot configuration for this area new easements were recorded with Kimberley Crossing Plat 2. Therefore, these easements need to be vacated to allow for these lots to be developed with homes. The utility companies have provided sufficient information showing that there are no utilities within these areas to be vacated. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, and platted easements for Old Dominion Freight Line Ankeny, IA Relay Lot.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Old Dominion Freight Line, Inc. has proposed the Old Dominion Freight Line Ankeny, IA Relay Lot Plat Final Plat., an approximate 22-acre final plat generally located north of SE Corporate Woods Drive and west of SE Four Mile Drive. The proposed final alt creates one developable lot and two Outlots that are all zoned and are a part of the Old Dominion Freight Line West Planned Unit Development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept **RESOLUTION**.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan & Zoning Commission recommended approval on December 3, 2024.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. PZ Minutes
3. Old Dominion Freight Line Ankeny, IA Relay Lot Plat
4. Staff Report
5. Aerial Map
6. Applicant Letter

WHEN RECORDED RETURN TO:

City of Ankeny, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Bryan Morrissey, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: 515-963-3551

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, WARRANTY DEED TO STREETS, SUBDIVISION BONDS FOR SEEDING AND EROSION CONTROL, AND PLATTED EASEMENTS FOR OLD DOMINION FREIGHT LINE ANKENY, IA RELAY LOT PLAT

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of the final plat for Old Dominion Freight Line Ankeny, IA Relay Lot Plat on the 3rd day of December 2024; and

WHEREAS, the attorney's title opinion, warranty deed to streets, subdivision bonds for seeding and erosion control, and platted easements have been submitted and approved by the City Engineer and the Director of Community Development of the City of Ankeny, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That the final plat for Old Dominion Freight Line Ankeny, IA Relay Lot Plat is hereby approved; and
2. That the warranty deed to streets is hereby accepted; and
3. That the subdivision bonds for seeding and erosion control are hereby accepted; and
4. That the public ingress/egress easement and public storm water management facility maintenance covenant and permanent easement agreement are hereby accepted; and
5. That sidewalk installation along SE Four Mile Drive is deferred until a future date as determined by the City Council.

PASSED AND APPROVED this 17th day of March, 2025.

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 3, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the December 3, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Ted Rapp, Randy Weisheit, Lisa West, Glenn Hunter, and Todd Ripper. Absent: Trina Flack and Annette Renaud. Staff present: Eric Jensen, Eric Carstens, Derek Silverthorn, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA
Motion by G.Hunter to approve and accept the December 3, 2024 agenda without amendments. Second by L.West. All voted aye. Motion carried 5 – 0.

CONSENT AGENDA ITEMS
Item #4. Old Dominion Freight Line Ankeny, IA Relay Lot Plat - Final Plat
Motion to recommend City Council approval of the Old Dominion Freight Line Ankeny, IA Relay Lot Final Plat.

Motion by T.Ripper to approve the recommendations for Consent Agenda Items #1 - #5. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

FINAL PLAT

Old Dominion Freight Line Ankeny, IA
Relay Lot Plat

7050 SE FOUR MILE DRIVE
CITY OF ANKENY, POLK COUNTY, IA

RECORDER'S INDEX LEGEND:	
COUNTY:	POLK COUNTY
CITY:	CITY OF ANKENY
SECTION/TOWNSHIP/RANGE:	SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST
	LOT 1 IN SE 1/4 SE 1/4
	OUTLOT 2 IN SE 1/4 SE 1/4
	OUTLOT 3 IN SE 1/4 SE 1/4
	LOT A IN SE 1/4 SE 1/4
	LOT B IN SE 1/4 SE 1/4
LOT/BLOCK/SUBDIVISION:	
REQUESTOR:	OLD DOMINION FREIGHT LINE, INC.
PROPRIETOR:	OLD DOMINION FREIGHT LINE, INC.

RETURN TO: JOSEPH T. PARAGANO, P.E.
HOYT+BERENYI, LLC.
346 SEACOAST PARKWAY;
SUITE 200
MOUNT PLEASANT, SC 29464

ENGINEER & ENGINEERING COMPANY: PHONE: 843-531-5334
EMAIL: JPARAGANO@HOYTBERENYI.COM

LOT 1 LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 00°02'30" EAST, 540.58 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88°34'31" WEST, 60.02 FEET ALONG THE NORTH LINE OF SAID OUTLOT 2 TO THE NORTHEAST CORNER OF SAID OUTLOT 2 BEING A 1/2" IRON ROD & YELLOW CAP #11804 AND THE POINT OF BEGINNING; THENCE NORTH 88°34'31" WEST A DISTANCE OF 253.55 FEET TO A FOUND CORNER BEING A 1/2" IRON ROD & YELLOW CAP #11804; THENCE SOUTH 00°03'23" WEST A DISTANCE OF 190.31 FEET TO THE NORTHEAST CORNER OF OUTLOT 3 BEING A SET 5/8" IRON ROD & YELLOW CAP #15268; THENCE NORTH 90°00'00" WEST A DISTANCE OF 9.14 FEET TO CALCULATED CORNER; THENCE SOUTH 10°51'19" WEST A DISTANCE OF 44.37 FEET TO CALCULATED CORNER; THENCE SOUTH 07°50'34" WEST A DISTANCE OF 90.82 FEET TO CALCULATED CORNER; THENCE SOUTH 26°58'58" WEST A DISTANCE OF 162.37 FEET TO CALCULATED CORNER; THENCE SOUTH 88°41'21" WEST A DISTANCE OF 65.62 FEET TO CALCULATED CORNER; THENCE SOUTH 89°39'53" WEST A DISTANCE OF 80.40 FEET TO CALCULATED CORNER; THENCE NORTH 58°57'59" WEST A DISTANCE OF 64.99 FEET TO CALCULATED CORNER; THENCE NORTH 53°01'35" WEST A DISTANCE OF 34.63 FEET TO CALCULATED CORNER; THENCE NORTH 40°11'41" EAST A DISTANCE OF 30.44 FEET TO CALCULATED CORNER; THENCE NORTH 10°36'41" WEST A DISTANCE OF 23.93 FEET TO CALCULATED CORNER; THENCE NORTH 40°09'51" WEST A DISTANCE OF 33.27 FEET TO CALCULATED CORNER; THENCE NORTH 45°09'29" WEST A DISTANCE OF 85.07 FEET TO CALCULATED CORNER; THENCE NORTH 35°53'26" WEST A DISTANCE OF 29.53 FEET TO CALCULATED CORNER; THENCE NORTH 54°36'00" WEST A DISTANCE OF 53.22 FEET TO CALCULATED CORNER; THENCE NORTH 68°58'36" WEST A DISTANCE OF 23.44 FEET TO CALCULATED CORNER; THENCE NORTH 82°46'49" WEST A DISTANCE OF 37.98 FEET TO CALCULATED CORNER; THENCE NORTH 51°46'10" WEST A DISTANCE OF 36.54 FEET TO CALCULATED CORNER; THENCE NORTH 74°56'30" WEST A DISTANCE OF 15.85 FEET TO CALCULATED CORNER; THENCE SOUTH 88°31'01" WEST A DISTANCE OF 37.89 FEET TO CALCULATED CORNER; THENCE NORTH 59°59'44" WEST A DISTANCE OF 45.10 FEET TO CALCULATED CORNER; THENCE NORTH 37°42'34" WEST A DISTANCE OF 16.66 FEET TO CALCULATED CORNER; THENCE NORTH 87°13'22" WEST A DISTANCE OF 66.27 FEET TO CALCULATED CORNER; THENCE NORTH 01°02'21" WEST A DISTANCE OF 23.71 FEET TO CALCULATED CORNER; THENCE NORTH 41°46'18" WEST A DISTANCE OF 12.76 FEET TO CALCULATED CORNER; THENCE NORTH 76°16'12" WEST A DISTANCE OF 44.88 FEET TO CALCULATED CORNER; THENCE SOUTH 65°35'19" WEST A DISTANCE OF 32.84 FEET TO CALCULATED CORNER; THENCE SOUTH 36°55'35" WEST A DISTANCE OF 16.37 FEET TO CALCULATED CORNER; THENCE NORTH 87°43'50" WEST A DISTANCE OF 57.54 FEET TO CALCULATED CORNER; THENCE SOUTH 26°43'20" WEST A DISTANCE OF 37.31 FEET TO CALCULATED CORNER; THENCE SOUTH 19°46'52" WEST A DISTANCE OF 27.81 FEET TO CALCULATED CORNER; THENCE SOUTH 66°35'12" WEST A DISTANCE OF 13.38 FEET TO CALCULATED CORNER; THENCE NORTH 85°23'32" WEST A DISTANCE OF 12.73 FEET TO CALCULATED CORNER; THENCE NORTH 38°40'52" WEST A DISTANCE OF 14.40 FEET TO CALCULATED CORNER; THENCE NORTH 08°41'35" WEST A DISTANCE OF 14.89 FEET TO CALCULATED CORNER; THENCE NORTH 61°34'30" WEST A DISTANCE OF 16.75 FEET TO CALCULATED CORNER; THENCE NORTH 70°21'28" WEST A DISTANCE OF 38.09 FEET TO CALCULATED CORNER; THENCE SOUTH 00°07'24" WEST A DISTANCE OF 190.30 FEET TO SOUTHWESTERN CORNER OF OUTLOT 3 BEING A FOUND 5/8" IRON ROD & YELLOW CAP #15268; THENCE SOUTHEASTERLY 460.56 FEET ALONG THE ARC OF A CURVE IN THE NORTH RIGHT-OF-WAY LINE OF SAID CORPORATE WOODS DRIVE/SE 72ND STREET CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,370.00 FEET, A CENTRAL ANGLE OF 19°15'41", AND A 458.40 FEET LONG CHORD THAT BEARS SOUTH 69°05'46" EAST TO THE SOUTHERN CORNER OF SAID OUTLOT 3 BEING A FOUND 5/8" IRON ROD & YELLOW CAP #15268; THENCE SOUTH 88°32'49" EAST A DISTANCE OF 582.22 FEET TO THE SOUTHEASTERN CORNER OF SAID OUTLOT 3 BEING A FOUND 5/8" IRON ROD & YELLOW CAP #15268; THENCE NORTH 00°01'32" EAST A DISTANCE OF 156.75 FEET TO THE SOUTHEASTERN CORNER OF SAID OUTLOT 3 BEING A FOUND 1/2" IRON ROD & YELLOW CAP #11804; THENCE NORTH 00°00'00" EAST A DISTANCE OF 144.00 FEET TO THE NORTHEASTERN CORNER OF SAID OUTLOT 3 BEING A FOUND 5/8" IRON ROD & YELLOW CAP #15268 AND THE POINT OF BEGINNING;

CONTAINING 4.514 ACRES.

LOT A LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 00°02'30" EAST, 540.58 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 TO THE SOUTHEAST CORNER OF SAID LOT A BEING A FOUND PK NAIL AND THE POINT OF BEGINNING OF LOT A; THENCE NORTH 88°34'31" WEST, 60.02 FEET ALONG THE NORTH LINE OF SAID LOT B TO THE NORTHEAST CORNER OF OUTLOT 2 BEING A 1/2" IRON ROD & YELLOW CAP #11804; THENCE NORTH 00°02'30" EAST A DISTANCE OF 386.33 FEET TO A FOUND CORNER BEING A 1/2" IRON ROD & YELLOW CAP #11804; THENCE NORTH 87°56'11" EAST A DISTANCE OF 60.04 FEET TO A FOUND CORNER BEING A 5/8" IRON ROD & YELLOW CAP #15268; THENCE SOUTH 00°02'30" WEST A DISTANCE OF 389.99 FEET TO A FOUND PK NAIL AND THE POINT OF BEGINNING;

CONTAINING 0.535 ACRES, OF WHICH 0.535 ACRES IS CONTAINED IN PRESENT ROAD RIGHT-OF-WAY EASEMENT THAT IS TO BE DEDICATED TO THE CITY OF ANKENY, IN FEE TITLE, FOR PUBLIC RIGHT-OF-WAY PURPOSES.

LOT B LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 00°02'30" EAST, 206.11 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 TO THE SOUTHEAST CORNER OF SAID LOT B BEING THE POINT OF BEGINNING OF LOT B; THENCE NORTH 88°32'49" WEST, 60.02 FEET ALONG THE SOUTH LINE OF SAID LOT B TO THE SOUTHEAST CORNER OF SAID OUTLOT 2 BEING A 5/8" IRON ROD & YELLOW CAP #15268; THENCE NORTH 00°02'30" EAST A DISTANCE OF 334.44 FEET TO A FOUND CORNER BEING A 1/2" IRON ROD & YELLOW CAP #11804; THENCE SOUTH 88°34'31" EAST A DISTANCE OF 60.02 FEET TO A FOUND PK NAIL; THENCE SOUTH 00°02'30" WEST A DISTANCE OF 334.47 FEET TO A FOUND PK NAIL BEING THE POINT OF BEGINNING;

CONTAINING 0.461 ACRES, OF WHICH 0.461 ACRES IS CONTAINED IN PRESENT ROAD RIGHT-OF-WAY EASEMENT THAT IS TO BE DEDICATED TO THE CITY OF ANKENY, IN FEE TITLE, FOR PUBLIC RIGHT-OF-WAY PURPOSES.

FEMA FLOOD MAP REFERENCE:

THE MAJORITY OF THESE PROPERTIES LIE WITHIN ZONE "X" NOTED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN', BUT THERE ARE PORTIONS LOCATED WITHIN ZONE "X SHADED" NOTED AS "AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE" AND ZONE "A" NOTED AS "SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION" RESPECTIVELY PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 19153C0215F AND 19153C0220F, BOTH EFFECTIVE FEBRUARY 1, 2019.

NOTE THAT THE REFERENCED FEMA MAPS WERE CREATED FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM AND DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING. FLOOD HAZARDS ARE DYNAMIC AND CAN CHANGE FREQUENTLY DUE TO A VARIETY OF FACTORS INCLUDING WEATHER PATTERNS, EROSION, AND NEW DEVELOPMENT. THE ENGINEER DOES NOT CERTIFY TO THE ACCURACY OF THE REFERENCED FEMA MAP NOR GIVE ANY OPINION ON THE LIKELIHOOD OF ANY POTENTIAL FLOODING ON THIS PROPERTY.

PLAT LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 00°02'30" EAST, 206.11 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 TO THE SOUTHEAST CORNER OF SAID OUTLOT B AND THE PLAT POINT OF BEGINNING; THENCE NORTH 00°02'30" EAST A DISTANCE OF 334.47 FEET TO A CALCULATED CORNER; THENCE NORTH 00°02'30" EAST A DISTANCE OF 389.99 FEET TO THE NORTHEAST CORNER OF OUTLOT A BEING A CALCULATED CORNER; THENCE SOUTH 87°56'11" WEST A DISTANCE OF 60.04 FEET TO A 5/8" IRON ROD & YELLOW CAP #15268; THENCE SOUTH 87°56'11" WEST A DISTANCE OF 376.22 FEET TO A 5/8" IRON ROD & YELLOW CAP #15268; THENCE SOUTH 08°28'40" EAST A DISTANCE OF 104.58 FEET TO A 5/8" IRON ROD & YELLOW CAP #15268; THENCE NORTH 89°57'41" WEST A DISTANCE OF 904.87 FEET TO A 5/8" IRON ROD & YELLOW CAP #15268; THENCE SOUTH 00°07'24" WEST A DISTANCE OF 386.01 FEET TO A 5/8" IRON ROD & YELLOW CAP #15268; THENCE SOUTH 00°07'24" WEST A DISTANCE OF 190.32 FEET TO A 5/8" IRON ROD & YELLOW CAP #15268; THENCE SOUTHEASTERLY 460.56 FEET ALONG THE ARC OF A CURVE IN THE NORTH RIGHT-OF-WAY LINE OF SAID CORPORATE WOODS DRIVE/SE 72ND STREET CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,370.00 FEET, A CENTRAL ANGLE OF 19°15'41", AND A 458.40 FEET LONG CHORD THAT BEARS SOUTH 69°05'46" EAST TO THE SOUTHERN CORNER OF SAID OUTLOT 3 BEING A FOUND 5/8" IRON ROD & YELLOW CAP #15268; THENCE SOUTH 88°32'49" EAST A DISTANCE OF 582.22 FEET TO THE SOUTHEASTERN CORNER OF SAID OUTLOT 3 BEING A FOUND 5/8" IRON ROD & YELLOW CAP #15268; THENCE NORTH 00°01'32" EAST A DISTANCE OF 156.75 FEET TO THE SOUTHEASTERN CORNER OF SAID OUTLOT A BEING A FOUND 1/2" IRON ROD & YELLOW CAP #11804; THENCE NORTH 00°00'00" EAST A DISTANCE OF 144.00 FEET TO THE NORTHEASTERN CORNER OF SAID OUTLOT A BEING A FOUND 5/8" IRON ROD & YELLOW CAP #15268 AND THE POINT OF BEGINNING;

CONTAINING 22.034 ACRES, OF WHICH 0.996 ACRES IS CONTAINED IN PRESENT ROAD RIGHT-OF-WAY EASEMENT.

OUTLOT OWNERSHIP AND MAINTENANCE NOTE:

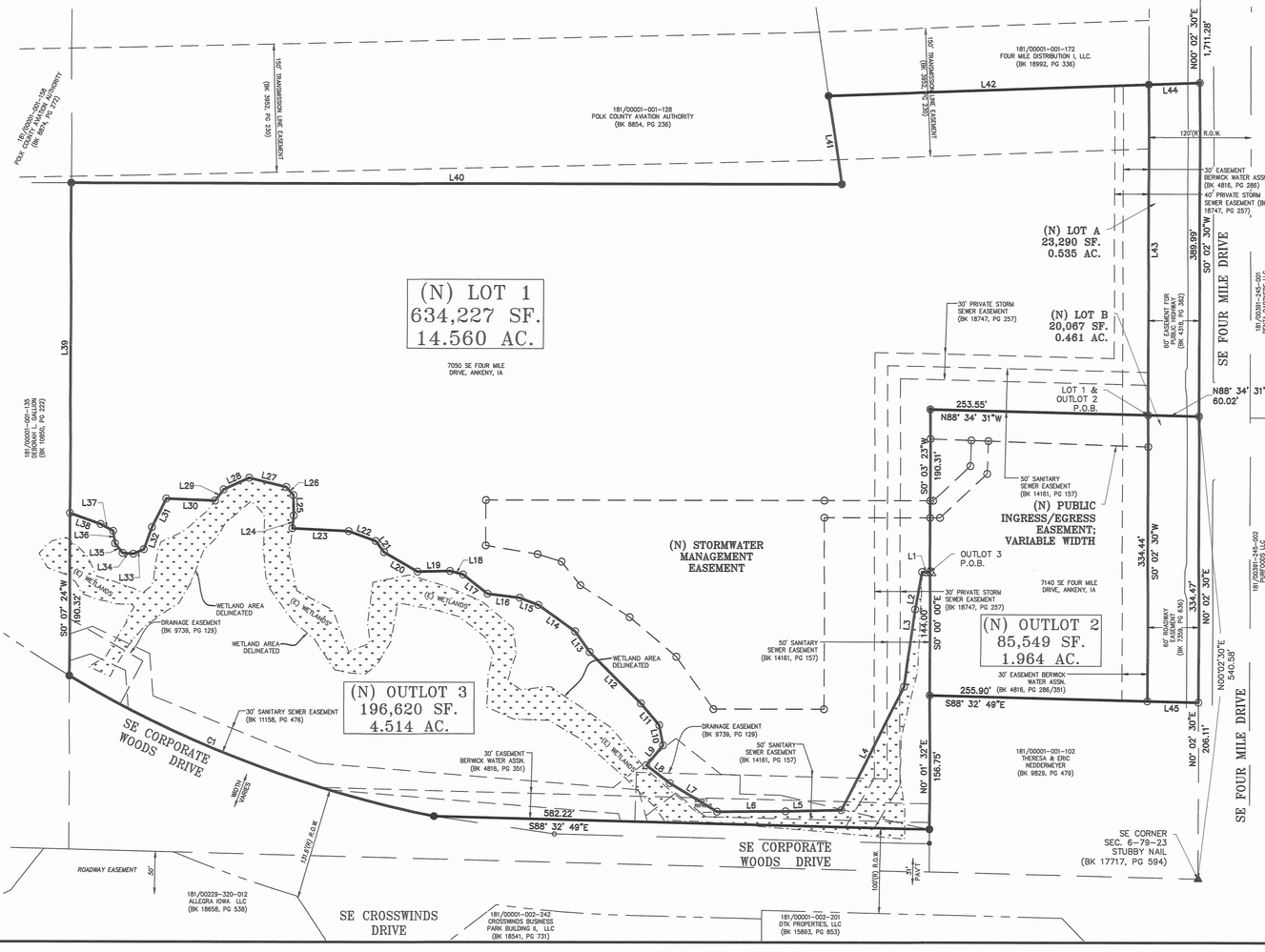
AS LONG AS OUTLOT 2 AND OUTLOT 3 REMAIN UNDER THE COMMON OWNERSHIP OF LOT 1, THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND GENERAL UPKEEP OF THE OUTLOTS. IN THE EVENT OF THE SALE AND/OR TRANSFER OF OWNERSHIP OF OUTLOT 2 OR OUTLOT 3, THE MAINTENANCE AND GENERAL UPKEEP OF SAID OUTLOTS SHALL BECOME THE RESPONSIBILITY OF THE INDIVIDUAL OUTLOT PROPERTY OWNERS. MAINTENANCE AND GENERAL UPKEEP OF THE OUTLOTS SHALL INCLUDE THE MAINTENANCE OF STORMWATER PONDS AND INFRASTRUCTURE, LANDSCAPING, AND ANY OTHER IMPROVEMENTS.

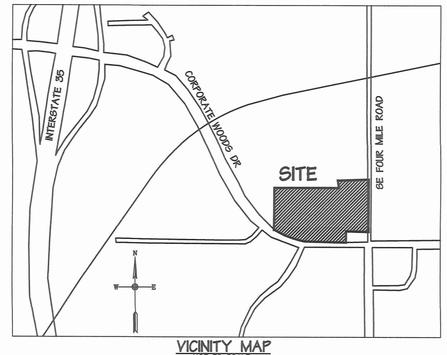
LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L1	N90° 00' 00"W	9.14'
L2	S10° 51' 19"W	44.37'
L3	S7° 50' 34"W	90.82'
L4	S26° 58' 58"W	162.37'
L5	S88° 41' 21"W	65.62'
L6	S89° 39' 53"W	80.40'
L7	N58° 57' 59"W	64.99'
L8	N53° 01' 35"W	34.63'
L9	N40° 11' 41"E	30.44'
L10	N10° 36' 41"W	23.93'
L11	N40° 09' 51"W	33.27'
L12	N45° 09' 29"W	85.07'
L13	N35° 53' 26"W	29.53'
L14	N54° 36' 00"W	53.22'
L15	N68° 58' 36"W	23.44'
L16	N82° 49' 49"W	37.98'

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L17	N51° 46' 10"W	36.54'
L18	N74° 56' 30"W	15.85'
L19	S88° 31' 01"W	37.89'
L20	N59° 59' 44"W	45.10'
L21	N37° 42' 34"W	16.66'
L22	N69° 53' 12"W	33.80'
L23	N87° 13' 22"W	66.27'
L24	N6° 13' 21"E	15.01'
L25	N1° 02' 21"W	23.71'
L26	N41° 46' 18"W	12.76'
L27	N76° 16' 12"W	44.88'
L28	S65° 35' 19"W	32.84'
L29	S36° 55' 35"W	16.37'
L30	N87° 43' 50"W	57.54'
L31	S26° 43' 20"W	37.31'
L32	S19° 46' 52"W	27.81'

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L33	S66° 35' 12"W	13.38'
L34	N85° 23' 32"W	12.73'
L35	N38° 40' 52"W	14.40'
L36	N8° 41' 35"W	14.89'
L37	N61° 34' 30"W	16.75'
L38	N70° 21' 28"W	38.09'
L39	N0° 07' 24"E	386.01'
L40	S89° 57' 41"E	904.87'
L41	N8° 28' 40"W	104.58'
L42	N87° 56' 11"E	376.22'
L43	S0° 02' 30"W	386.33'
L44	S87° 56' 11"W	60.04'
L45	N88° 32' 49"W	60.02'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	460.56'	1370.00'	19° 15' 41"	S69° 05' 46"E	458.40'





VICINITY MAP
NOT TO SCALE

LEGEND:

- CALCULATED CORNER
- MONUMENT FOUND:
  - 5/8" IRON ROD & YELLOW CAP #15268
  - 1/2" IRON ROD & YELLOW CAP #11804
- MONUMENT SET:
  - 5/8" IRON ROD & YELLOW CAP #15268
- ABBREVIATIONS:
  - R.O.W RIGHT-OF-WAY
  - P.O.B POINT OF BEGINNING

SPACE RESERVED FOR RECORDER'S USE

APPLICANT INFORMATION

DEVELOPER:
NAME: OLD DOMINION FREIGHT LINE, INC.
ADDRESS: 500 OLD DOMINION WAY THOMASVILLE, NC 27360

CONTACT: SETH COLLINS
PHONE: 913-441-3710
EMAIL: SETH.COLLINS@ODFL.COM

WARRANTY DEEDS:
BOOK 19735, PAGE 291
BOOK 19811, PAGE 625

ENGINEER:
NAME: HOYT+BERENYI, LLC.
ADDRESS: 346 SEACOAST PARKWAY, SUITE 200 MOUNT PLEASANT, SC 29464

CONTACT: JOSEPH T. PARAGANO, P.E.
PHONE: (973) 590-4675
EMAIL: JPARAGANO@HOYTBERENYI.COM

SURVEYOR:
NAME: CLAPSADDLE-GARBER ASSOCIATES, INC.
ADDRESS: 2413 GRAND AVENUE DES MOINES, IA 50312

CONTACT: DOUG SALTSGAVER, P.E.
PHONE: 515-288-4823
EMAIL: DSALTSGAVER@CGACONSULTANTS.COM

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date December 3, 2024
Ayes 5 Nays 0 Abstain — Absent 2
APPROVED
Chairperson
Secretary

ZONING:

PUD, OLD DOMINION FREIGHT LINE WEST PLANNED UNIT DEVELOPMENT;

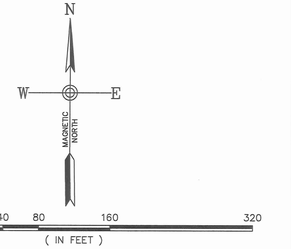
FRONT YARD: 75 FEET

SIDE YARD: NONE REQUIRED, EXCEPT WHEN ADJACENT TO ANY RESIDENTIAL DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE – 50 FEET.

REAR YARD: 40 FEET, WHERE A RAILROAD RIGHT-OF-WAY LINE LIES IMMEDIATELY ADJACENT TO THE REAR OF THE LOT, THE REAR YARD REQUIREMENTS NEED NOT APPLY.

NOTES:

1. PER CITY OF ANKENY REQUIREMENTS, DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTING INSTALLATION ALONG SE FOUR MILE DRIVE AND SE CORPORATE WOODS DRIVE ALONG THEIR RESPECTIVE DEVELOPMENT FRONTAGE LENGTHS.
2. PER CITY OF ANKENY REQUIREMENTS, DEVELOPER IS ENTERING INTO AGREEMENT THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO SE FOUR MILE DRIVE WITHIN (5) FIVE YEARS OF THE DEVELOPMENT SHOULD OLD DOMINION DEPENDANT TRAFFIC DIFFER FROM THE PREVIOUSLY APPROVED TRAFFIC STUDY, AND AS BASED UPON TRAFFIC STUDY OF OLD DOMINION DEPENDANT TRAFFIC DETERMINES THAT IMPROVEMENTS TO SE FOUR MILE DRIVE ARE WARRANTED.
3. PER CITY OF ANKENY REQUIREMENTS, DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF SIDEWALK ALONG THE PUBLIC STREETS AT SUCH TIME THAT THE CITY OF ANKENY DETERMINES IT IS NECESSARY.
4. PER CITY OF ANKENY REQUIREMENTS, THE EXISTING PUBLIC HIGHWAY EASEMENT AREAS, CALLED OUT ON THE PLAT AS LOT A AND LOT B, ARE TO BE DEDICATED/CONVEYED TO THE CITY OF ANKENY, IN FEE TITLE, FOR PUBLIC RIGHT-OF-WAY PURPOSES.



80 0 40 80 160 320
(IN FEET)

IOWA CIVIL ENGINEER CERTIFICATION
I hereby certify that this engineering document was prepared by myself or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

KYLE M. HOYT P26881 2/24/25 LICENSED PROFESSIONAL ENGINEER IOWA

(Signature) (Date) 2/24/25

Kyle M. Hoyt, P.E.
License Number: P26881
My license renewal date is December 31, 2026.

Pages or Sheets covered by my seal:
FINAL PLAT PLAN SHEET 1 OF 1

HOYT+BERENYI
P.O. Box 1470 Ladson, SC 29456
843.408.3546 | www.HoytBerenyi.com

RECEIVED
MAR 10 2025
CITY OF ANKENY

DRAWINGS FOR:
OLD DOMINION FREIGHT LINE
ANKENY RELAY LOT PLAT
7050 SE Four Mile Drive
GP #'s: 792306400012, 792306400033, 792306400035
Ankeny, IA

REV	DATE	DESCRIPTION	BY
A	08/12/2024	ADDRESSING CITY OF ANKENY PLANNING AND ENGINEERING COMMENTS	JTP
B	11/18/2024	ADDRESSING CITY OF ANKENY PLANNING AND ENGINEERING COMMENTS	JTP
C	02/24/2025	ADDRESSING CITY OF ANKENY PLANNING AND ENGINEERING COMMENTS	JTP

DRAWN BY: Joseph T. Paragano, PE
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: July 10, 2024
PROJECT #: 21-112
SCALE: 1" = 80'
SHEET TITLE: Final Plat Plan
SHEET NUMBER: 1 OF 1

Plan and Zoning Commission
Staff Report

Meeting Date: December 3, 2024

Agenda Item: Old Dominion Freight Line Ankeny, IA Relay Lot Plat - Final Plat
Report Date: November 26, 2024
Prepared by: Bryan Morrissey, EJC
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Old Dominion Freight Line Ankeny, IA Relay Lot Plat Final Plat.

Project Summary:

Old Dominion Freight Line, Inc. has proposed the Old Dominion Freight Line Ankeny, IA Relay Lot Plat Final Plat, an approximate 22-acre final plat generally located north of SE Corporate Woods Drive and west of SE Four Mile Drive. The proposed final plat creates one developable lot and two Outlots that are all zoned and are a part of the Old Dominion Freight Line West Planned Unit Development.

Project Report:

Streets:	No new public streets are proposed as a part of this development. The 15-acre developable lot will be accessed from SE Four Mile Drive.
Water:	Water service will not be extended as a part of this development.
Sewer:	Sanitary service will not be extended as a part of this development.
Drainage:	Storm water on the site will drain to the southeast corner of Lot 1, where a stormwater management area exists. Storm sewer lines will be installed during development to ensure that storm water flows to the designated stormwater management area.
Parkland:	Parkland dedication is not required for industrial developments.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT:	**Old Dominion Freight Line Ankeny, IA Relay Lot Plat**
NAME OF OWNER:	**Old Dominion Freight Line, Inc.**
NAME OF DEVELOPER:	**Old Dominion Freight Line, Inc.**

GENERAL INFORMATION:

PLAT LOCATION: West of SE Four Mile Drive & North of SE Corporate Woods Drive
SIZE OF PLAT: 22.034 acres
ZONING: PUD, Planned Unit Development (Old Dominion Freight Line West)

LOTS:

NUMBER: One Developable Lot, Two Outlots
SIZE/DENSITY: Lot 1: 15.095
USE: Freight Trailer Storage
BUILDING LINES: Front = 75', Side = none required, except when adjacent to any residential district or street right-of-way line, in which case – 50', Rear = 40', where a railroad right-of-way line lies immediately adjacent to the rear of a lot, the rear yard requirements need not apply.

PARK SITE DEDICATION: Not Required

ADJACENT LANDS:

NORTH: M-1, Light Industrial District
SOUTH: PUD, Planned Unit Development
EAST: PUD, Planned Unit Development
WEST: R-1, One-Family Residence District

WASTE WATER:
N/A

STORM WATER:
BASIN FLOWS: This plat lies in the Middle Four Mile Creek Basin

WATER SYSTEM:
N/A
.

FINAL PLAT DRAWING: Staff recommends approval.
CONSTRUCTION PLANS: To be approved.



N

1 inch = 708 feet

Date: 11/25/2024

Old Dominion Freight Line Ankeny, IA
Relay Lot Plat - Final Plat

Ankeny
bringing it all together.

March 6th, 2025

Bryan Morrissey
Associate Planner
City of Ankeny, Community Development
1210 NW Prairie Ridge Drive
Ankeny, IA 50023-1564
BMorrissey@AnkenyIowa.org
(515) 963-3551

RE: Old Dominion Freight Line – Ankeny, IA Relay Lot – Revision C
Site Plan and Subdivision Final Plat – Approval Request Letter

Bryan,

Please allow this letter to serve as an official Approval Request Letter to the City of Ankeny Planning and Zoning Commission and City Council for both the Site Plan and Subdivision Final Plat Submittal applications for the Old Dominion Freight Line, Ankeny, IA Relay Lot project.

A brief description of the project and the proposed use of the facility can be summarized as the construction of an Old Dominion Trailer Relay Lot that will allow the exchange of freight trailers between drivers from other ODFL Facilities. This development will help keep local drivers in closer proximity to their home terminals versus having to drive extended distances to a remote facility; and provide more efficient support of the exchange of commodities and local/interstate commerce. The physical improvements that are proposed are the construction of a secured freight relay lot, concrete access drive into the site from SE Four Mile Drive, perimeter site landscaping, and a stormwater pond sized to accommodate the stormwater runoff developed by the project.

We trust this letter and all additionally provided applications, calculations, and documentation are sufficient to justify our requests for approval by the Planning and Zoning Commission and the City Council, but if you need anything further, please do not hesitate to contact me at (843) 531-5334, or by email at jparagano@hoytberenyi.com.

Sincerely,



Joseph T. Paragano, P.E.
Senior Engineer
Hoyt + Berenyi
jparagano@hoytberenyi.com

Copy: # 21-112

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement with Old Dominion Freight Line, Inc. concerning the City retaining the right to review the need for intersection improvements on SE Four Mile Drive for a period of five (5) years, and associated with the development of 7050 SE Four Mile Drive, Old Dominion Freight Line Ankeny, IA.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

A Resolution authorizing the Mayor to sign a development agreement between the City and Old Dominion Feight Line, Inc. concerning the right to review the need for intersection improvements on SE Four Mile Drive for a period of five (5) years. This agreement is associated with the development of 7050 SE Four Mile Drive, which is being proposed as a relay lot for Old Dominion Freight Line.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Development Agreement

RESOLUTION

RESOLUTION AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT WITH OLD DOMINION FREIGHT LINE, INC. CONCERNING THE CITY RETAINING THE RIGHT TO REVIEW THE NEED FOR INTERSECTION IMPROVEMENTS ON SE FOUR MILE DRIVE FOR A PERIOD OF FIVE (5) YEARS, AND ASSOCIATED WITH THE DEVELOPMENT OF 7050 SE FOUR MILE DRIVE, OLD DOMINION FREIGHT LINE ANKENY, IA RELAY LOT

WHEREAS, City staff and Old Dominion Freight Line, Inc. have entered into a development agreement that outlines certain terms and conditions concerning the City retaining the right to review the need for intersection improvements on SE Four Mile Drive for a period of five (5) years, and associated with the development of 7050 SE Four Mile Drive, Old Dominion Freight Line Ankeny, IA Relay Lot; and

WHEREAS, City staff and Old Dominion Freight Line, Inc. have agreed to said terms and conditions outlined in said development agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized to sign a development agreement on behalf of the City of Ankeny, Iowa, Old Dominion Freight Line, Inc. concerning the City retaining the right to review the need for intersection improvements on SE Four Mile Drive for a period of five (5) years, associated with the development of 7050 SE Four Mile Drive, Old Dominion Freight Line Ankeny, IA Relay Lot.

PASSED AND APPROVED this 17th day of March, 2025.

CITY OF ANKENY, IOWA

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:
Michelle Yuska, City Clerk
City of Ankeny
410 W. First St
Ankeny, IA 50023

Preparer Information: Mitchell Wedell, 1210 NW Prairie Ridge Dr., Ankeny, Iowa 50023 (515) 963-3523

SPACE ABOVE THIS LINE FOR RECORDER

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ANKENY, IOWA, AND OLD DOMINION FREIGHT LINE, INC.

WHEREAS, the City of Ankeny, Iowa (hereinafter the "City") has received a Trip Generation Memo ("Traffic Memo") from Old Dominion Freight Line, Inc. (hereinafter the "Developer") regarding the planned development of Old Dominion Freight Line at 7100 SE Four Mile Drive (hereinafter the "Project"); and

WHEREAS, the October 4, 2023 approved Traffic Memo shows that a northbound left-turn lane at the Project access on SE Four Mile Drive (the "Intersection Improvement") was not likely required opening year of the Project; and

WHEREAS, the City retains concerns regarding the limited trip generation data and the assumptions made in the Traffic Memo that led to the finding that the Intersection Improvement is not likely being required; and

WHEREAS, the Developer is agreeable to the City retaining the right to review the need for the Intersection Improvement for a period of five (5) years.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the Developer and the City hereby agree as follows:

1. The City retains the right to review the Project access on SE Four Mile Drive for a period of five (5) years, commencing when the Project begins to be used by the Developer. Upon such commencement of use, Developer shall notify the City in writing. This review right may include turning movement data collection(s), observation(s), and updated turn lane warrant evaluation(s) completed by the City and/or Developer. If such evaluations conclude that the Intersection Improvement is warranted or needed as a result of traffic entering and exiting Developer's facility, and not as a result of traffic produced otherwise, e.g., by development of another owner's parcel, the cost for design and construction of the Intersection Improvement shall be required by the Developer, within 12 months of notification to the Developer.

2. This Agreement shall be governed by the laws of the State of Iowa.

3. In the event a party hereto fails to pay its obligations under this Agreement or breaches a covenant, warranty or representation of this Agreement, the other party shall give to the alleged defaulting party written notice of the alleged default and of the actions necessary to cure the default. If the default is not

cured within 30 days from the date of notice, the party not in default may exercise all remedies available at law, or in equity, including specific performance.

4. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties.

5. The undersigned officers of the parties covenant and confirm that this Agreement has been approved, and its execution authorized, by the Developer and the City Council of the City of Ankeny, Iowa, and that the undersigned officers have been authorized to enter into and execute this Agreement on behalf of the Developer and the City.

6. The City has found and determined that this Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.

7. The Developer agrees that this Development Agreement shall be effective and binding from and after the approval hereof by resolution of the City Council and shall be binding on any and all subsequent titleholders, transferees and assignees.

City:
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
Attn.: Don Clark, PE

Developer:
Old Dominion Freight Line, Inc.
500 Old Dominion Way
Thomasville, NC 27360
Attn: J. Craig Kiser

Each properly addressed notice or request sent by certified mail shall be deemed given and served upon being actually received by the addressee or being rejected by the addressee. The City or the Developer shall have the right to send notices by overnight delivery which notices shall be deemed given and served upon actual receipt by the addressee or rejection by the addressee.

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representative on this the 7th day of November, 2024.

OLD DOMINION FREIGHT LINE, INC.

By: _____
C.E. Overbey JR, SR VP of Strategic Development

CITY OF ANKENY, IOWA

By: _____
~~Mark E. Holm~~; Mayor Pro Tem, Todd Shafer

Attest:

By: _____
Michelle Yuska, City Clerk

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON, ss:

On the 7th day of November, 2024, before me, a Notary Public in and for said County and State personally appeared C.E. Overbey JR, respectfully of Old Dominion Freight Line, Inc., to me personally known, who being by me duly sworn, did say that he is Sr. VP of Strategic Development for Old Dominion Freight Line, Inc., executing the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed of the corporation, by it and by him voluntarily executed.

Tracy L. Cranford
Notary Public in and for said State of North Carolina

TRACY L. CRANFORD NOTARY PUBLIC My Commission Expires Nov. 14, 2024 Davidson County, N.C.

STATE OF IOWA
COUNTY OF POLK, ss:

On the _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared ~~**MARK E. HOLM**~~ Todd Shafer and **MICHELLE YUSKA**, to me personally known, who, being by me duly sworn, did say that they are the Mayor and Interim City Clerk of the City of Ankeny, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and that said instrument was signed and contained in the Resolution adopted by the City Council of Ankeny, Iowa, on the _____ day of _____, 2024, and the said ~~**MARK E. HOLM**~~ Todd Shafer and **MICHELLE YUSKA** acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** receiving and filing an application for the annexation of and providing for the giving of notice for annexation of certain territory located adjacent to the southeast quadrant of the City of Ankeny owned by Berwick Holdings LLC.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

The property owner, Berwick Holdings LLC, have requested voluntary annexation into the City of Ankeny for approximately 19.65 acres. The proposed annexation is located in the southeast quadrant of Ankeny, generally located south of SE Oralabor Road/NE 78th Avenue, north of SE Corporate Woods Drive/NE 62nd Avenue, and east of NE Berwick Drive.

The annexation area is currently identified in the Comprehensive Plan as Low Density Residential. If the property is annexed, it will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. A map has been included to show the annexation area in relation to the Ankeny City limits.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Staff Report
3. Application
4. Annexation Map

RESOLUTION

A RESOLUTION RECEIVING AND FILING APPLICATION FOR THE ANNEXATION OF, AND PROVIDING FOR THE GIVING OF NOTICE FOR ANNEXATION OF CERTAIN TERRITORY LOCATED ADJACENT TO THE SOUTHEAST QUADRANT OF ANKENY FOR PROPERTY OWNED BY BERWICK HOLDINGS LLC.

WHEREAS, Berwick Holdings LLC., the titleholders of the following described property, have made application for annexation of the same to the City of Ankeny, Iowa:

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAYING NORTH AND EAST OF EXISTING ROADS, EXCEPT THE SOUTH 281 FEET OF THE WEST 310 FEET THEREOF, AND EXCEPT THE SOUTH 435.6 FEET OF THE EAST 600 FEET OF THE WEST 910 FT THEREOF.

LAYMAN'S DESCRIPTION

Approximately 18.89 acres (+/-) of land adjacent to the southeast quadrant of Ankeny and generally located south of SE Oralabor Road/NE 78th Avenue, north of SE Corporate Woods Drive/NE 62nd Avenue, and east of NE Berwick Drive.

WHEREAS, Section 368.5, Code of Iowa, provides that cities may, in connection with an annexation, annex property owned by the State of Iowa and County. The annexation includes any and all Polk County road right-of-way to the centerline of the adjacent road.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, as follows:

1. That the application for the proposed annexation area is hereby received and filed.
2. That copies of said application shall be referred to the Plan & Zoning Commission of the City for its review and recommendation.

DATED at Ankeny, Iowa, this 17th day of March 2025.

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

city of Ankeny
bringing it all together

City Council
Staff Report

Meeting Date: March 17, 2025

Agenda Item: 2025 Berwick Holdings Annexation
Report Date: March 10, 2025
Prepared by: Ryan Kirschman AICP-C EJC
Planner I

Discussion:

The owner of the subject parcel has requested annexation to the City of Ankeny. The proposed annexation area including right of way is 19.65 acres. The proposed annexation is located in the southeast quadrant of Ankeny, generally located south of SE Oralabor Road/NE 78th Avenue, north of SE Corporate Woods Drive/NE 62nd Avenue, and east of NE Berwick Drive.

The annexation area is currently identified in the Comprehensive Plan as Low Density Residential. If the property is annexed, it will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. A map has been included to show the annexation area in relation to the Ankeny City limits.

city of Ankeny

bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned GEOPARCEL 8023-32-400-010 NEAR THE NE CORNER OF NE BERWICK DRIVE & 15TH ST SE

Legal Description (attach, if lengthy) SEE ANNEXATION EXHIBIT

Property Owner(s): BERWICK HOLDINGS, LLC

Address: 1615 SW MAIN ST, STE #207

Address: ANKENY, IOWA 50023

Phone #: (712) 540-3756

Applicant / Contact ERIC BOHNENKAMP

Address 1615 SW MAIN ST, STE #207, ANKENY, IOWA 50023

Phone #: (712) 540-3756

Signed by: E Bohnenkamp **Date:** 8-15-23
(*Property Owner*) *

Date:
(*Property Owners*)

Date:
(*Property Owners*)

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: E Bohnenkamp **Date:** 8-15-23
(*Applicant/Contact*)

Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 15 day of AUGUST, 2023, before me, a Notary Public in and for Polk County, personally appeared ERIC BOHNENKAMP, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

NOTARIAL SEAL IOWA
KLARISA HARTEMA
Commission Number 820331
My Commission Expires
September 26, 2025

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this 15 day of AUGUST, 2023, before me, a Notary Public in and for Polk County, personally appeared ERIC BOHNENKAMP, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

NOTARIAL SEAL IOWA
KLARISA HARTEMA
Commission Number 820331
My Commission Expires
September 26, 2025

Notary Public in and for
Polk County, Iowa

city of Ankeny

bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City**.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned GEOPARCEL 8023-32-400-010 NEAR THE NE CORNER OF NE BERWICK DRIVE & 15TH ST SE

Legal Description (attach, if lengthy) SEE ANNEXATION EXHIBIT

Property Owner(s)**:** BERWICK HOLDINGS, LLC

Address: 1615 SW MAIN ST, STE #207

Address: ANKENY, IOWA 50023

Phone #: (515) 520-7851

Applicant / Contact BJ STOKESBARY

Address 1615 SW MAIN ST, STE #207, ANKENY, IOWA 50023

Phone #: (515) 520-7851

Signed by: _____ **Date:** 2/4/25
(*Property Owner*) *

_____ **Date:** _____
(*Property Owners*)

_____ **Date:** _____
(*Property Owners*)

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: _____ **Date:** 2/4/25
(*Applicant/Contact*)

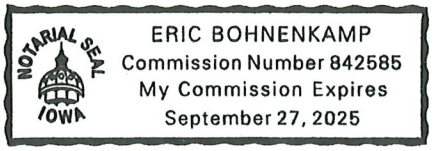
Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 4th day of February, 20 25, before me, a Notary Public in and for Polk County, personally appeared Brady Stokesbary, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



Notary Public in and for
Polk County, Iowa

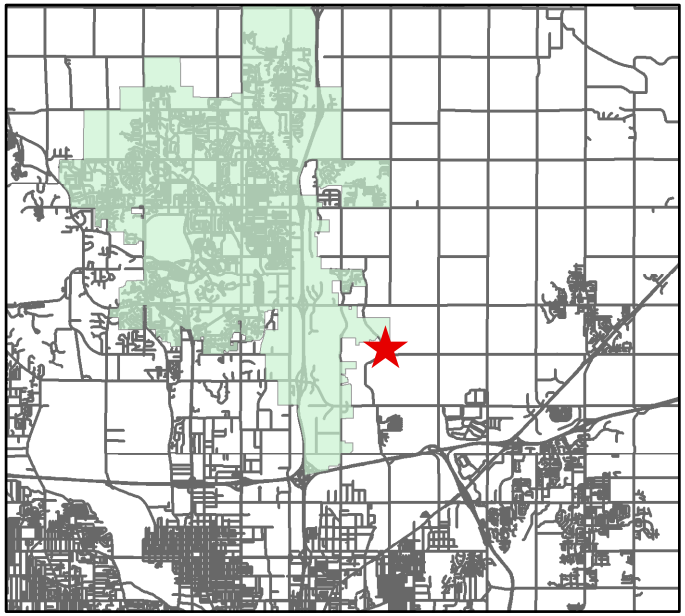
STATE OF IOWA

COUNTY OF POLK

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

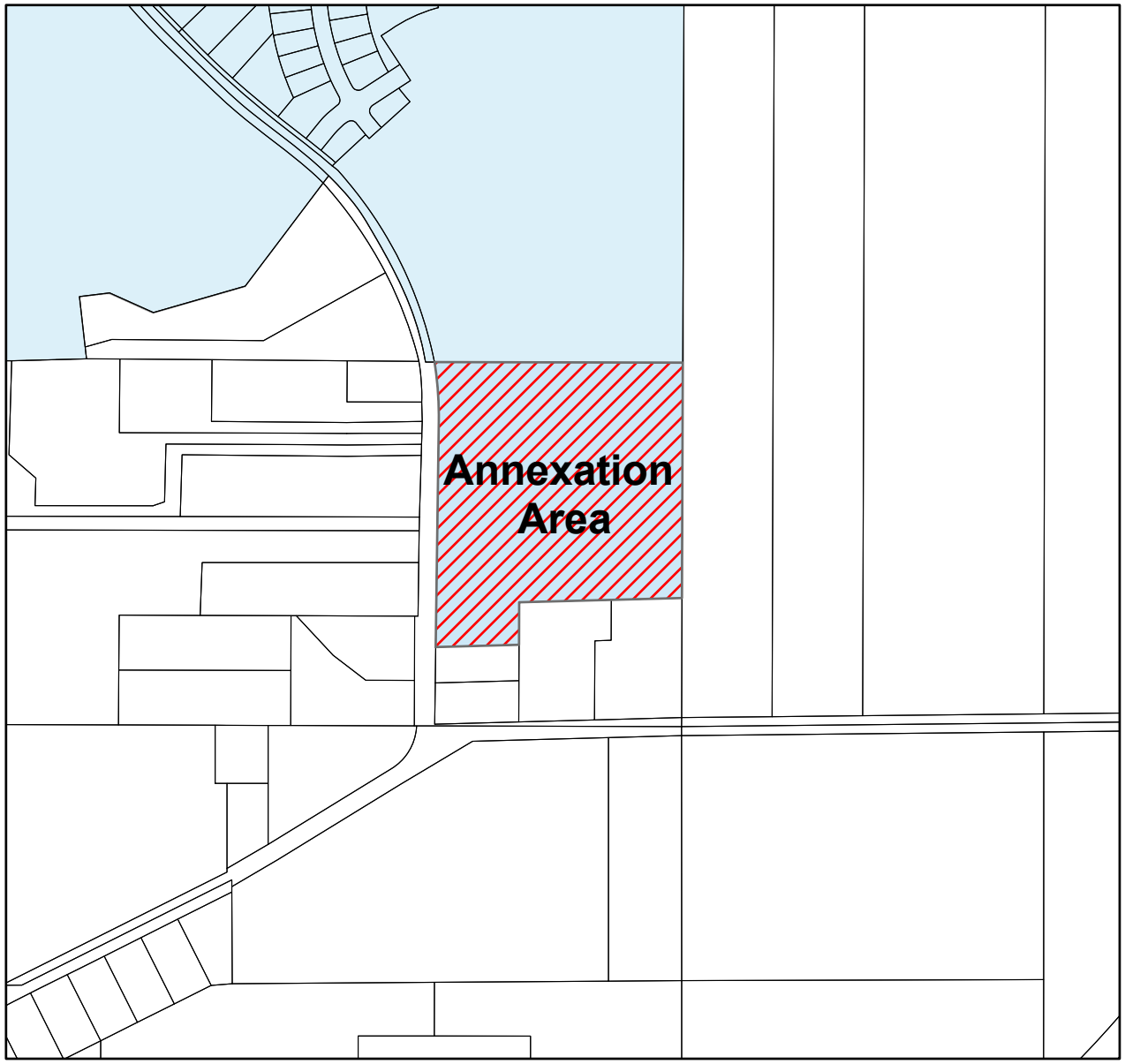
Notary Public in and for
Polk County, Iowa

Vicinity Map



LEGAL DESCRIPTION
"THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTIONS 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAYING NORTH AND EAST OF THE EXISTING ROADS EXCEPT THE SOUTH 281 FEET OF THE WEST 310 FEET THEREOF, AND EXCEPT THE SOUTH 435.6 FEET OF THE EAST 600 FEET OF THE WEST 910 FT THEREOF

THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD."



1 inch = 617.843 feet

Annexation Map

Property Owners:
Berwick Holdings LLC

City of Ankeny	**2025 Berwick Holdings Annexation**		City of Ankeny, Iowa Community Development Department
			Drawn By: RJK
		Sheet No. **1 of 1**	Checked by: EB
			Date: March 10, 2025

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to receive and file the Transportation Master Plan as completed by JEO Consulting Group, Inc.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade essential infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

The City of Ankeny's Transportation Master Plan (TMP) is a strategic document designed to guide the development and management of the City's transportation infrastructure over the next 25 years. Consistent with the City's comprehensive plan, The Ankeny Plan 2040, the TMP evaluates continued growth and addresses the City's need for a comprehensive, safe, efficient, and sustainable transportation network that supports Ankeny's rapid development and the evolving needs of its residents.

The TMP outlines Ankeny's vision for a future transportation system that is comprehensive, safe, efficient, and sustainable for all community members. It sets forth a strategic framework for identifying transportation needs, prioritizing projects, and guiding the maintenance and enhancement of the City's transportation infrastructure. This plan serves not only as a roadmap for future development but also as a tool for communication and collaboration with the public, key stakeholders within the community, and other public agencies.

Public involvement has been a cornerstone of the TMP's development process. The City has engaged with residents, businesses, and stakeholders through multiple phases to ensure the TMP reflects a range of community values, concerns, and aspirations. This engagement has helped shape the plan's goals and has been integral in prioritizing projects that align with community preferences.

The TMP establishes clear goals and objectives aimed at creating a transportation system that is comprehensive, safe, efficient, and sustainable. Performance measures have been defined to track progress and ensure that the transportation system adapts to the changing needs of the community.

Recognizing the challenges of funding such an expansive plan, the TMP details a comprehensive funding outlook that includes current funding sources, revenue projections, and potential financial challenges. The plan also explores opportunities for securing additional funding through programs such as discretionary federal grants.

Several programs and policies are recommended to support the TMP's objectives. These include initiatives to enhance pedestrian and bicycle infrastructure, improve safety,
streamline capital improvement programs, and adopt modern technologies to optimize traffic management.

The TMP concludes with a list of proposed projects, each evaluated and prioritized based on their potential impact, cost-effectiveness, and alignment with the TMP's strategic goals. While the dynamic nature of transportation projects can change with growth patterns realized, these prioritization tools can help encourage that the most beneficial projects are implemented first, optimizing the use of available resources when conducting capital programming activities.

The TMP is more than just a planning document. It is a commitment to building a future-ready transportation system that is comprehensive and prioritizes safety, efficiency, and sustainability. By implementing this plan, Ankeny strives to enhance the quality of life for all its residents and support the City's continued growth and development. The TMP is a dynamic, living document, open to revisions as new data and technologies emerge and as community needs evolve. It is crafted not only to address current transportation challenges but also to anticipate future demands, ensuring Ankeny remains a vibrant and connected community.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve a motion to receive and file the Transportation Master Plan as completed by JEO Consulting Group, Inc.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The consultant costs for developing the Transportation Master Plan were included in the FY 2023 and 2024 operating budget for the Public Works Department.

PUBLIC OUTREACH EFFORTS

Public engagement opportunities were offered at open houses in June 2023 and May 2024, and on-line surveys were available in June/ July 2023 and November/ December 2023. Presentations on project status were provided at Council Action Planning Sessions in August 2023, February 2024, June 2024, and February 2025.

ACTION REQUESTED

ATTACHMENTS

1. Transportation Master Plan

city of Ankeny



TRANSPORTATION MASTER PLAN



March 2025

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Glossary of Terms

Auxiliary Lanes:	Auxiliary lanes, often referred to as turn lanes in urban areas, are additional lanes on a street designed to separate turning vehicles from through traffic. These lanes enhance efficiency and safety by allowing motorists to decelerate, wait, or accelerate outside the main flow of traffic, thereby reducing congestion and the likelihood of rear-end crashes.
Average Daily Traffic (ADT):	A measurement of the total volume of vehicular traffic on a given street segment over a specific time period, typically expressed as the average number of vehicles per day. It is a key indicator used by planners and engineers to assess capacity needs, traffic flow, and roadway design requirements.
Crash Rate:	Crash Rate is a normalized measure of how frequently crashes occur on a given roadway segment or at an intersection, accounting for the amount of traffic exposure. It is often expressed as the number of crashes per million vehicle-miles traveled (VMT) or per million entering vehicles (MEV). This metric allows transportation professionals to compare safety performance across various facility types and traffic conditions.
Curb and Gutter: (section)	A standard urban street design feature consisting of a raised concrete curb and an adjoining gutter. The curb helps delineate the street edge, separates vehicular traffic from pedestrian areas, and provides structural pavement support. The gutter, typically sloped toward storm drains or catch basins, directs water runoff away from the driving surface to improve drainage and reduce flooding.
Equivalent Property Damage Only:	Equivalent Property Damage Only (EPDO) is a method used in traffic safety analysis to account for varying crash severities by assigning numerical weights to different outcomes (e.g., fatalities, injuries). Each crash is converted into an “equivalent” number of property damage only (PDO) crashes based on its severity. This allows analysts to combine and compare crashes of different severity levels under one consistent measure for more comprehensive safety evaluations.

High-intensity Activated Cross Walk (HAWK):	A traffic control device that helps pedestrians safely cross streets while minimizing traffic delays. HAWKs are a type of traffic signal that is generally placed mid-block in high pedestrian areas and is designed to stop traffic when activated to allow pedestrians to cross safely.
Property Damage Only:	Property Damage Only (PDO) refers to crashes in which no individuals are injured, and the only resulting harm is to vehicles or other property. These crashes are recorded for safety and statistical analyses to help identify locations or conditions where improvements can minimize overall crash frequency, even if the collisions typically do not involve bodily harm.
Regional Trail:	A regional trail is a path that connects cities, counties, or states, and is usually larger than local trails. Regional trails are often separated from roads and are used for recreation.
Rectangular Rapid-Flashing Beacon (RRFB):	A traffic control device that uses flashing yellow lights to warn drivers of pedestrians in crosswalks. RRFBs are pedestrian-actuated and often used at marked crosswalks without stop signs or signals.
Rural Road: (section)	A roadway section that typically lacks curb and gutter infrastructure and is characterized by features such as wider shoulders, open drainage ditches, and reduced access points. Rural road sections often serve lower-density areas outside urban environments, carrying a mix of local and through traffic across undeveloped, or fringe, areas that have not yet been urbanized.
Shared Use Sidepath:	A shared use sidepath is a multimodal facility that allows for pedestrians and bicyclists. These typically run parallel to a street alignment and are separated from the street.
Sidewalk:	A sidewalk is a designated pedestrian-only facility that is intended to only be used for walking.
Urban Street: (section)	A street design commonly found in cities and towns, featuring curb and gutter for drainage, sidewalks for pedestrian use, and often street lighting and availability for on-street parking where relevant. These streets typically serve higher-density development, accommodate multiple modes of travel (vehicles, bicycles, pedestrians, and transit), and include more frequent intersections to support a complex network of local mobility and access.



city of Ankeny

EXECUTIVE SUMMARY



Executive Summary

The City of Ankeny's Transportation Master Plan (TMP) is a strategic document designed to guide the development and management of the City's transportation infrastructure over the next 25 years. Consistent with the City's comprehensive plan – The Ankeny Plan 2040, the TMP evaluates continued growth and addresses the City's need for a comprehensive, safe, efficient, and sustainable transportation network that supports Ankeny's rapid development and the evolving needs of its residents.

PURPOSE AND SCOPE

The TMP outlines Ankeny's vision for a future transportation system that is comprehensive, safe, efficient, and sustainable for all community members. It sets forth a strategic framework for identifying transportation needs, prioritizing projects, and guiding the maintenance and enhancement of the City's transportation infrastructure. This plan serves not only as a roadmap for future development but also as a tool for communication and collaboration with the public, key stakeholders within the community, and other public agencies.

PUBLIC AND STAKEHOLDER ENGAGEMENT

Public involvement has been a cornerstone of the TMP's development process. The City of Ankeny has engaged with residents, businesses, and stakeholders through multiple phases to ensure the TMP reflects a range of community values, concerns, and aspirations. This engagement has helped shape the plan's goals and has been integral in prioritizing projects that align with community preferences.

STRATEGIC GOALS AND OBJECTIVES

The TMP establishes clear goals and objectives aimed at creating a transportation system that is comprehensive, safe, efficient, and sustainable. Performance measures have been defined to track progress and ensure that the transportation system adapts to the changing needs of the community.

FINANCIAL IMPACTS

Recognizing the challenges of funding such an expansive plan, the TMP details a comprehensive funding outlook that includes current funding sources, revenue projections, and potential financial challenges. The plan also explores opportunities for securing additional funding through programs such as discretionary federal grants.

KEY INITIATIVES

Several programs and policies are recommended to support the TMP's objectives. These include initiatives to enhance pedestrian and bicycle infrastructure, improve safety, streamline capital improvement programs, and adopt modern technologies to optimize traffic management.

PROJECT PRIORITIZATION

The TMP concludes with a list of proposed projects, each evaluated and prioritized based on their potential impact, cost-effectiveness, and alignment with the TMP's strategic goals. While the dynamic nature of transportation projects can change with growth patterns realized, these prioritization tools can help encourage that the most beneficial projects are implemented first, optimizing the use of available resources when conducting capital programming activities.

CONCLUSION

The Ankeny TMP is more than just a planning document. It is a commitment to building a future-ready transportation system that is comprehensive and prioritizes safety, efficiency, and sustainability. By implementing this plan, Ankeny strives to enhance the quality of life for all its residents and support the City's continued growth and development.

The TMP is a dynamic, living document, open to revisions as new data and technologies emerge and as community needs evolve. It is crafted not only to address current transportation challenges but also to anticipate future demands, ensuring Ankeny remains a vibrant and connected community.



city of Ankeny

INTRODUCTION



Introduction



PURPOSE OF A TRANSPORTATION MASTER PLAN

The City of Ankeny's TMP is a strategic guide designed to support the City's long-term vision for a comprehensive, safe, efficient, and sustainable transportation network. Rooted in the City's overarching goals outlined in The Ankeny Plan 2040, the TMP seeks to address both current and anticipated transportation needs, enabling Ankeny to manage growth responsibly while enhancing the quality of life for its residents. As Ankeny experiences rapid development, a comprehensive TMP provides a roadmap for prioritizing projects, securing resources, and aligning future transportation improvements with the City's needs for mobility, accessibility, and connectivity.

A TMP can serve multiple purposes for a City. It is a tool for organizing and directing infrastructure investments, serves as a basis for engaging and educating stakeholders, and provides a flexible framework that can evolve with the City's dynamic transportation network. By providing a cohesive strategy, the TMP positions the City to manage the demands of growth while ensuring that its transportation system remains adaptable, resilient, and reflective of community aspirations.

PLANNING PROCESS

Developed through a collaborative, data-informed process, the TMP reflects a balanced approach to technical rigor and community engagement. The planning process unfolded in multiple phases, each aimed at capturing the diverse needs of Ankeny's residents, businesses, and visitors. This comprehensive approach began with an in-depth assessment of existing transportation conditions, including current infrastructure, traffic patterns, and safety considerations. Following this assessment, a forward-looking needs analysis was conducted, considering projected population growth, anticipated land use changes, and emerging transportation trends.

Stakeholder and public engagement were pivotal throughout the process. Ankeny facilitated a series of public meetings, focus group discussions, and surveys, allowing residents to voice their preferences and evaluate opportunities. This feedback was instrumental in refining the TMP's goals and prioritizing projects that directly respond to community needs. In addition, close collaboration with City Staff, local stakeholders, and other agencies, such as Iowa DOT, Des Moines Area Metropolitan Planning Organization (DMAMPO), helped ensure that the TMP aligns with broader metropolitan and state-level transportation initiatives.

PLAN MAINTENANCE & UPDATE PROCESS

A hallmark of the TMP is its adaptability. Recognizing that transportation needs and technologies evolve, the City of Ankeny can establish a routine maintenance and update process for the TMP. This process can include regular reviews and revisions to account for new data, infrastructure performance metrics, and shifts in community priorities. Every five years, it is recommended that the TMP undergo a review, during which the City will evaluate progress on established goals, assess any changes in funding availability, and identify emerging trends or challenges that may impact the transportation network.

Annual updates, as available, on key performance indicators related to safety, efficiency, and infrastructure maintenance will help Ankeny track the effectiveness of its transportation initiatives and guide adjustments as needed. This proactive, data-driven approach to plan maintenance ensures that the TMP remains a living document, capable of responding to the evolving needs of Ankeny's community and advancing the City's commitment to sustainable, resilient transportation solutions.



city of Ankeny

CURRENT & FUTURE NEEDS ASSESSMENT



Current & Future Needs Assessment

An inventory and assessment of the existing transportation system present a current snapshot of transportation opportunities for Ankeny residents. In addition, a planning-level review of proposed future growth and development in the community highlights impacts and needs for the current transportation system. This section documents the current conditions of the multimodal transportation system and the future baseline conditions based on the anticipated growth in the City of Ankeny.

CONSOLIDATION OF KNOWN ISSUES

The community identified transportation and mobility issues and opportunities through the community engagement process. The issues were consolidated, and logged in a database, and categorized thematically to enable sorting and trend identification. The location-specific transportation issues have also been geocoded, mapped, and saved as a GIS shapefile for Ankeny. These community comments served as a critical element of needs identification and informed the vision/goal/recommendations development.

PREVIOUS PLANS

Many previously formulated and adopted plans for the City of Ankeny were used as resources for the development of the TMP. To ensure the integrity and justification of the recommendations in the TMP, it is crucial to consider all previous goals from established plans for the City of Ankeny. Descriptions of plans that informed the creation of the TMP follow.

The Ankeny Plan 2040

The Ankeny Plan 2040 is a comprehensive plan adopted in 2018 to present a vision of the future for the City of Ankeny. This plan contains goals and objectives for many aspects of the community, such as the environment, housing, parks and recreation, infrastructure, community facilities, economic development, hazards, land use, and transportation. This plan is reviewed annually to assess the success of the implementations to determine if changes or updates are needed. The community goals in this plan were updated from the previous comprehensive plans for the City of Ankeny. Goals the community wants to accomplish are to ensure that the growth occurs within the contexts of new neighborhoods and not separate or disconnected

developments, ensure the transportation system is adequate to meet future demands and promote a sense of community and premier quality of life as growth continues.

Pavement Management Study and Master Plan

The 2023 Pavement Management Study and Master Plan for the City of Ankeny provides a comprehensive assessment of the City's public street network, focusing on existing pavement conditions, prioritized pavement improvement projects, and pavement design standards. The study identified areas of concern within the current infrastructure and offers recommendations to enhance pavement design standards, particularly for public streets constructed with development projects. By implementing these recommendations, the plan aims to improve the durability and long-term performance of Ankeny's street system, ensuring a more reliable and efficient transportation network for the community.

Bicycle Tourism Plan

The Bicycle Tourism Plan, adopted in 2019, aims to identify achievable strategies that will support local economic activity through bicycle tourism. This plan identifies six goals to make Ankeny a destination for bicycle tourists. Goals include identifying strategies to leverage the City of Ankeny's investment in trails, identify strategies to promote Ankeny as a bicycle destination, and identify trail users' characteristics.

Fiber Optic Network Master Plan

The Fiber Optic Network Master Plan, adopted in 2023, addresses the needs recognized by the City to provide a more maintainable and reliable network connecting City facilities and traffic signals while also allowing flexibility and scalability to aid in future growth and development. This plan focuses on network redundancy and reliability for existing and future connections and recommends four phases for implementation.

Parks and Facilities Comprehensive Plan

The Parks and Facilities Comprehensive Plan was adopted in late 2019. The goal of this plan was to create a vision for the future of parks and recreation in the City of Ankeny. A project website was made for the community to provide comments on issues or future recommendations for any of the parks and greenways. There are four high priority recommendations due to the estimated impact on the immediate future that should be addressed within the first five years of the plan's adoption. These major priorities include an

indoor recreation facility, a central or signature park, an additional sports complex, and the expansion of Prairie Ridge Aquatic Center. This plan is reviewed annually to evaluate the success of the implementations to determine if changes or updates are needed for this plan.

DMAMPO – Mobilizing Tomorrow

The DMAMPO – Mobilizing Tomorrow plan, adopted in 2019, guides future mobility planning from 2020-2050. This plan continues to prepare and adapt to future needs and demands in transportation. The Mobilizing Tomorrow update aims to maintain an efficient transportation system, enhance the quality of life, and support a strong regional economy. It is of high priority to maintain the infrastructure DMAMPO already has and get more use out of it by offering more modes of travel. This updated plan builds on the previous plan's success while reflecting the ongoing development of the future of transportation.

Americans with Disabilities Act Transition Plan

The Americans with Disabilities Act (ADA) Transition Plan's (April 2016) purpose is to protect and preserve the rights of individuals with accessibility needs in the United States. Ankeny is growing at a rapid pace and the City's ADA compliance efforts are primarily focused on sidewalk ramps and recreational trail ramp improvements.

Capital Improvement Program

The Capital Improvement Program (CIP) is a five-year plan, reviewed and updated annually, for scheduling capital projects and long-term debt. The first year of the plan is included in the City's budget for the upcoming year and also determines the number of bonds and other debt instruments to be issued in the coming year. The Capital Improvement Program for 2024-2028 has an approximate $200 million capital budget. This money goes towards transportation projects, municipal utilities (water, sewer, and stormwater) projects, park facilities, municipal buildings, and sidewalks/trails.

Ankeny Transit Study

The Ankeny Transit Study, developed in 2021, analyzed whether the Des Moines Area Regional Transit Authority (DART) services are of value to Ankeny compared to the level of investment the City is making for the program. Four different policies were presented as options for expanding DART service in the future. Those options include remaining in the DART system with the same or similar return on investment, revisions to current routes, and adding routes to

have a higher return on investment, withdraw from DART and create Ankeny's own transit plan, or withdraw from DART and have no transit services in Ankeny except for paratransit services.

Strategic Plan

The Strategic Plan (October 2022) identifies the vision, mission, and values for the City of Ankeny. The plan lists the City of Ankeny's eight goals and has multiple strategies included to help accomplish each of them.

Strategies related to transportation include:

- Reducing traffic congestion and improving traffic safety;
- Completing transportation plan and addressing long-term public transit needs, and;
- Improving major transportation corridors for all modes of travel (vehicles, bikes, pedestrians).

TRANSPORTATION TRENDS AND DEMOGRAPHICS

Land use and demographics are key components to understanding the transportation system and anticipating where new or improved facilities may be needed. Housing and employment are the two land use categories used in forecasting travel demand. Demographic information (age, income, disability, etc.) helps to understand and address the unique transportation needs of different groups in the Ankeny community. The 2024 Ankeny city limits are depicted in *Figure 1.*

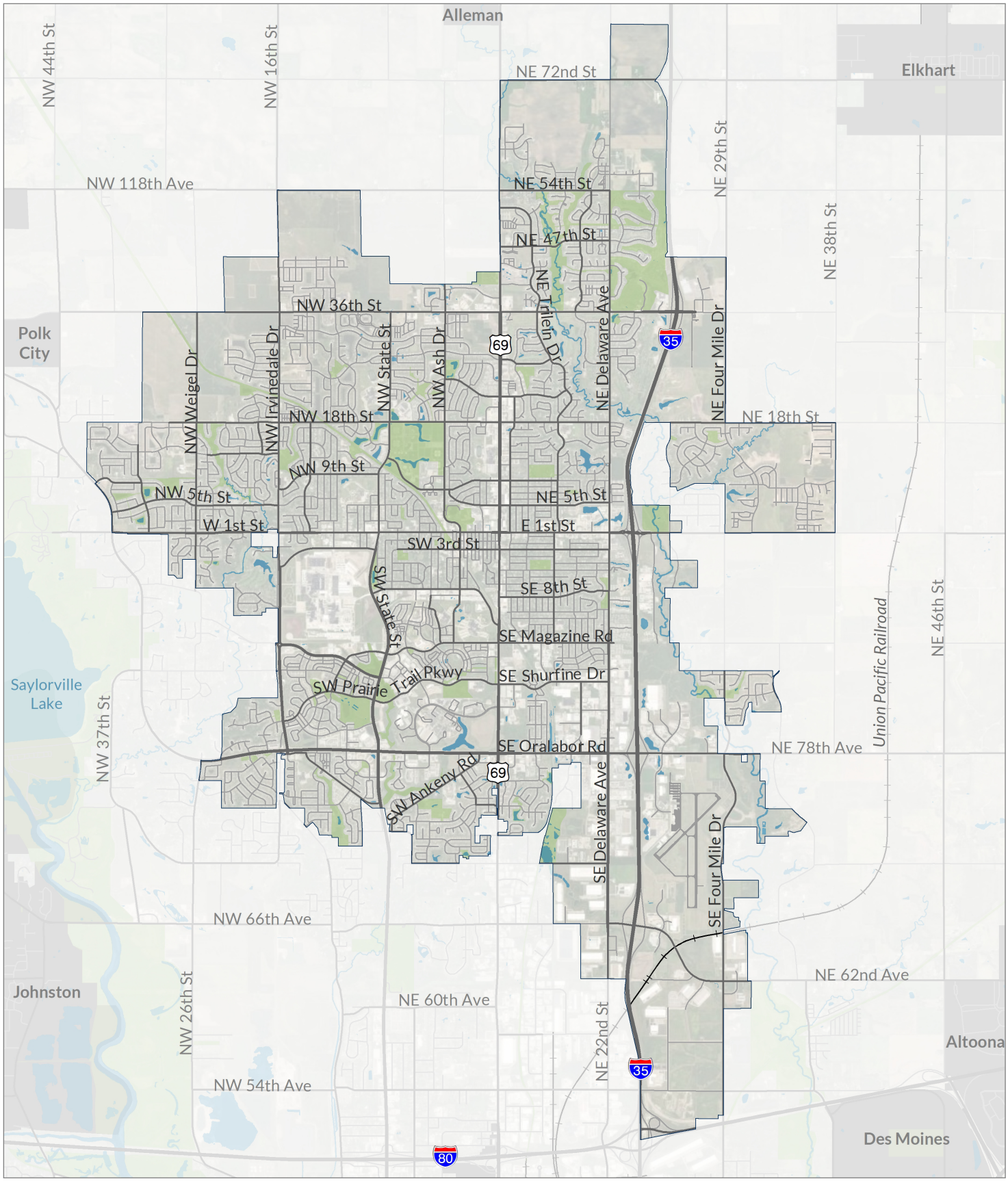


Figure 1: Ankeny City Limits

Chapter 3 of The Ankeny Plan 2040, adopted in 2018, details growth in private residences, population demographic traits, and public infrastructure. Estimates of future growth were considered based on annual numbers of residential building permits during different periods (between years 2000 to 2016), illustrating the impact of continued recent growth patterns. Assuming 2.6 residents per new household, the study projected that the City would more than double its population of 56,764 by 2040 *(Table 1).* Though population estimates varied, considering multiple factors, a final projected population of 129,507 was applied to the growth projections included with the land use plan.

Table 1: Rate of Population Growth

	Rate of Population Growth			
Year	**16-Year (2000-2016)**	**10-Year (2006-2016)**	**6-Year (2010-2016)**	**4-Year (2012-2016)**
2015	56,764	56,764	56,764	56,764
2020	67,522	67,764	69,554	71,782
2025	78,280	78,765	82,344	86,799
2030	89,038	89,765	95,134	101,817
2035	99,796	100,765	107,925	116,834
2040	110,554	111,765	120,715	131,852

Source: City of Ankeny Data 2000 – 2016 and the Ankeny 2040 Plan

Household and Employment Growth

Not only does the number of people living and working in the region affect transportation needs, but where people choose to live and work greatly influences the demand for transportation infrastructure and services. Understanding the region's existing and future housing and employment trends can help to inform and guide transportation investment decisions. Today's decisions must consider the changing population to meet future transportation needs.

The US Census estimates a 2023 population of 72,219 in Ankeny and 729,053 in the Des Moines Metropolitan Area, representing a 51.8 percent increase over the 2013 population for the City of Ankeny and an increase of 16.3 percent for the Des Moines Metro Area. The U.S. Census Bureau will conduct a Special Census survey for the City of Ankeny in 2024. Estimates based on the latest data available in 2023 should be reevaluated following the Special Census.

The Ankeny Plan 2040 produced an existing land use map for 2018 and a future land use map. While proposed land use changes are dynamic and continue to be updated, the attached *Figure 2* represents a future land use map update that illustrates expected continued growth. *Figure 3* illustrates an associated summary of land uses that detail projections for the year 2040. This map shows expansion primarily to the north, northwest, east, and southeast, with low-density residential and office/business park zoning as the most common land use. Some high-density areas are projected near stormwater detention basins and other areas where there may be high demand for development. Many mixed-use and residential mixed-use zoning areas are projected to develop near and along NE/SE Four Mile Drive.

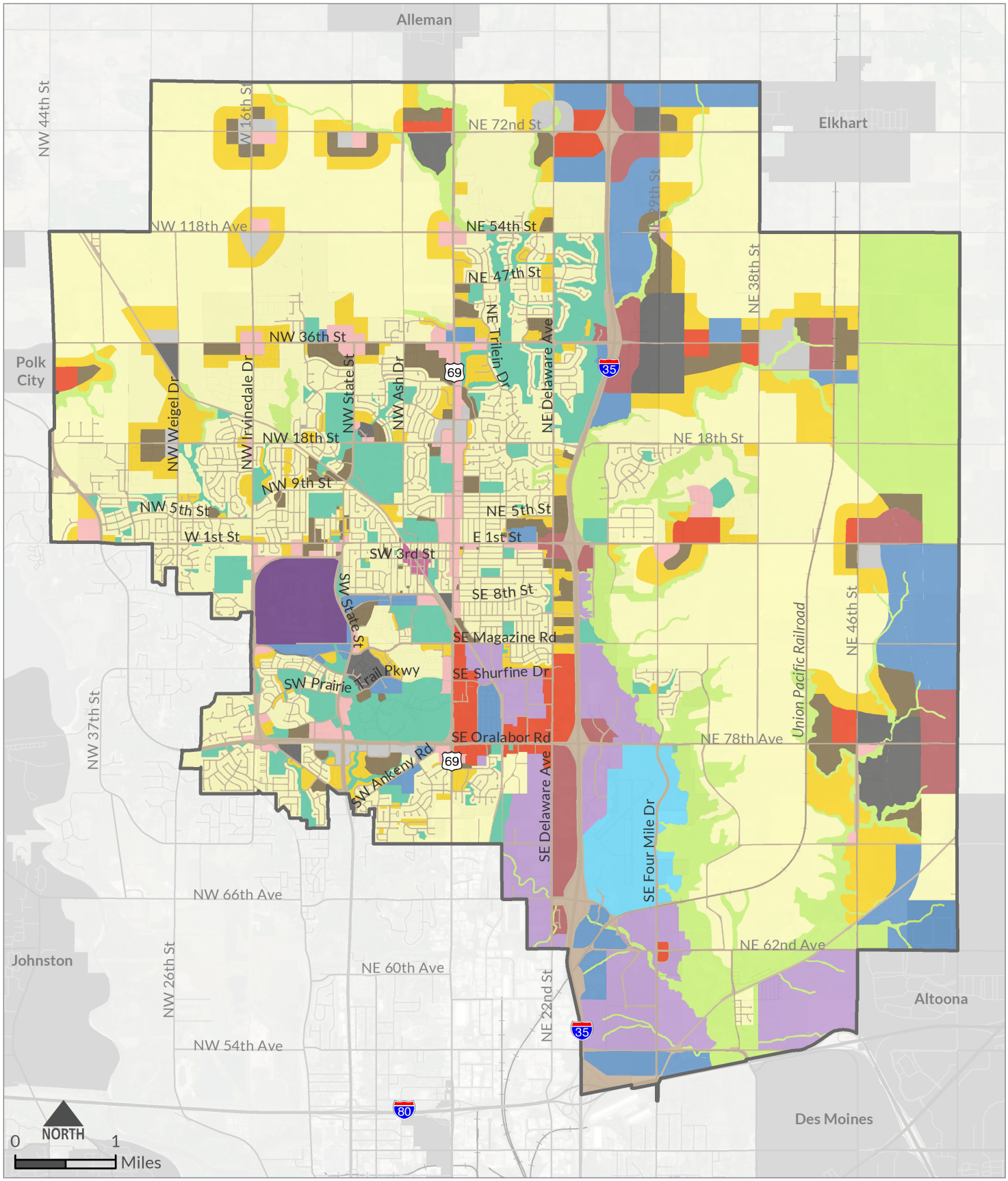
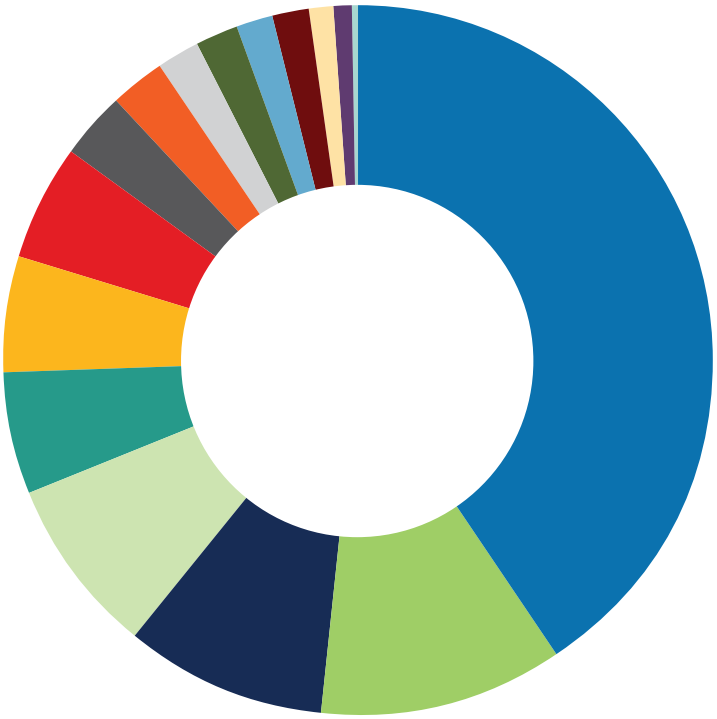


Figure 2: Future Land Use, City of Ankeny



Land Use

Low Density Residential	40.70%
Open Space	11.10%
Right-of-Way (ROW)	9.30%
Medium Density Residential	7.90%
Office/Business Park	5.60%
Civic/Public Park/Recreation	5.30%
Light Industrial	5.10%
High Density Residential	3.30%
Highway Commercial	2.40%
Mixed Use	2.00%
Community Commercial	1.80%
Airport Business Park	1.80%
Neighborhood Commercial	1.60%
Heavy Industrial	1.00%
Neighborhood Mixed Use	1.00%
Uptown	0.10%

Figure 3: The Ankeny Plan 2040 Future Land Use Summary, City of Ankeny

These projections reflect the land use needs expressed in Chapter 12 of The Ankeny Plan 2040. Through a series of public meetings, single-family, residential homes were identified as a priority for the City, specifically developments that extend east of the current City limits across Interstate 35. Developments north of the City were also considered a high priority. Infill development is explicitly noted in the Plan as a low priority.

Socioeconomic Equity

Transportation planning decisions have the potential to address equity within a community and provide benefits to those with the greatest need. To better understand the current socioeconomic attributes and needs of those who live in Ankeny, data from the U.S. Census American Community Survey was inventoried *(Table 2).* Thoughtful consideration of these populations in the transportation planning process may be beneficial as these populations often have higher than average unmet transportation needs.

To visually display the locations where populations with higher-than-average transportation needs live, a Transportation Socioeconomic Index map *(Figure 4)* was created. The areas with the highest proportion of underrepresented populations (dark purple) require special consideration during the planning process to ensure equity for all populations.

Table 2: Socioeconomic Indicators, City of Ankeny

Socioeconomic Indicator for Vulnerable Populations	Percent of Total Population	Figure #
Older Adults	11.6%	5
People with Disabilities	7.0%	6
People with Limited English Proficiency	1.9%	7
Single Parent Households	12.1%	8
People with Low Income	5.2%	9
Minority Populations	10.8%	10
People without Access to a Vehicle	2.02%	17

Source: American Community Survey, 2018

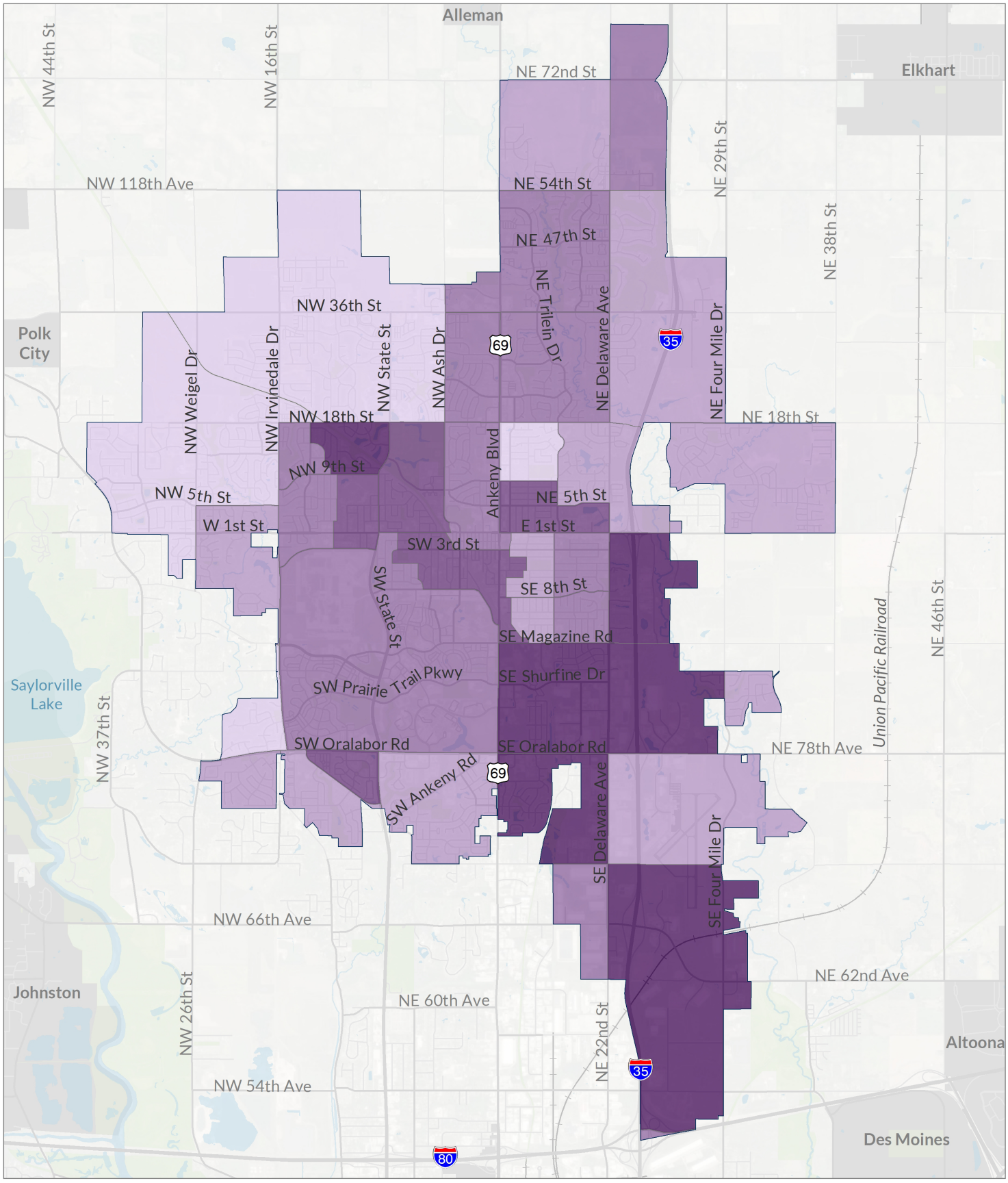


Figure 4: Transportation Socioeconomic Index Map, City of Ankeny

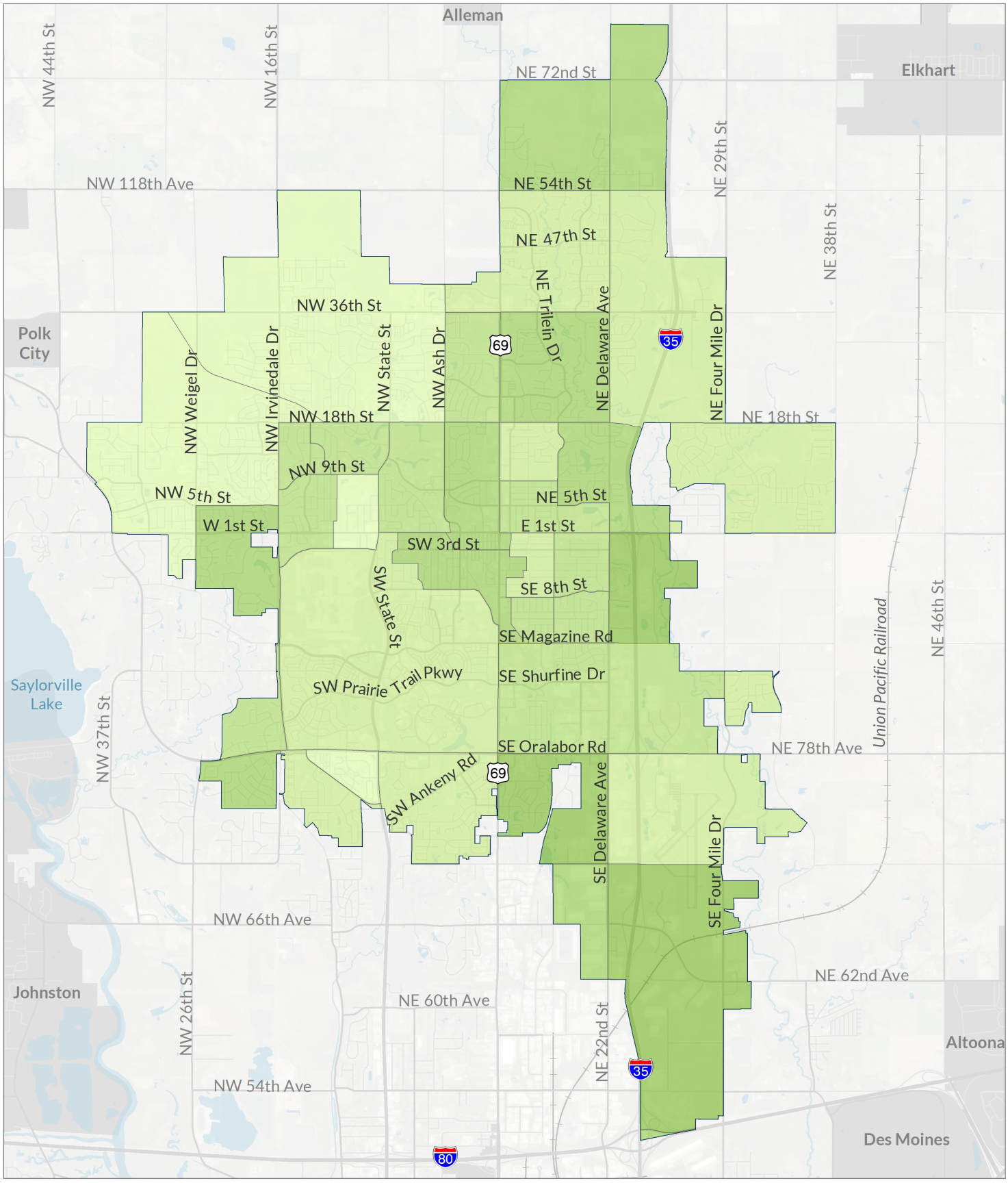


Figure 5: Older Adults (Ages 65+ years old), City of Ankeny

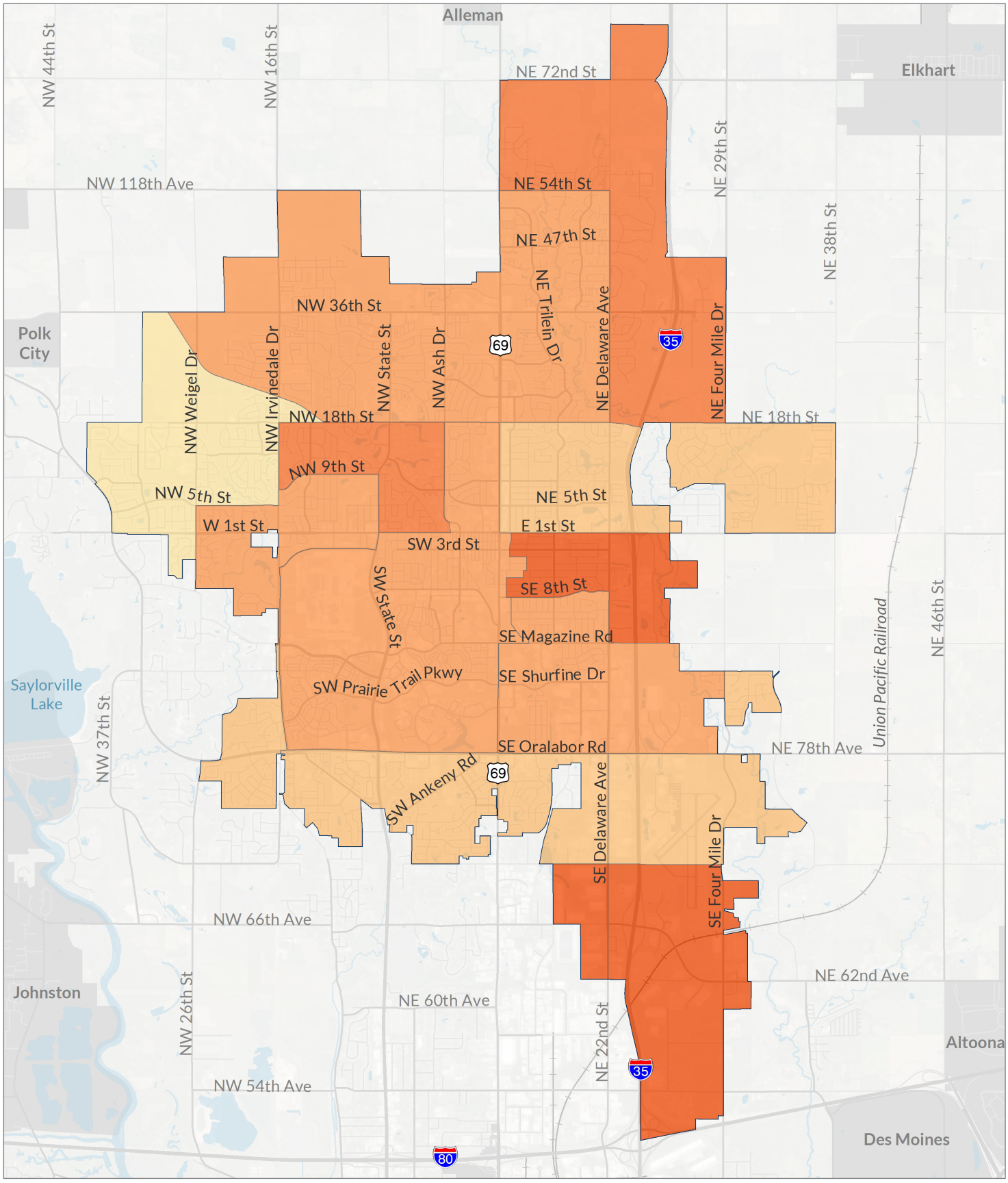


Figure 6: People with Disabilities, City of Ankeny

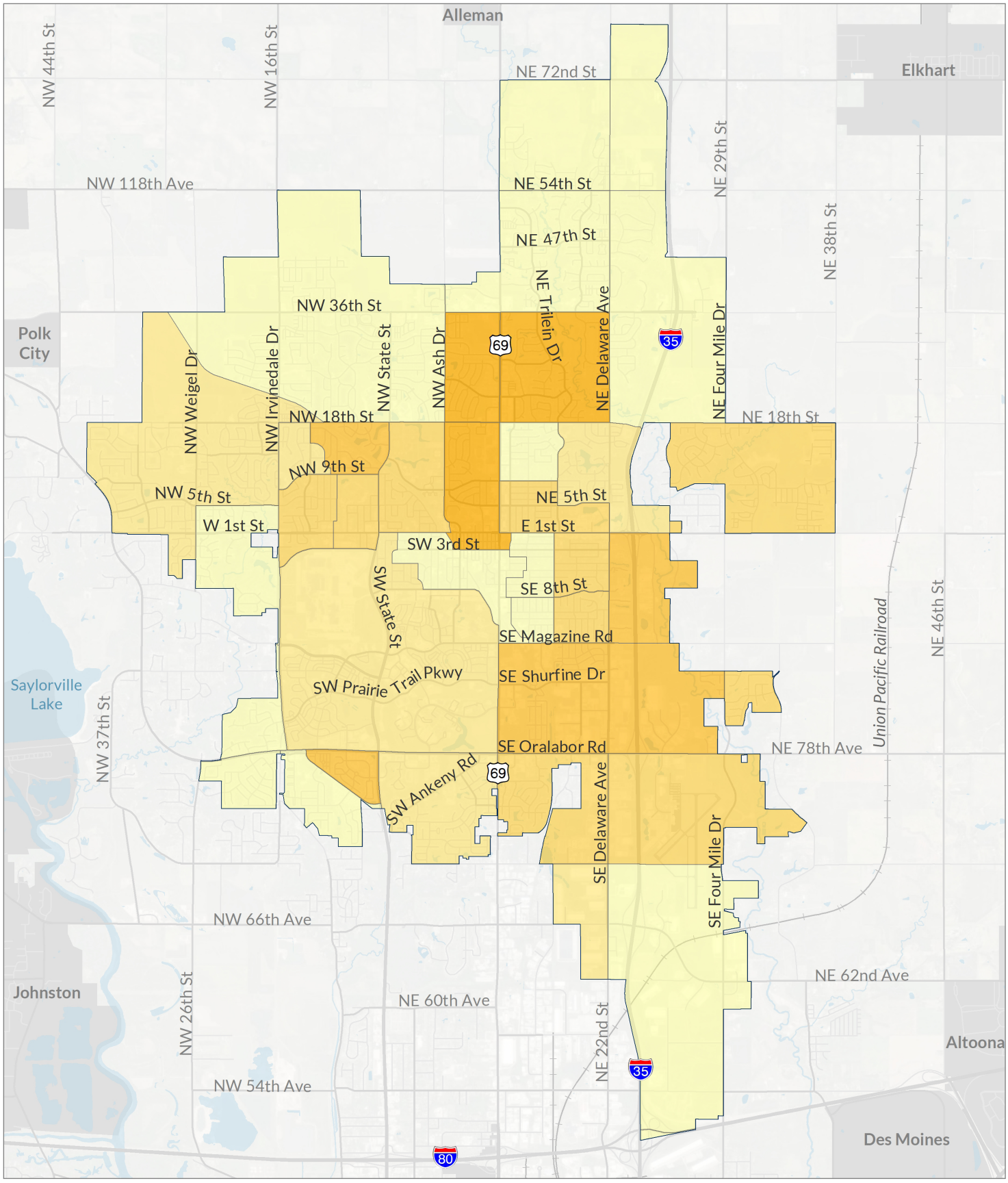


Figure 7: People with Limited English Proficiency, City of Ankeny

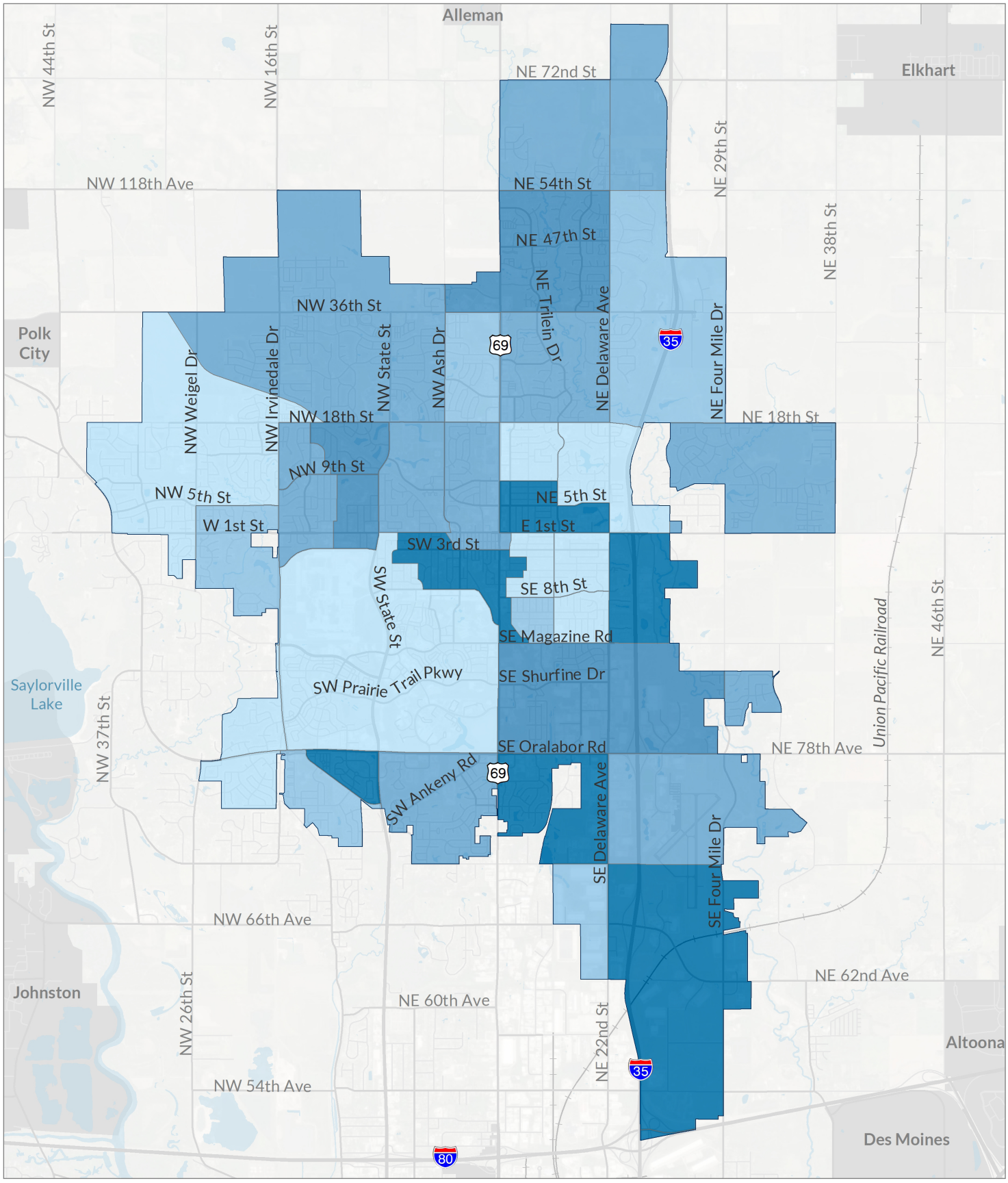
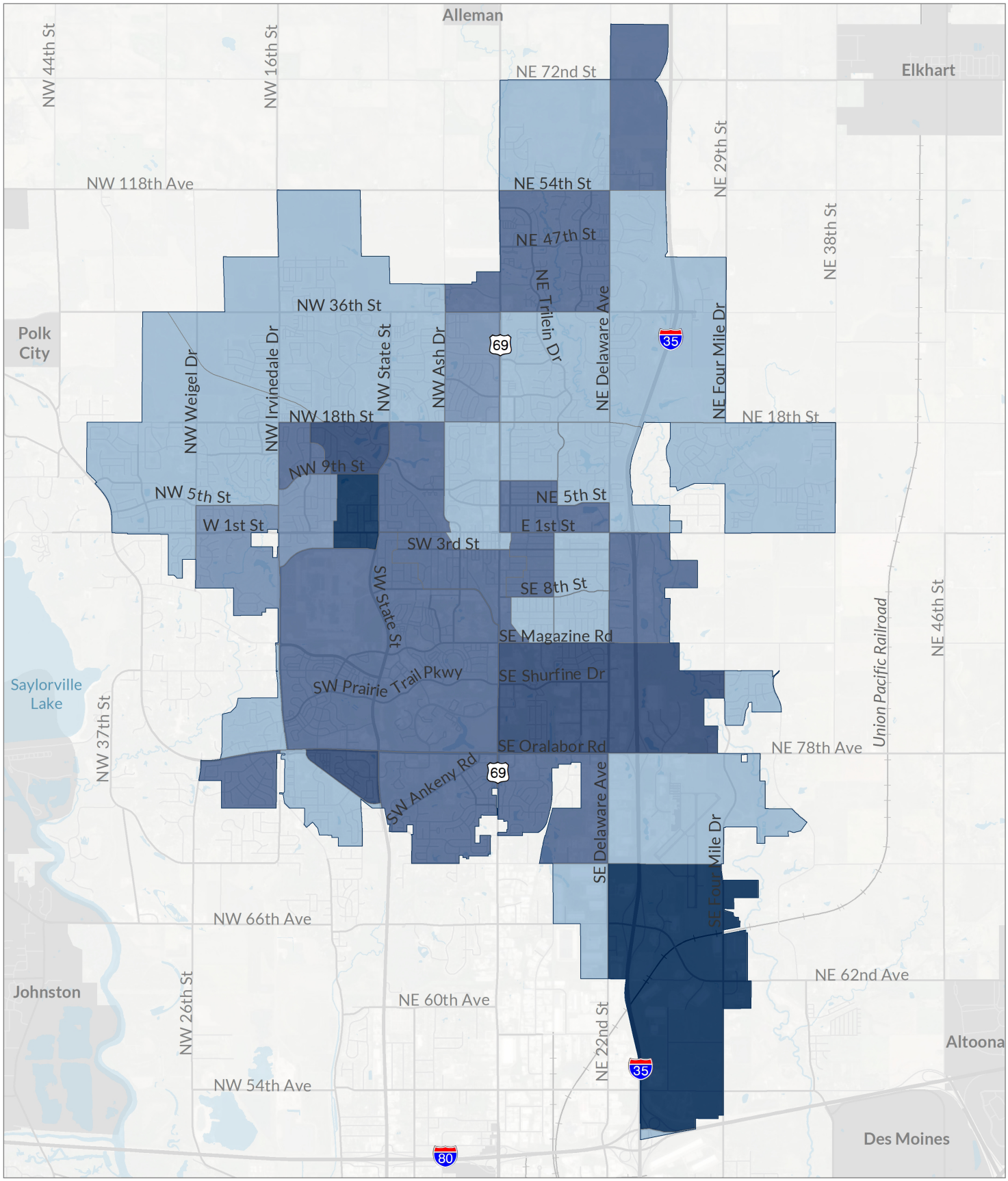


Figure 8: Single-Parent Households, City of Ankeny



Legend

Households Below the Poverty Line

- 0% - 2%
- 2% - 4%
- 4% - 8%
- 8% - 16%
- Greater Than 16%
- Roads
- Railroad
- City Boundary

Households Below the Poverty line were extracted by block groups from the U.S. Census Bureau/American Community Survey 2017 - 2021,Table B17017 - Poverty Status

NORTH 0 1 Miles

Figure 9: People with Low Income, City of Ankeny

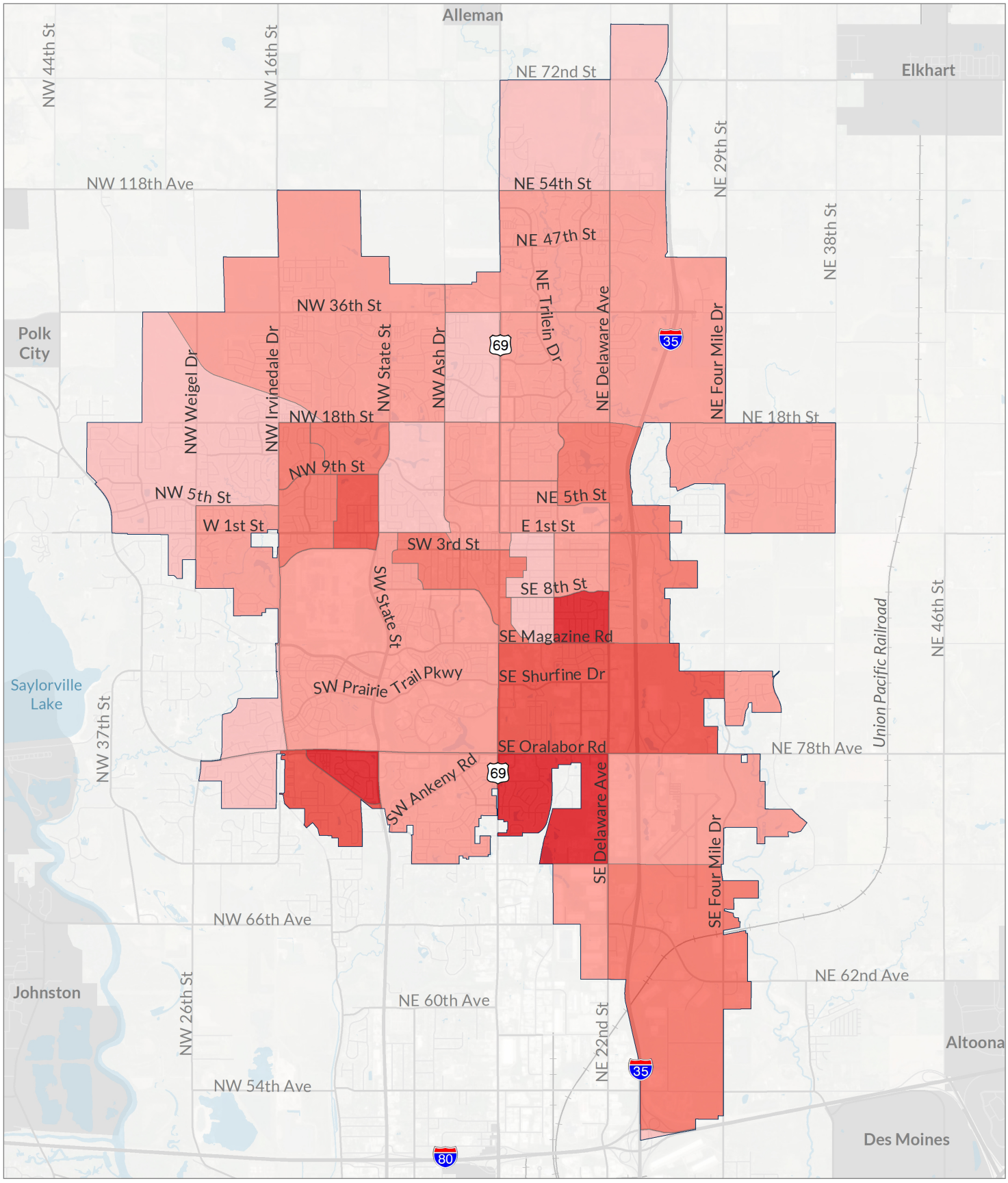


Figure 10: Minority Populations, City of Ankeny

Commuting Pattern

Each day, nearly 24,000 people travel to work in Ankeny from outside the City, while over 25,000 residents travel to work outside of Ankeny (as shown in *Figure 11*). Roughly 7,000 residents both live and work within Ankeny. That is, there is a comparable amount of inflow and outflow and approximately 22 percent of employed residents also work in the City.

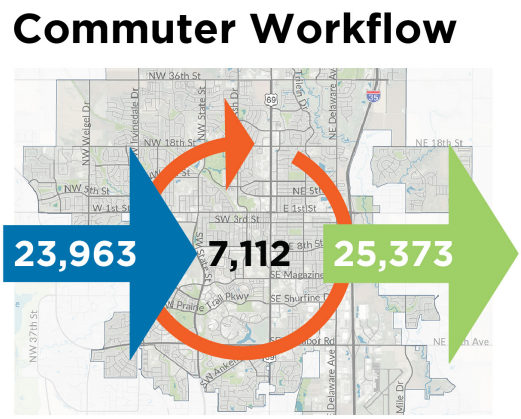


Figure 11: Commuter Workflow, City of Ankeny

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2020-2021).

The mean travel time to work for Ankeny residents is 21.3 minutes (US Census Data 2020, Table: PST045219), which is 2.2 percent higher than the average travel time for the City of Des Moines. This is also 5.5 percent less than the national average commute time of 26.8 minutes. The values in *Figure 12* reflect the average commute times for 2021 across the City of Ankeny, the City of Des Moines, and the broader DMAMPO. Seventy-four percent (74%) of Ankeny residents reached their destination in less than 25 minutes, closely mirroring the Des Moines metropolitan area, at 71 percent of residents.

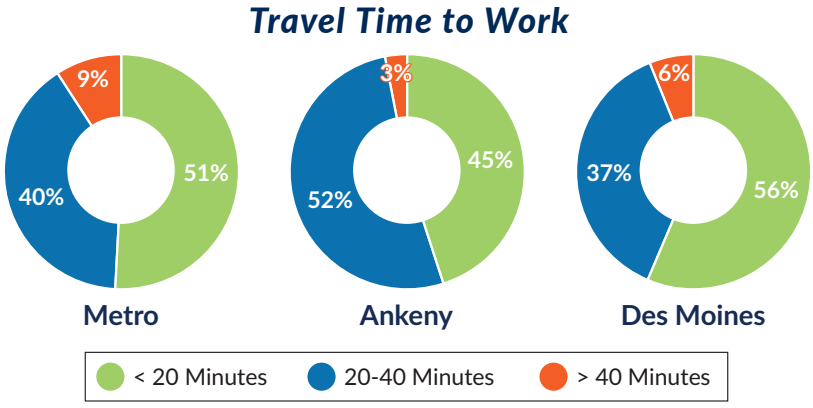


Figure 12: Travel time to work, City of Ankeny

Source: American Community Survey 2021 1-year Estimate Table BO8303

The three factors that strongly influence travel time to work are travel distance between home and work, travel mode used, and the level of congestion experienced during a trip. In 2019, approximately 50 percent of Ankeny residents traveled to jobs located less than 10 miles from their homes. Since 2010, this proportion has increased by 3 percent, while the percentage of workers living between 10 and 24 miles from work has increased by 0.5 percent; to 24 percent in 2019. While the average commute distance has increased for people in the United States as a whole, Ankeny's average travel distance has decreased since 2010. The percentage of commuters traveling over 50 miles and those traveling 25 to 50 miles have both increased; by 2.5 percent and 1 percent, respectively. *Figure 13* shows the distribution of miles traveled by Ankeny residents from their homes to work.

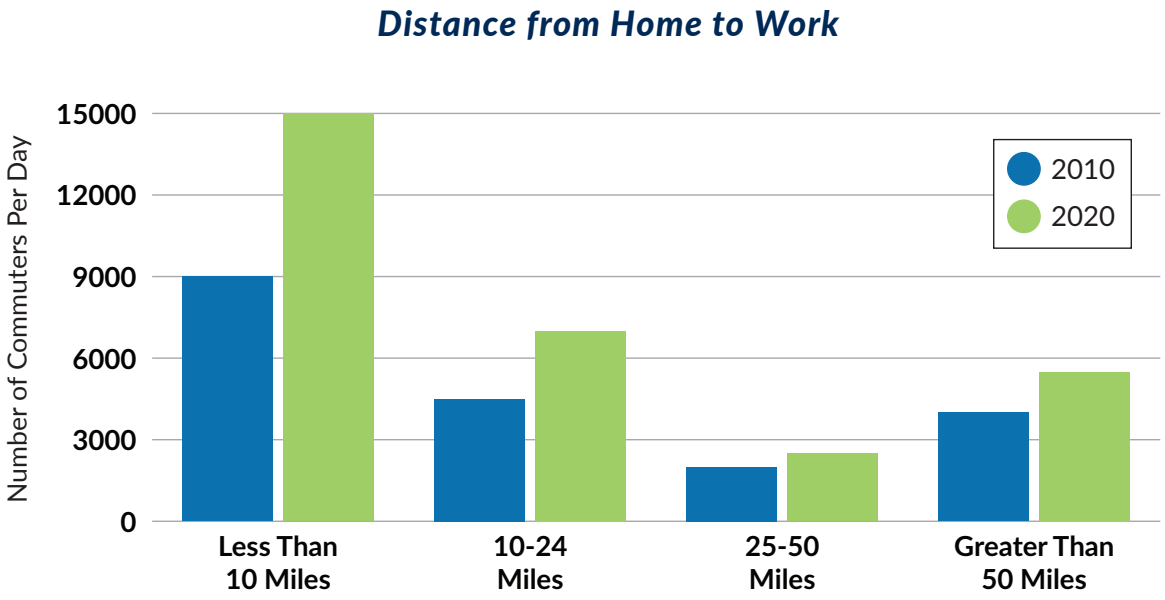


Figure 13: Distance from home to work for Ankeny Residents, City of Ankeny

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021).

Most Ankeny residents traveling between 0 and 10 miles to their place of employment travel in a southwestern direction, toward the center of the Des Moines Metropolitan Area. Those traveling over 50 miles, however, tended to travel in an easterly direction. *Figure 14* shows the distance and direction of commute travel.

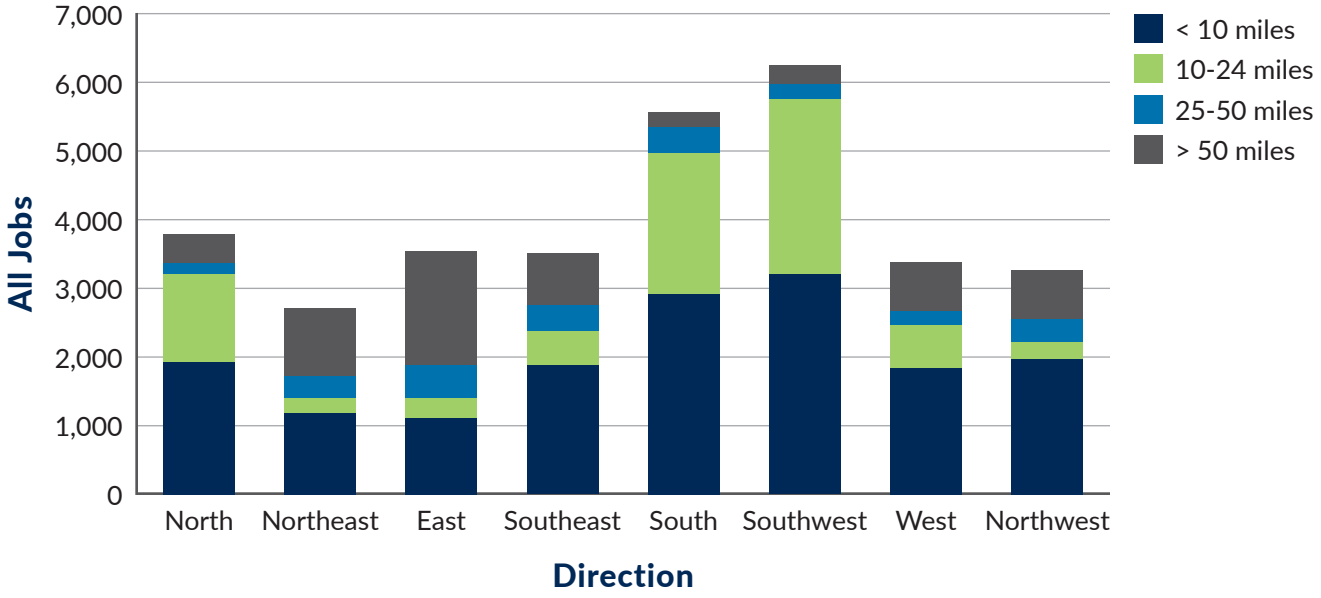


Figure 14: Job counts by distance/direction in 2021 – All Workers, City of Ankeny

Source: US Census Longitudinal Employer-Household Dynamics (LEHD) Employment for Ankeny, IA, 2019

Mode Split

The American Community Survey (ACS) asks respondents to identify their primary means of transportation to work. Driving alone, referred to as Single Occupant Vehicles (SOV), is by far the most common mode of transportation in Ankeny and the Des Moines Metro Area. Over 80 percent of Ankeny residents drove alone, based on estimates from 2016 to 2021. For simple comparison purposes, *Figure 15* displays the distribution of modes of transportation to work for residents in Ankeny, the Des Moines Metro Area, and the United States. Compared to the national averages, Ankeny had a lower usage rate in every mode of transportation except single occupancy vehicles.

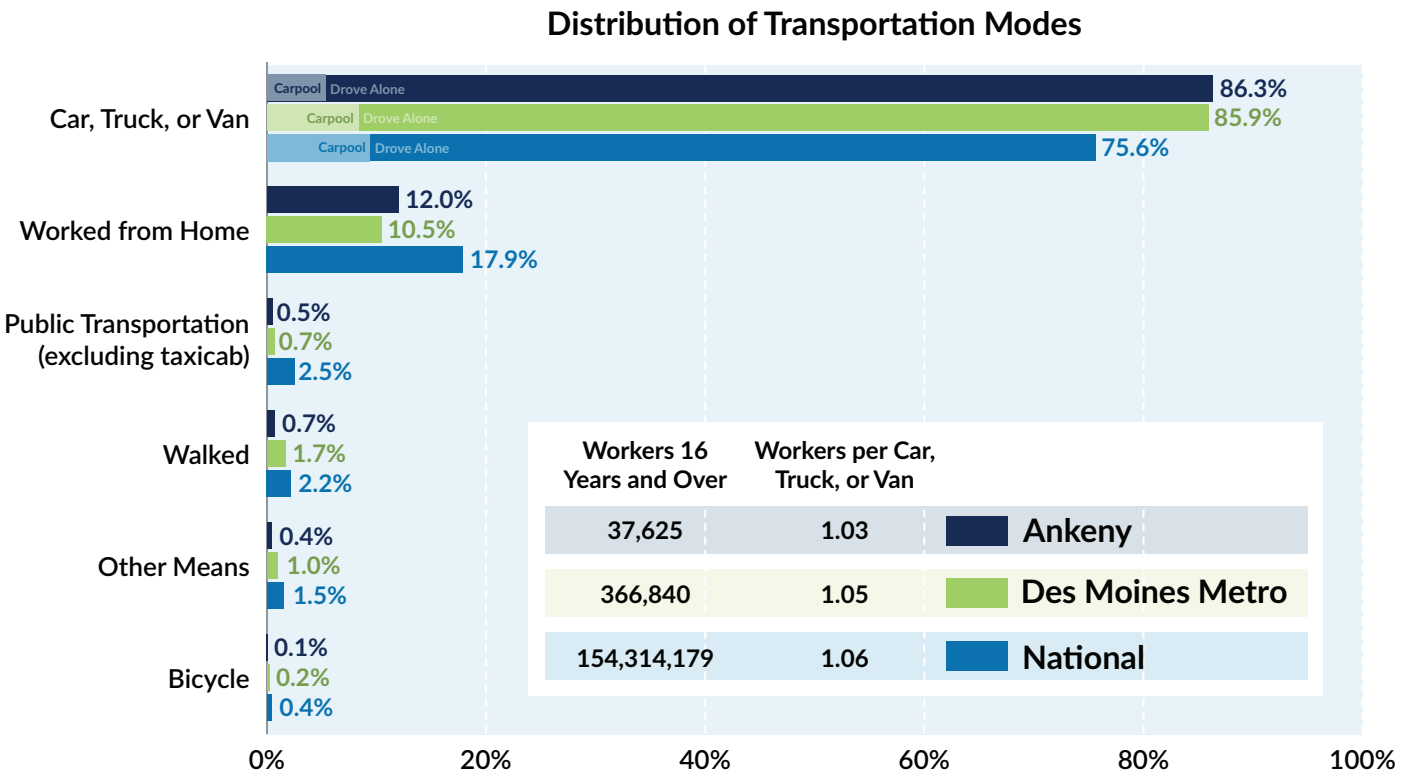


Figure 15: Distribution of transportation modes, City of Ankeny

Source: 2021 ACS 5-year estimates, Table S0801

As working from home and hybrid working options have increased following the COVID-19 pandemic, it is likely the percentage of people telecommuting will either increase or stay the same. These patterns will likely influence long-term commuting patterns, traffic congestion and quality of life.

Housing and Transportation Affordability

The Department of Housing and Urban Development considers housing to be affordable when consuming less than 30 percent of a household's income. The Housing and Transportation (H+T) index expands this traditional measure to include transportation costs, usually a household's second largest expense. The H+T index offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45 percent of household income. By considering the combined costs of housing and transportation, the H+T index provides a more complete understanding of affordability and shows that location-efficient places can be more livable and affordable.

The average household's housing expense in Ankeny is considered affordable, accounting for approximately 25 percent of the total average income. Transportation expenses, on the other hand, account for approximately 21 percent of the total average income, exceeding the value that could be considered affordable (15%) by 6 percent, according to the US Bureau of Transportation Statistics (2022). Combined, the cost of housing and transportation in Ankeny is 46 percent of the average household income *(Figure 16)*, which is slightly higher than the Center for Neighborhood Technology (CNT) benchmark of 45 percent.

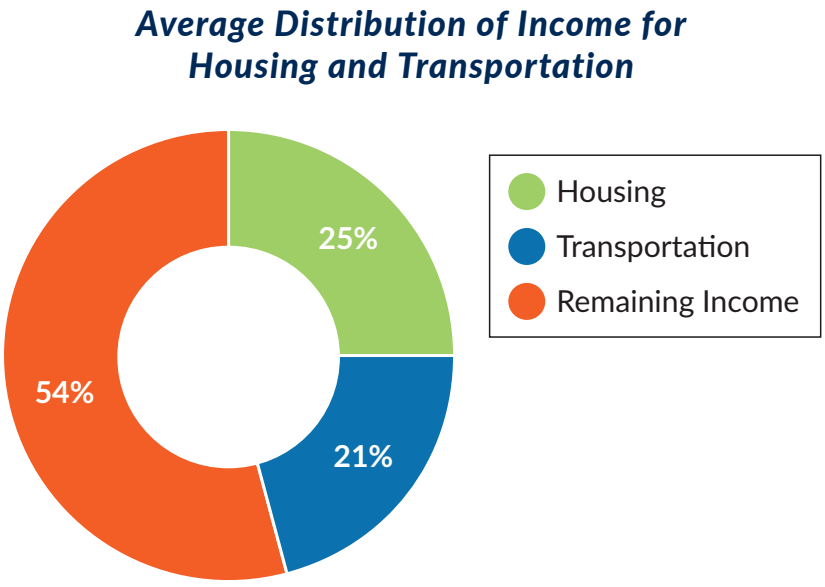


Figure 16: Average Distribution of Income for Housing and Transportation, City of Ankeny

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2020-2021).

Owning a personal vehicle is the single biggest transportation cost factor for households, followed by insurance and repairs. Lower-income households generally spend a larger portion of their income on transportation because of the high cost of personal vehicle ownership and associated maintenance costs.

Individuals who buy homes farther from jobs also pay more in the form of higher transportation costs. These same households are most sensitive to fuel prices and maintenance costs because they drive longer distances daily.

The community can also experience negative impacts overall. Longer travel distances and more single-operator vehicles (SOVs) consequently increase congestion on City streets, time spent commuting, and greenhouse gas (GHG) emissions.

Vehicle Availability

Access to a personal vehicle provides many residents with a common mode of transportation and increases the range of access to work opportunities, commerce, health care, education, and recreation. Although the most common form of commuting in Ankeny is by SOV, an estimated 485 households (1.9 percent) in 2021 (ACS 5-year estimates, S2504) had no access to a personal vehicle *(See Figure 17).* Reasons for this include being physically unable to drive, unable to afford a vehicle, or a personal choice to forego vehicle ownership. In 2016, this measure reflected 2.1 percent of the City population, demonstrating that the number and proportion of individuals with access to a personal vehicle has increased in recent years.

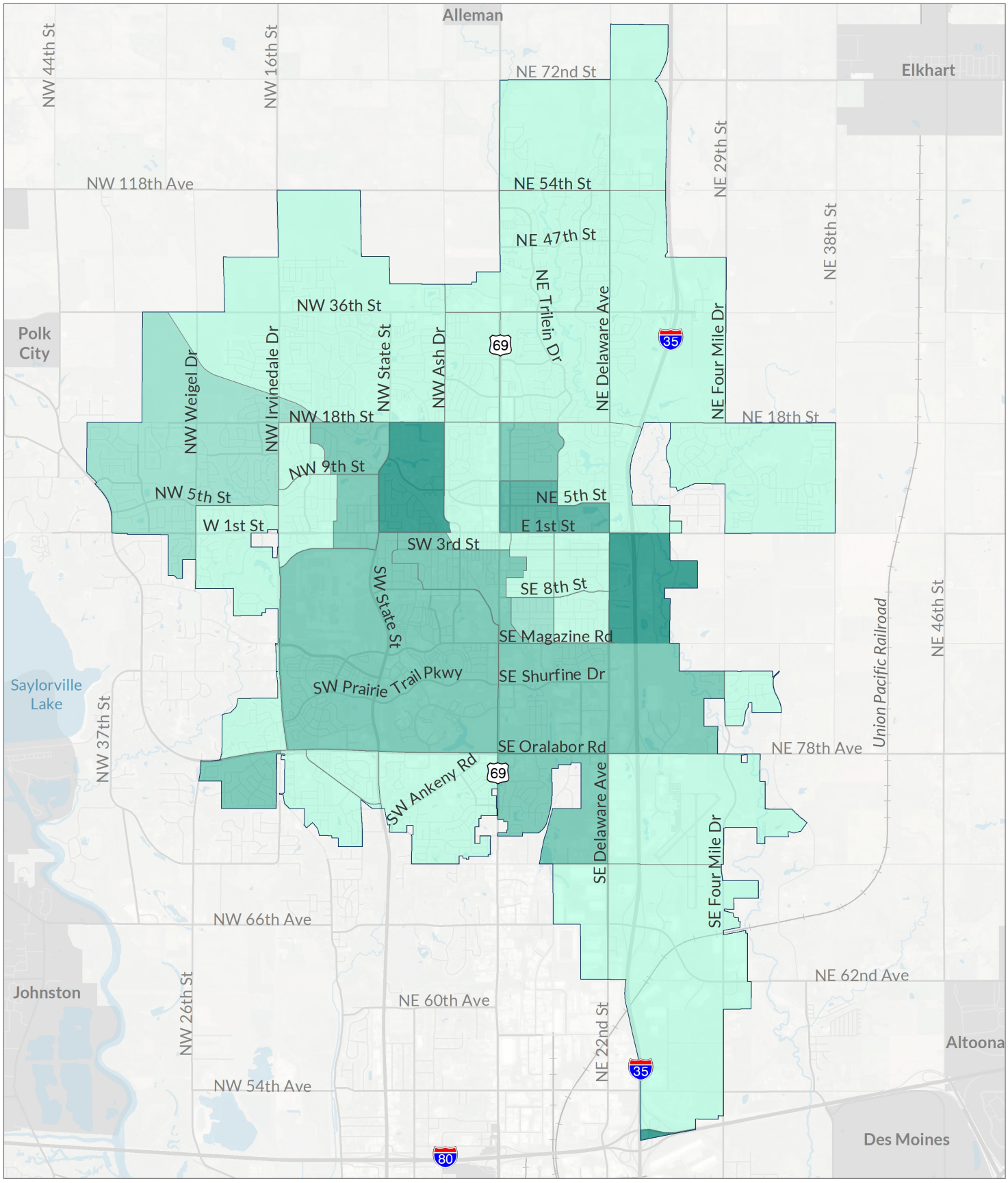


Figure 17: People Without Access to a Vehicle, City of Ankeny

Safety and Traffic Calming

Vulnerable street users, including children, people with a disability, older populations, and bicyclists, present additional safety considerations for the transportation network. Even though the overall crash rate by vehicle miles traveled has declined for many years, the proportion of crashes and fatalities involving pedestrians and bicyclists has steadily increased nationwide since 1996 (National Highway Traffic Safety Administration Fatality Analysis Reporting System 2021). In the last 25 years, pedestrian and bicyclist fatalities have increased nearly 15% nationally.

Perceived and demonstrated safety are key elements of successful bicycle and pedestrian networks. People may only choose to ride or walk if they feel safe and comfortable on the bikeway and pedestrian networks. The National Highway Traffic Safety Administration (NHTSA) has documented that the overall proportion of transportation fatalities associated with motorcyclists, pedestrians, bicyclists, and other nonoccupants has grown nationwide by more than 10 percent since 2000 compared to vehicle travelers. *Figure 18* below illustrates this trend.

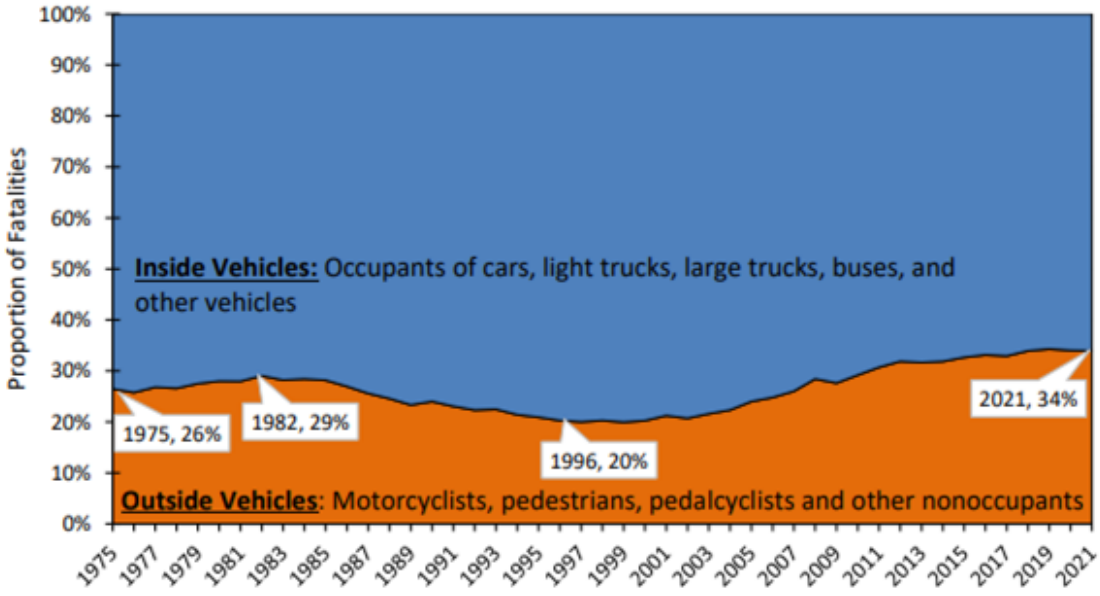


Figure 18: Proportion of vehicle crash fatalities for people inside a vehicle and outside a vehicle, United States

Source: National Highway Traffic Safety Administration Fatality Analysis Reporting System (FARS), 2021 Final File

Total crash data was also reviewed across the City of Ankeny based on the most recent 5 years of available database information (2018 to 2022), and the information was mapped and categorized. From this evaluation, crash summaries were provided to rank the top 20 intersections based on crash severity (fatal and injury), crash severity rate, and equivalent property damage only (EPDO). Using the ratios from the Iowa Department of Transportation (IDOT) Safety Analysis Guide, the EPDO factor for a fatal or severe Injury crash was 257, meaning it would take 257 Property Damage Only (PDO) crashes to equal the societal cost of a single fatal or severe injury crash. As a result, several intersections made the list of EPDO locations merely because of a single fatal or severe injury crash. Furthermore, most of the locations on the EPDO top 20 list were not arterial to arterial intersections, but rather arterial to local or collector. An illustration of intersection crashes by severity and an associated heat map is shown in *Figures 19* and *20* on the following pages. To further illustrate intersection safety characteristics, *Figure 21* displays the top 20 intersections ranked by personal injury (PI) crashes, *Figure 22* shows the top 20 intersections ranked by PI crash rates, and *Figure 23* indicates the top 20 intersections ranked by EPDO.

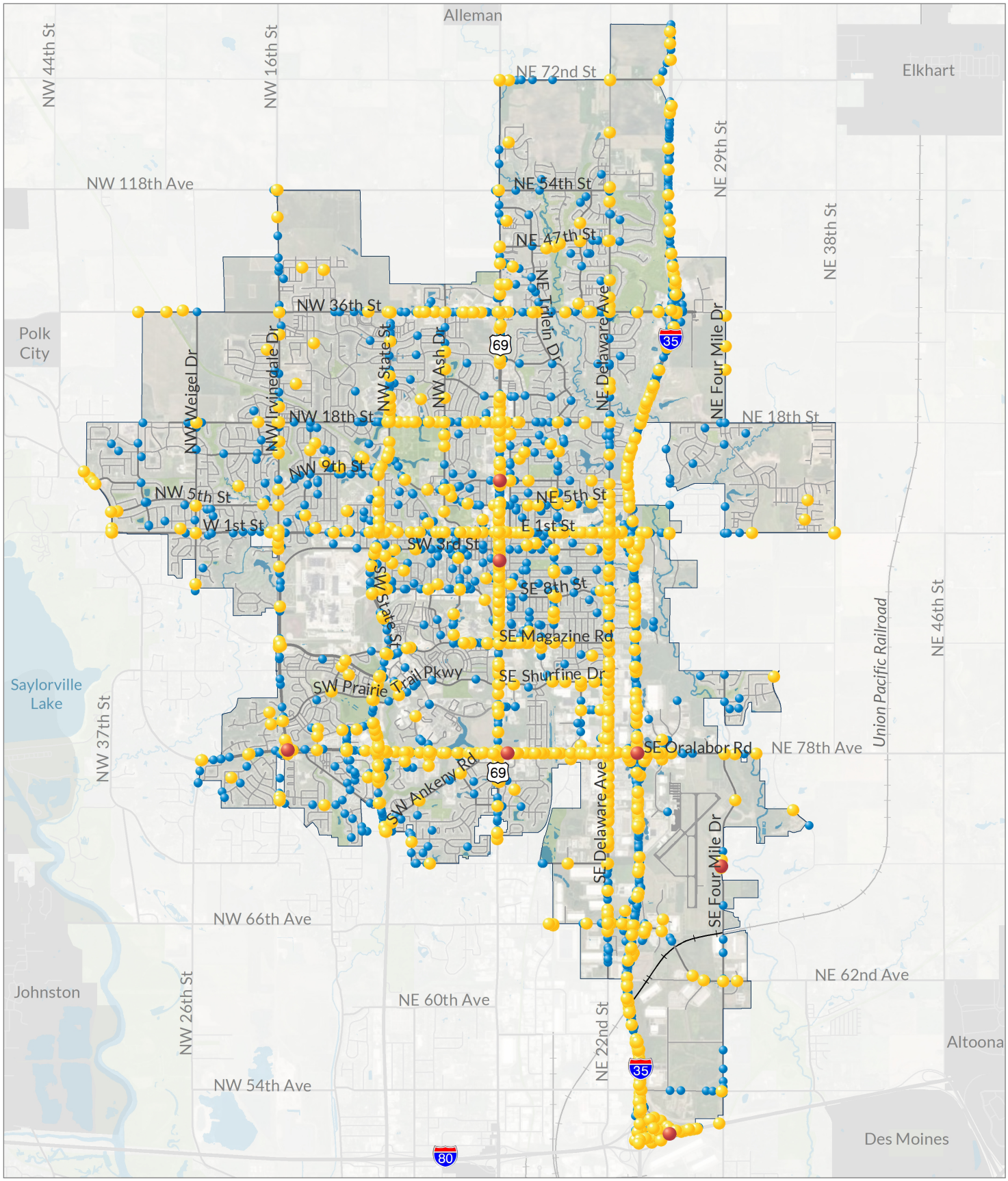


Figure 19: Crash location map, City of Ankeny (crash data 2018-2022)

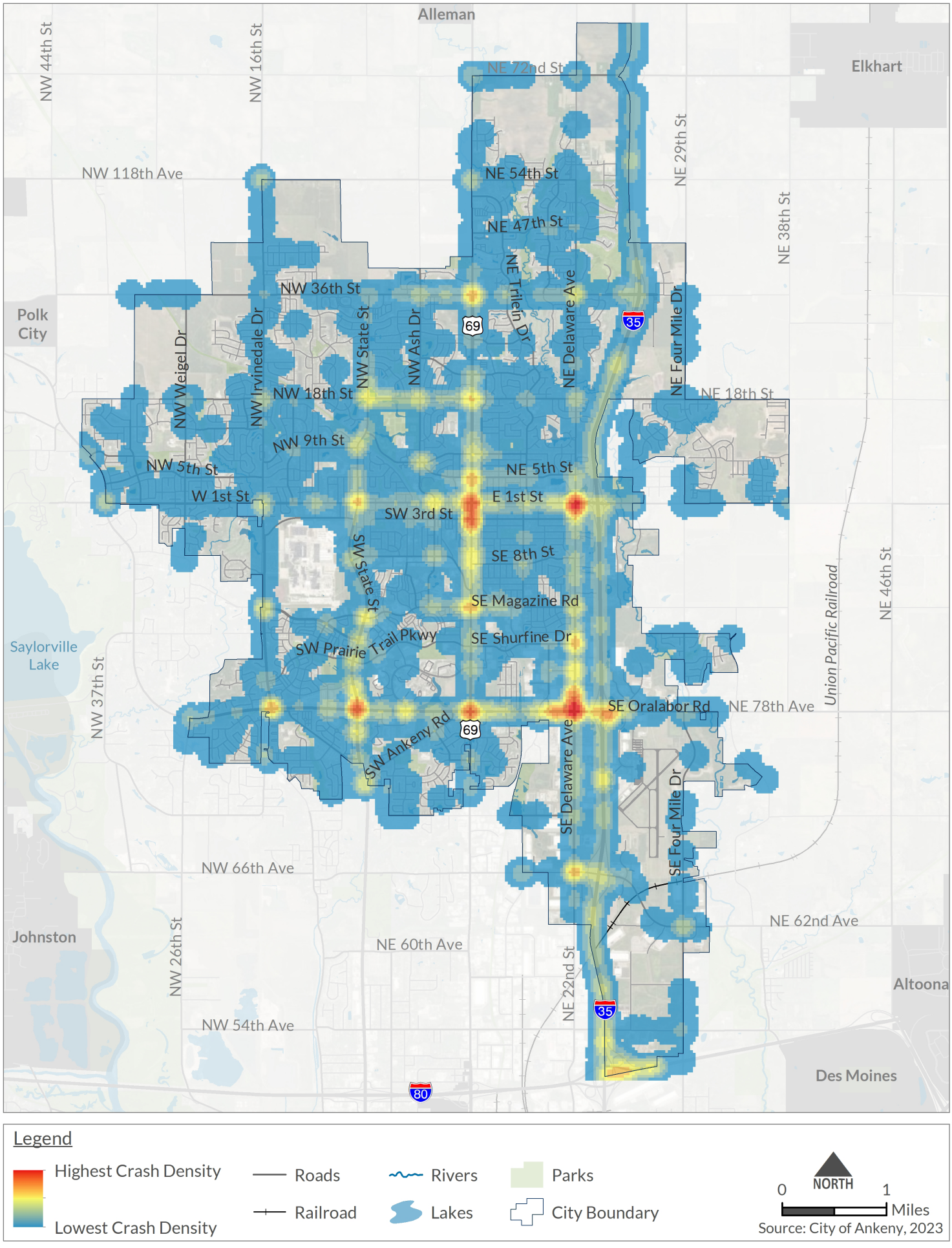


Figure 20: Crash location heat map, City of Ankeny (crash data 2018-2022)

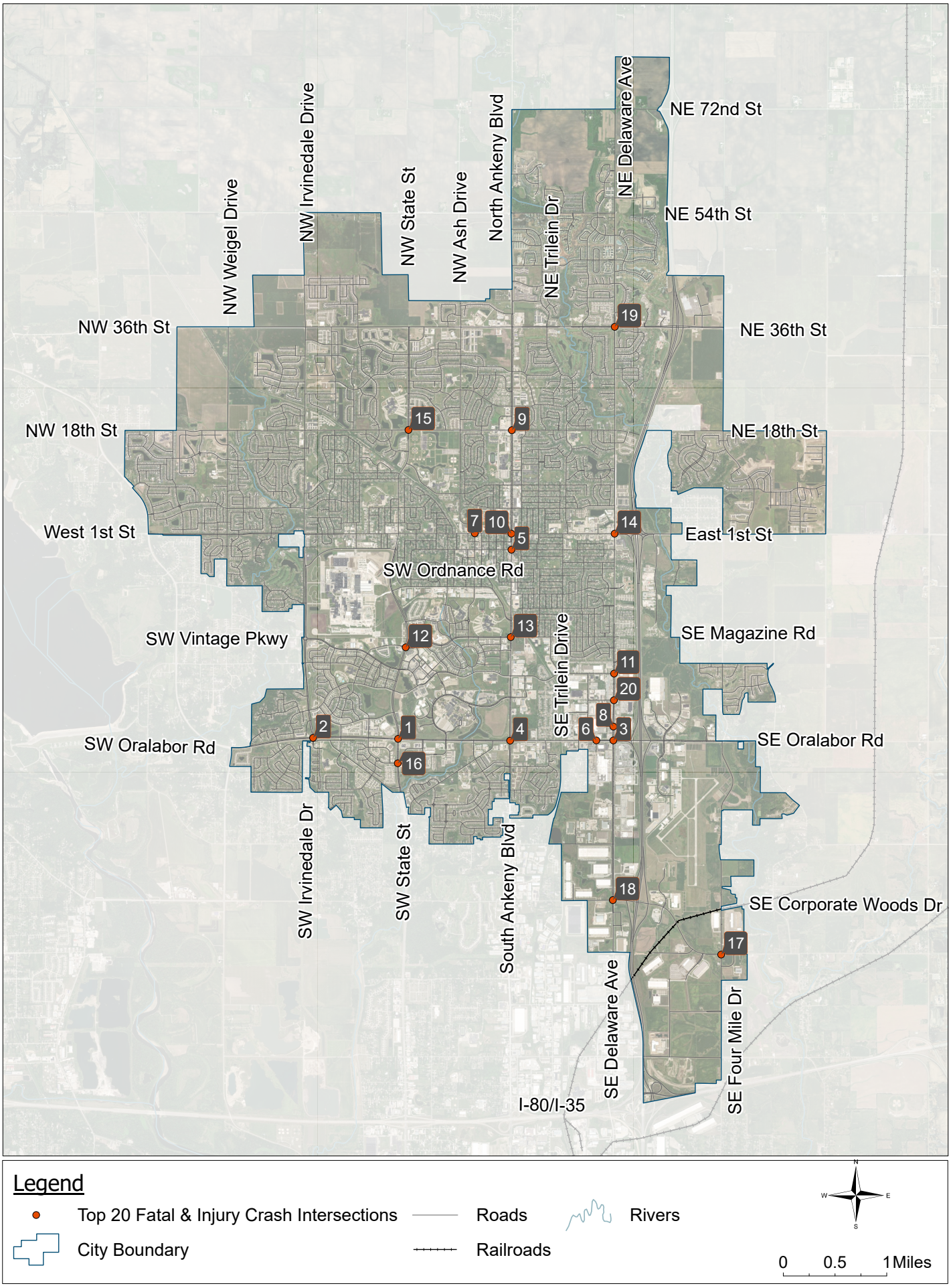


Figure 21: Top 20 intersections ranked by personal injury (PI) crashes, City of Ankeny

Table 3: Top 20 intersections ranked by personal injury (PI) crashes, City of Ankeny

Rank	Road 1	Road 2	Crashes (2018-2022)					
			Fatal	Serious Injury	Minor Injury	Possible/ Unknown Injury	PDO	Total PI
1*	IA 415/ SW State St	IA 415/ IA 160/ SW Oralabor Rd	0	0	6	17	50	23
2*	IA 415/SW Oralabor Rd	SW Irvinedale Dr	1	0	10	11	27	22
3	IA 160/SE Oralabor Rd	SE Delaware Ave	0	0	4	17	85	21
4	IA 160/Oralabor Rd	US 69/Ankeny Blvd	0	1	4	15	54	20
5	US 69/Ankeny Blvd	SW 3rd St & SE 3rd St	0	0	7	10	32	17
6	IA 160/SE Oralabor Rd	SE PDI Pl	0	0	6	11	28	17
7*	W 1st St	NW Ash Dr & SW Cherry St	0	2	6	8	19	16
8	SE Delaware Ave	SE National Dr	0	2	5	8	35	15
9*	US 69/Ankeny Blvd	NE 18th St & NW 18th St	0	0	7	7	20	14
10*	US 69/Ankeny Blvd	W 1st St & E 1st St	0	0	4	9	44	13
11	SE Delaware Ave	SE Shurfine Dr	0	1	4	7	25	12
12	SW State St	SW Magazine Rd	0	1	2	8	16	11
13*	US 69/Ankeny Blvd	SE Magazine Rd	0	1	4	6	32	11
14*	E 1st St	SE Delaware Ave & NE Delaware Ave	0	0	1	10	43	11
15	NW State St	NW 18th St	0	0	4	6	13	10
16	IA 415/SW State St	SW White Birch Dr & SW Tradition Dr	0	0	5	5	11	10
17	SE Corporate Woods Dr	SE Four Mile Dr	0	0	1	8	8	9
18*	SE Corporate Woods Dr	SE Delaware Ave	0	0	3	6	31	9
19	NE 36th St	NE Delaware Ave	0	0	4	4	15	8
20	SE Delaware Ave	SE Lorenz Dr	0	1	4	3	21	8

**Intersections with Recent Countermeasures*
PDO = Property Damage Only

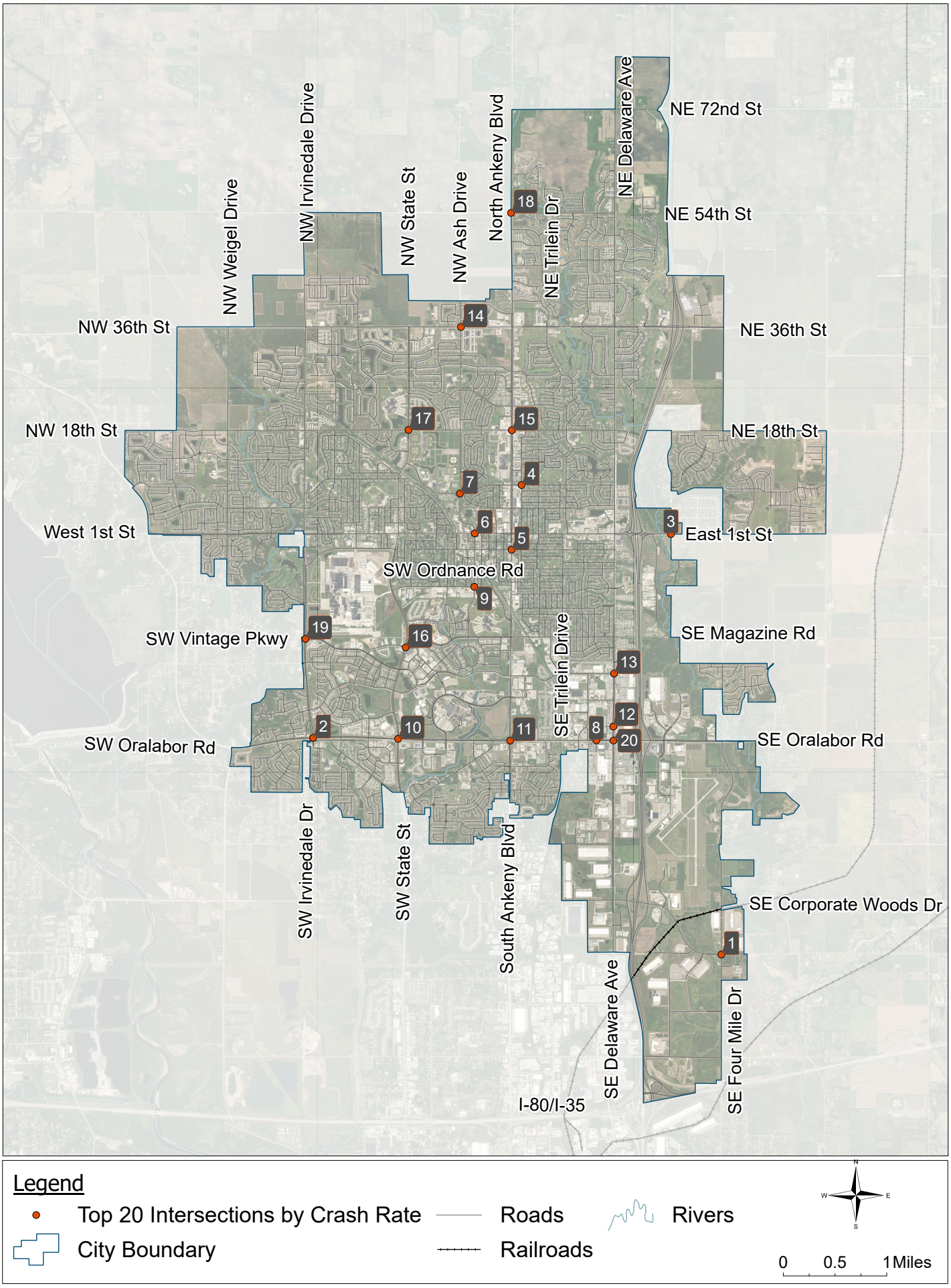


Figure 22: Top 20 intersections ranked by personal injury (PI) crash rates, City of Ankeny

Table 4: Top 20 intersections ranked by personal injury (PI) crash rates, City of Ankeny

Rank	Road 1	Road 2	Crashes (2018-2022)							
			Fatal	Serious Injury	Minor Injury	Possible/ Unknown Injury	PDO	PI	DEV	PI/MEV
1	SE Corporate Woods Dr	SE Four Mile Dr	0	0	1	8	8	9	6,537	0.75
2*	IA 415/SW Oralabor Rd	SW Irvinedale Dr	1	0	10	11	27	22	25,628	0.47
3*	E 1st St	NE Frisk Dr & SE Frisk Dr	0	0	2	4	1	6	8,667	0.38
4	NE 9th St	NE Grant St	0	0	4	2	4	6	8,976	0.37
5	US 69/Ankeny Blvd	SW 3rd St & SE 3rd St	0	0	7	10	32	17	26,642	0.35
6*	W 1st St	NW Ash Dr & SW Cherry St	0	2	6	8	19	16	26,736	0.33
7	NW Prairie Ridge Dr	NW 9th St & NW Ash Dr	0	0	1	5	8	6	10,430	0.32
8	IA 160/SE Oralabor Dr	SE PDI Pl	0	0	6	11	28	17	30,049	0.31
9*	SW Ordnance Rd	SW Cherry St	0	0	2	3	8	5	9,423	0.29
10*	IA 415/SW State St	IA 160/SW Oralabor Rd	0	0	6	17	50	23	45,902	0.27
11	IA 160/SW Oralabor Rd	US 69/Ankeny Blvd	0	1	4	15	54	4	41,740	0.26
12	SE Delaware Ave	SE National Dr	0	2	5	8	35	15	32,039	0.26
13	SE Delaware Ave	SE Shurfine Dr	0	1	4	7	25	12	26,712	0.25
14*	NW 36th St	NW Ash Dr	0	0	3	3	8	6	13,464	0.24
15*	US 69/Ankeny Blvd	NE 18th St & NW 18th St	0	0	7	7	20	14	32,073	0.24
16	SW State St	SW Magazine Rd	0	1	2	8	16	11	25,509	0.24
17	NW State St	NW 18th St	0	0	4	6	13	10	23,466	0.23
18*	US 69/Ankeny Blvd	NE 54th St	0	1	3	1	9	5	12,227	0.22
19	SW Irvinedale Dr	SW Vintage Pkwy	0	1	0	6	22	7	17,576	0.22
20	IA 160/SE Oralabor Rd	SE Delaware Ave	0	0	4	17	85	21	52,971	0.22

**Intersections with Recent Countermeasures*
DEV = Daily Entering Vehicles
PI/MEV = Personal Injuries per Million Entering Vehicles

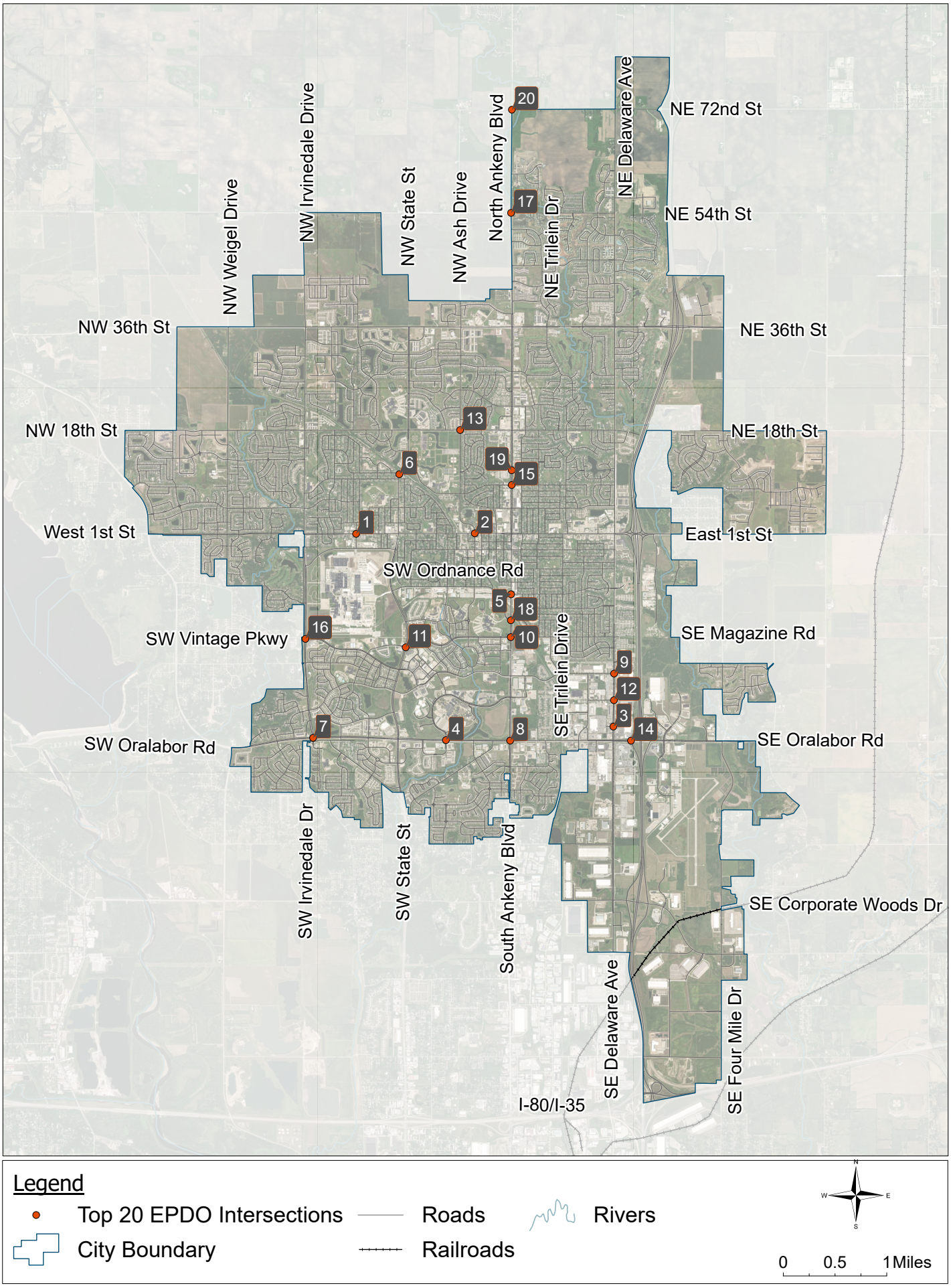


Figure 23: Top 20 intersections ranked by equivalent property damage only EPDO, City of Ankeny

Table 5: Top 20 intersections ranked by equivalent property damage only EPDO, City of Ankeny

Rank	Road 1	Road 2	Crashes (2018-2022)						
			Fatal	Serious Injury	Minor Injury	Possible/ Unknown Injury	PDO	Total	EPDO
1	W 1st St	SW Linden St & NW Linden St	0	3	1	3	2	9	815
2*	W 1st St	NW Ash Dr & SW Cherry St	0	2	6	8	19	35	701
3	SE Delaware Ave	SE National Dr	0	2	5	8	35	50	700
4*	IA 160/Oralabor Dr	SW Highpointe Dr/DMACC Blvd	0	2	2	4	19	27	600
5	US 69/Ankeny Blvd	SE 8th St	0	2	2	1	6	11	563
6	NW State St	NW 10th St	0	2	1	2	3	8	551
7*	IA 415/Oralabor Rd	SW Irvinedale Dr	1	0	10	11	27	49	545
8	IA 160/Oralabor Rd	US 69/Ankeny Blvd	0	1	4	15	54	74	501
9	SE Delaware Ave	SE Shurfine Dr	0	1	4	7	25	37	408
10*	US 69/Ankeny Blvd	SE Magazine Rd	0	1	4	6	32	43	406
11	SW State St	SW Magazine Rd	0	1	2	8	16	27	372
12	SE Delaware Ave	SE Lorenz Dr	0	1	4	3	21	29	371
13*	NW 18th St	NW Ash Dr	0	1	3	2	12	18	337
14	IA 160/Oralabor Rd	I35 W Ramp	0	1	1	5	22	29	337
15	US 69/Ankeny Blvd	NW 9th St & NE 9th St	1	0	1	6	6	14	329
16	SW Irvinedale Dr	SW Vintage Pkwy	0	1	0	6	22	29	328
17*	US 69/Ankeny Blvd	NE 54th St	0	1	3	1	9	14	326
18	S Ankeny Blvd	SW Ordnance Rd	0	1	3	0	5	9	314
19	US 69/Ankeny Blvd	NE 11th St	0	1	2	2	4	9	312
20	US 69/Ankeny Blvd	NE 72nd St	0	1	2	1	5	9	305

**Intersections with Recent Countermeasures*

Street Network

The following sections describe characteristics of the Ankeny street network and overall multimodal system.

Surface Conditions

The City completed a Pavement Management Study and Master Plan in December 2023, as previously referenced. Upkeep and maintenance of street infrastructure have become an increasingly critical need. The City monitors the pavement condition of the street network through field evaluations by the City's Public Works Department staff and by reviewing pavement condition information received from the Iowa Pavement Management Program on a biennial basis. To conduct a pavement condition survey, a specially equipped van collects high-quality digital images of the pavement surface and measures the number and extent of defects. The van also records the extent of roughness and rutting along each street surface. The information is entered into a pavement management software program designed to consider the type of paving materials and provide pavement condition ratings for streets.

The City's street network consists of almost 200 million square feet of paved surfaces. Effective maintenance of these streets requires ongoing prioritization and management.

National Highway System

The National Highway System (NHS) refers to a network of interconnected roads and highways that are considered vital to the economic well-being, defense, and mobility of the United States. It was established in 1956 with the passage of the National Highway System Designation Act, although its roots go back to the Federal Aid Road Act of 1916.

NHS routes within Ankeny include Interstate 35, US Highway 69 (Ankeny Blvd), and Iowa Highways 160 and 415 (Oralabor Rd and part of SW State Street). Overall, the National Highway System serves as a backbone of the country's transportation infrastructure, ensuring efficient movement of people and goods while contributing to economic development and national security.

Functional Classification

Ankeny's street network is composed of specific classifications with degrees of mobility and access among residential, commercial, retail, and industrial places. From local streets within neighborhoods and the arterial streets used to travel within the City to highways and interstates used to travel longer distances at faster speeds, each street shown on *Figure 24* has important functions to serve. Such functions influence the ability of a driver to move between

locations and what places are accessible along the route. *Figure 25* shows the number of through lanes on the current street network within the model area. *Figure 26* shows the posted speed limits of streets in Ankeny.

For vehicle operators, streets generally provide two important functions: mobility and land access. These functions conflict with each other—the carrying capacity for vehicle traffic decreases as greater access to adjacent land uses is provided. Each street type is specifically designed to operate with certain characteristics based on the adjoining land uses, level of continuity, and proximity and connections to other facilities.

Intersections

The City of Ankeny continues to evaluate the need for traffic management at intersections as growth and development continue. The need for auxiliary turn lanes is also analyzed so that proper intersection geometry can be incorporated. *Figure 27* illustrates the existing traffic controls at primary intersections including traffic signals, roundabouts and all-way stop control.

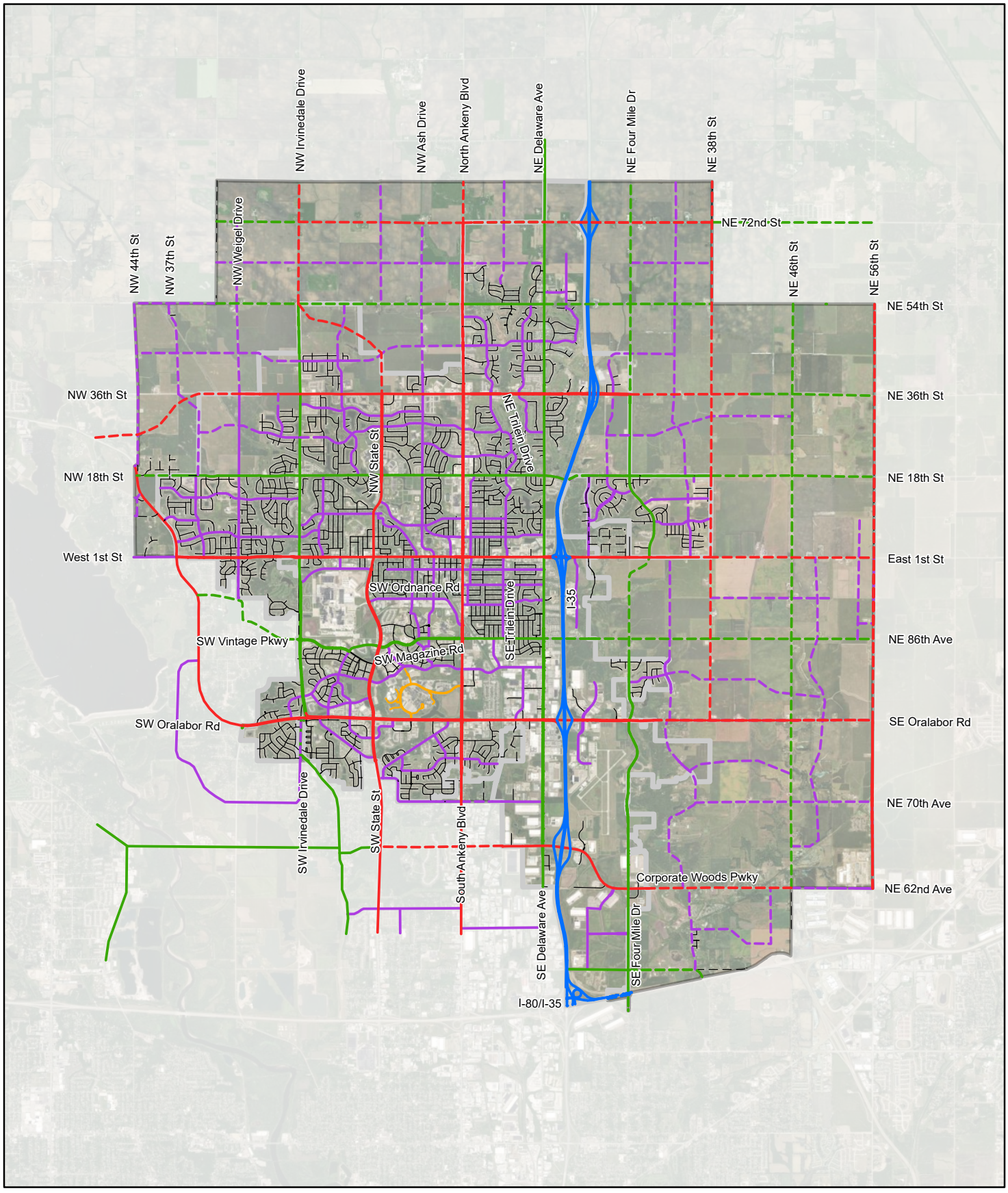


Figure 24: Functional classification, City of Ankeny

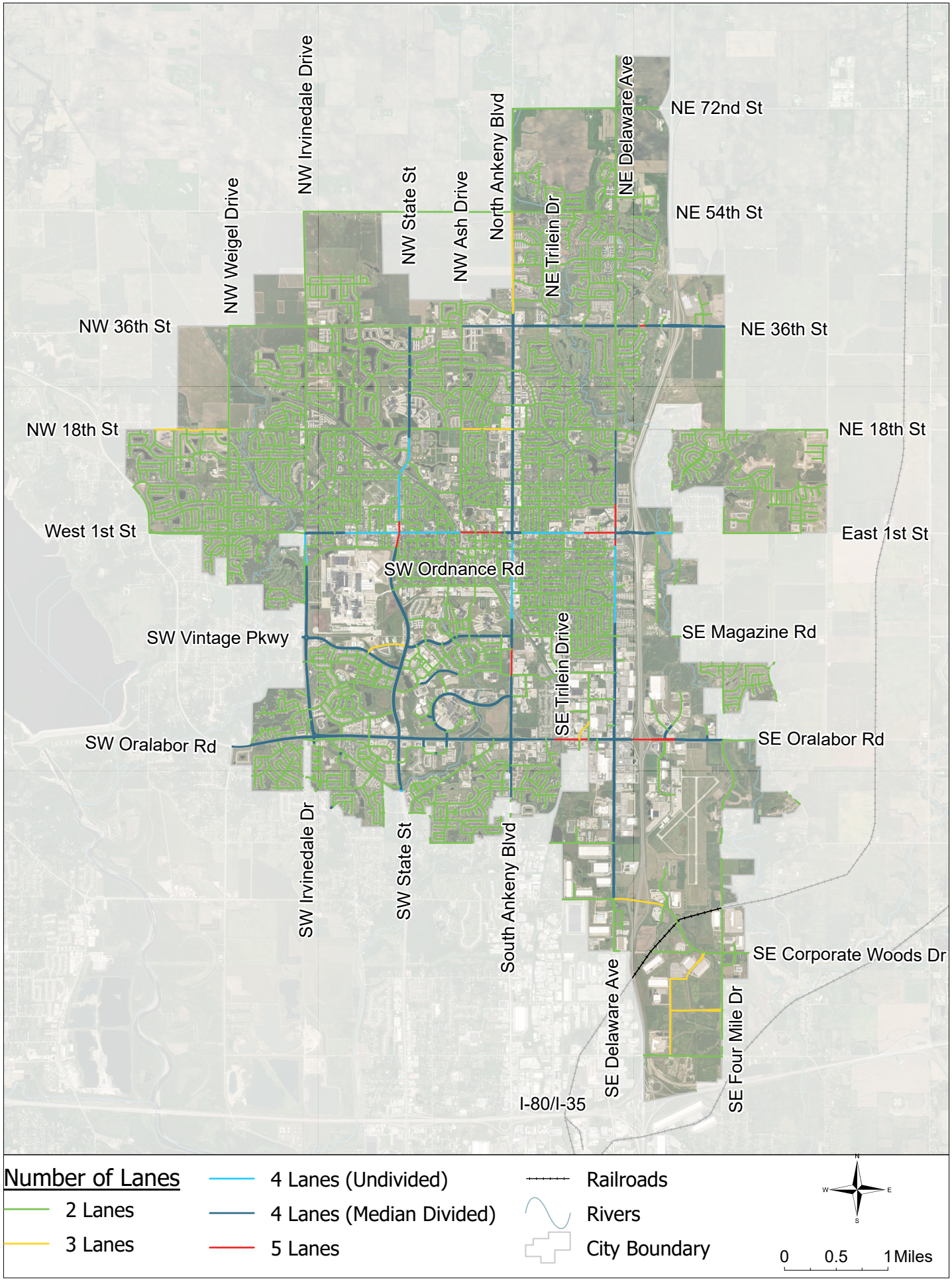


Figure 25: Number of lanes, City of Ankeny

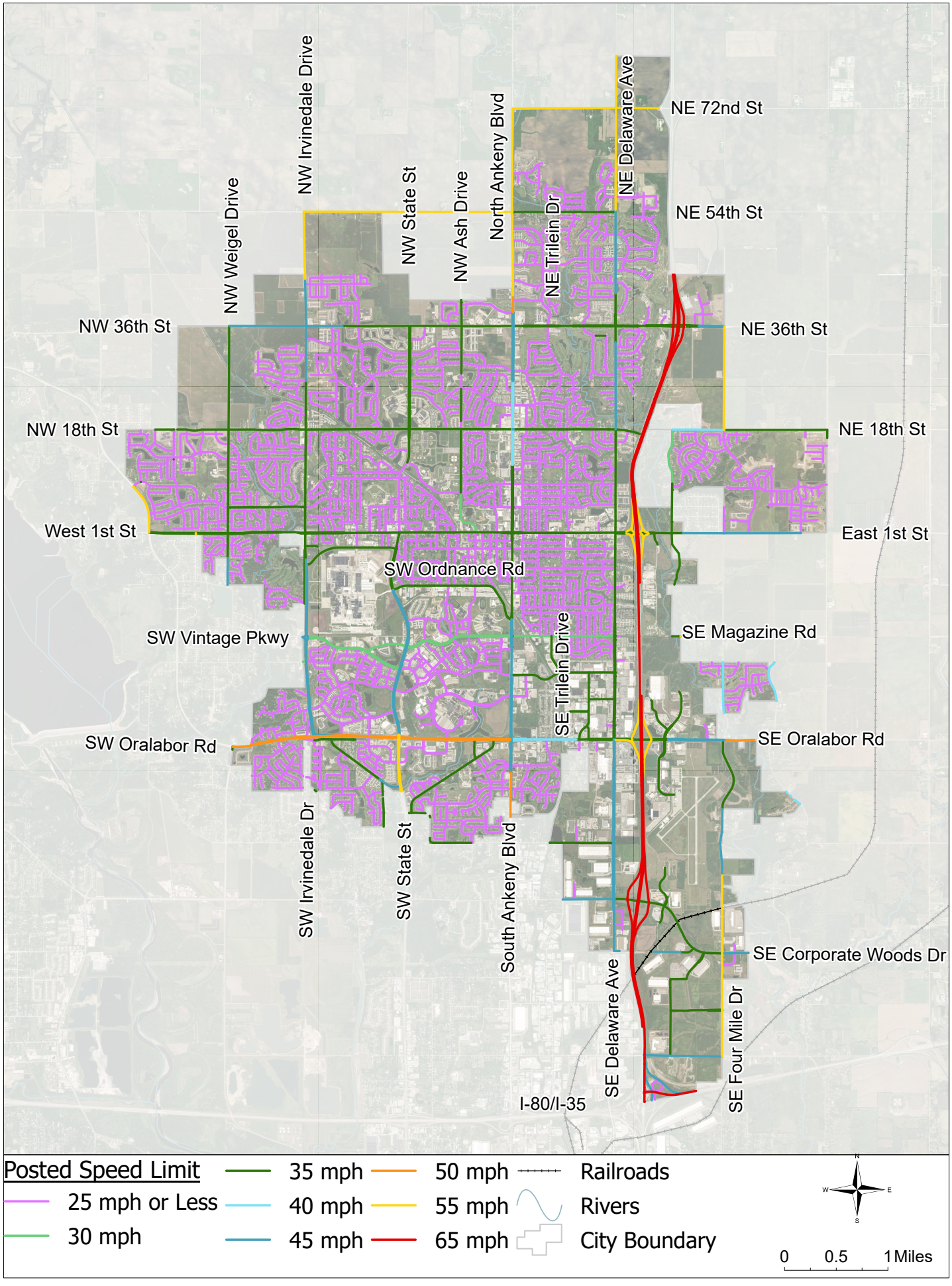


Figure 26: Posted speed limits, City of Ankeny

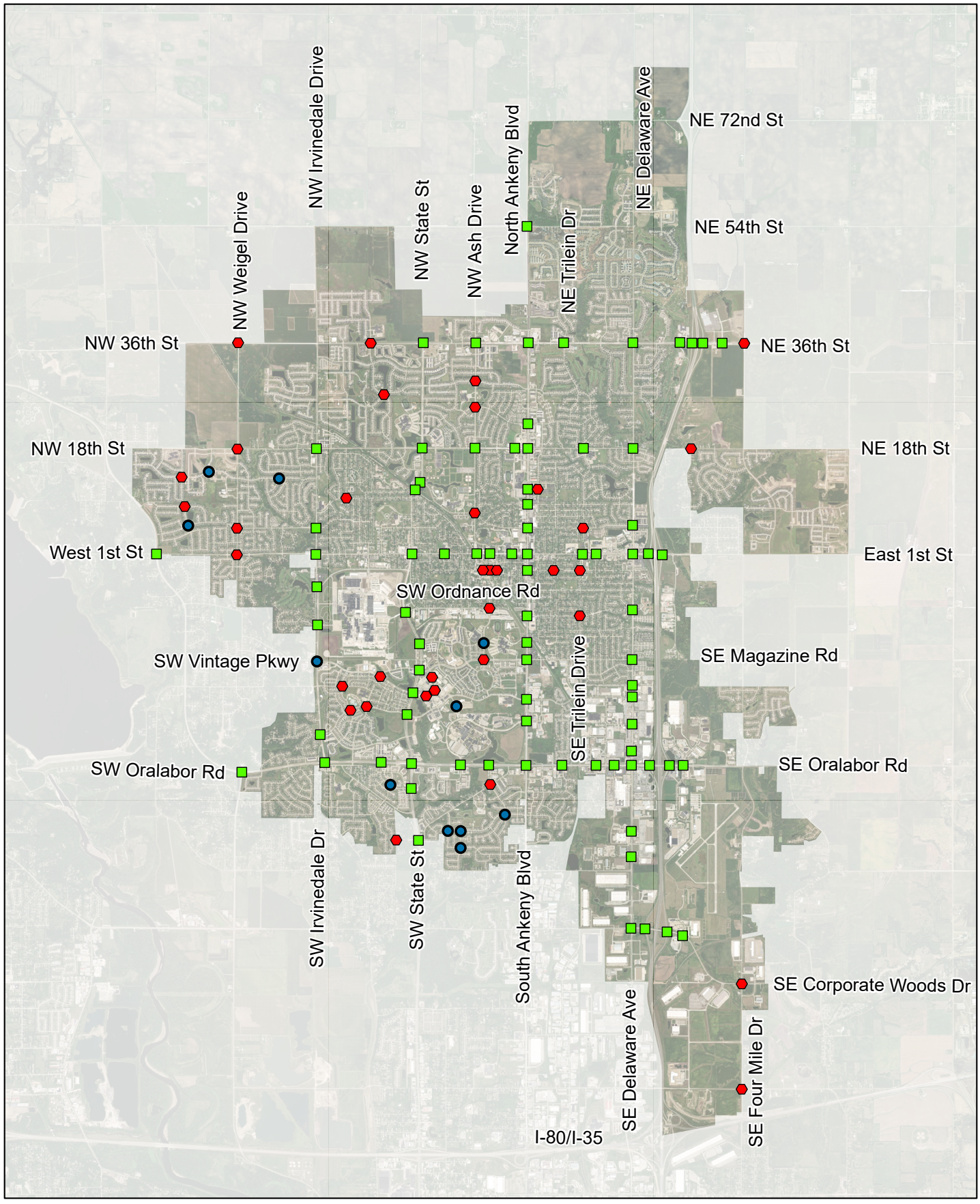


Figure 27: Intersection traffic control, City of Ankeny (2024)

Bikeway and Trails Network

Supporting active modes of transportation such as walking and bicycling is a crucial characteristic of a multimodal transportation system – improved public health and quality of life can be linked to communities that have enabled safe, comfortable, and convenient active transportation. The Ankeny Plan 2040 references the 2019 Parks and Facilities Plan, which developed several goals to guide the creation of parks and trails. Two goals that can be applied directly to trails include "provide recreational facilities to meet the needs of newly developing areas" and "distribute active recreation facilities to meet the needs of newly developing areas." The Ankeny Plan 2040 also notes that one of the City's priorities is to "identify improvements to the existing system of sidewalks and trails to increase opportunities for short commuter and retail trips by walking or biking." These goals are crucial to running a comprehensive bicycle network that can keep up with Ankeny's rapid growth.

Shared Use Trails

The City of Ankeny is home to 12 miles of regional trails, providing connections to work, school and recreation facilities, as well as the Greater Des Moines Metro Area Trail system, which is comprised of more than 500 miles of trails.

There are three primary regional trails in Ankeny that provide connections to various parks and recreational facilities. The longest is the High Trestle Tail, which extends nearly 25 miles from the town of Woodward, through Ankeny continuing southeast, and ending at the SE Oralabor Road Pedestrian Bridge. At the bridge, riders are given two options: to continue south on the Gay Lea Wilson Trail or head west along the Oralabor Gateway Trail. The Gay Lea Wilson Trail continues south of the City through much of the northeast corner of Des Moines, into the City of Pleasant Hill, and ending at the eastern edge of the City of Altoona. The Oralabor Gateway Trail follows SE and SW Oralabor Road to the western edge of Ankeny. It connects with the Neal Smith Trail, which runs south into the City of Des Moines and north through the Saylorville Lake Recreation Area, connecting with their trail network. An underpass was constructed for the Oralabor Gateway Trail at the intersection of SW State Street and SW Oralabor Road in 2024.

Figure 28 shows the highest-traffic volume bike routes among riders using the Strava application. The three regional trails–High Trestle, Oralabor Gateway and Gay Lea Wilson Trails–are all heavily trafficked.

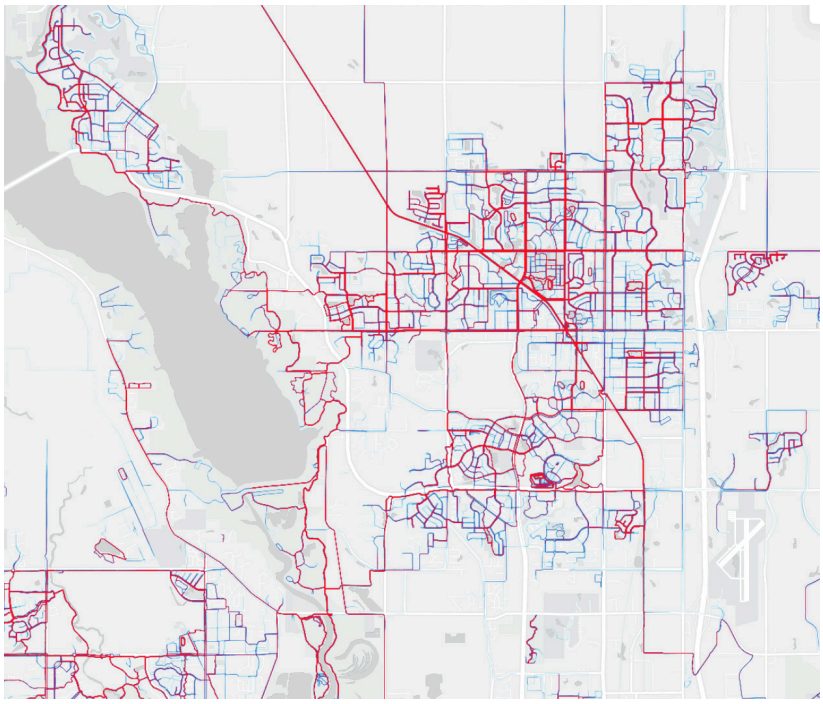


Figure 28: Bike path traffic volume - Strava, City of Ankeny

The City of Ankeny also has a continuously expanding network of sidewalks, shared use sidepaths, and trails. While sidewalks in Ankeny are 4 or 5 feet wide and regional trails like the High Trestle Trail are 10 feet wide, most of the shared use sidepaths are 8 feet wide and follow arterials and major collector streets. This provides enough room for two pedestrians to walk comfortably side by side, or for two cyclists to pass each other without risk of accident. Ankeny's rapidly expanding residential growth has resulted in many new facilities, such as along NW and NE 36th Street between NW Abilene Road and the new Costco development area east of I-35.

While the existing network of bicycle routes and designed facilities connects many parts of Ankeny and several of the trails extend into Des Moines and surrounding cities, the system's accessibility and functionality are limited for people traveling on the street who are uncomfortable bicycling close to motor vehicle traffic. Level of Traffic Stress (LTS) is a rating given to a road segment or crossing indicating the traffic stress it imposes on bicyclists using those facilities. Moving forward, as the City collects more data at crossing locations and has GIS information available, a further LTS evaluation can be conducted. The off-street system has a moderate level of comfort, but access can sometimes be challenging for people who do not live close to a trail or a shared use sidepath.

Figure 29 on the next page shows the pedestrian and bicycle network map in the City of Ankeny.

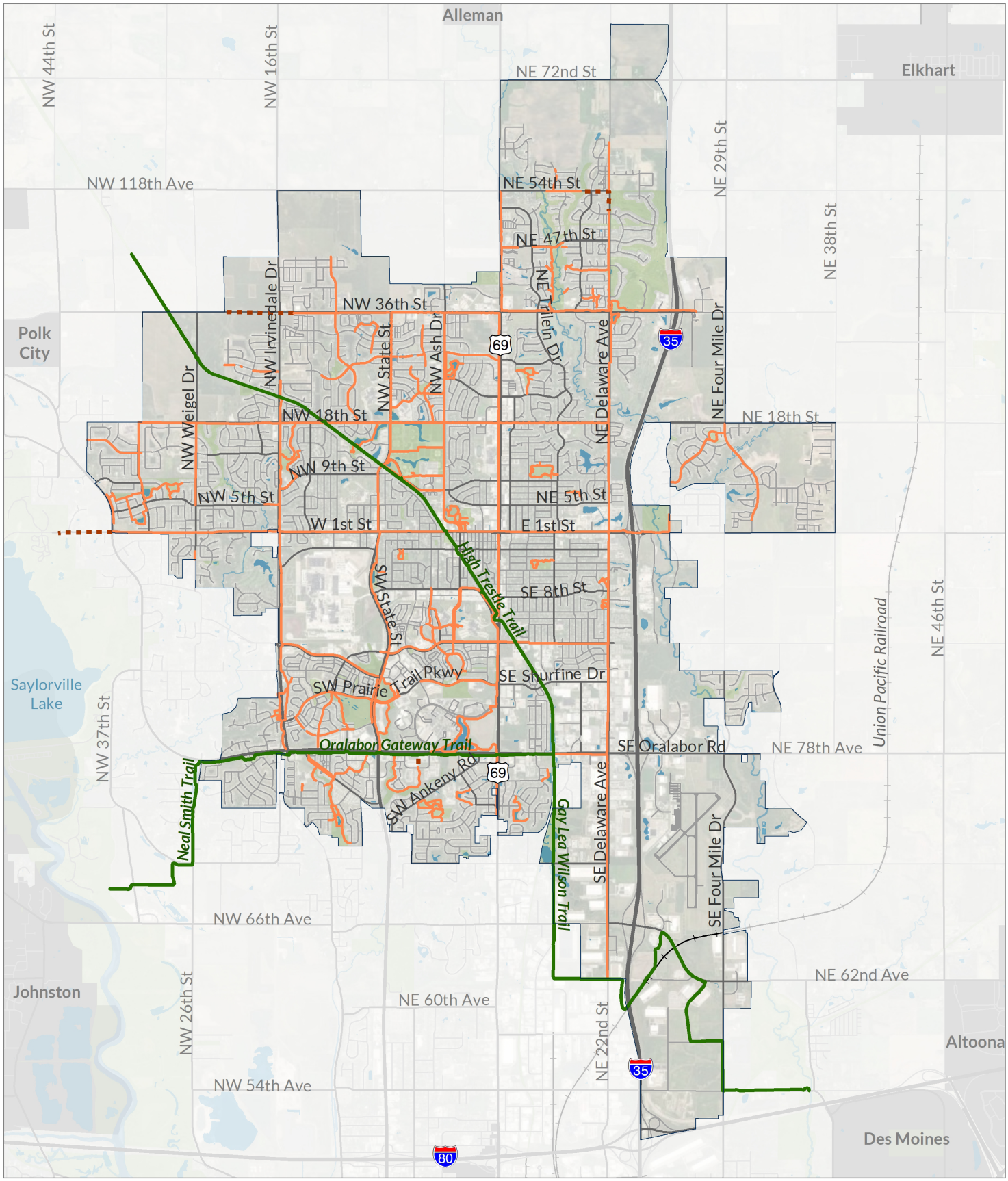


Figure 29: Pedestrian and bicycle network map, City of Ankeny

Sidewalks and Pedestrian Crossings

Ankeny has a comprehensive sidewalk network–approximately 1,500 miles total–that provides pedestrian access to most homes, businesses, and other destinations in the City. The shared use sidepaths and trails system complement this robust network of sidewalks.

The presence of sidewalks alone is not enough to create a quality pedestrian experience, however. Proper and regular maintenance of sidewalks is critical. A system of sidewalks with many cracks and heaving pavement offers limited mobility, particularly for people with disabilities, regardless of the system's accessibility. As the majority of Ankeny's residential developments are relatively new, the sidewalk infrastructure is in fair condition, with minimal cracking and heaving throughout the city's sidewalk system.

As with bicycle travel, the region's major arterials are often the most significant barriers to pedestrian travel. At intersections without traffic control, crossing safely on foot is difficult, if not impossible. The trail network includes numerous grade-separated crossings of these barriers, but access by foot to these trails from some areas is limited. There are three grade-separated crossings, two High-Intensity Activated Crosswalks (HAWKs), and 9 Rectangular Rapid Flashing Beacons (RRFB's) currently serving mid-block or non-signalized crossings. High-traffic volume corridors can be challenging to cross if there are long segments of uncontrolled crossings.

Many of the areas with high levels of foot traffic are near recreation facilities, schools, trails, parks, and sports complexes. One notable example is the intersection of NW State Street and NW 18th Street, where the Prairie Ridge Sports Complex and Ankeny Centennial High School are on the southeast and northwest corners, respectively. There are many shared use trails and sidewalks providing access to nearby residential developments. Many newly developed areas also have high levels of foot traffic, such as the NE 47th Street and NE Briarwood Drive neighborhood, where the sidewalks are heavily utilized.

Transit

Ankeny is currently served by the DART for public transit services. DART provides bus services in the Greater Des Moines Metropolitan Area, which includes Ankeny. DART's services are designed to connect people to various destinations within the City and the surrounding region. These services include fixed-route buses, paratransit services, and other specialized transportation options. The travel zone includes several destinations in Ankeny including Des Moines Area Community College's (DMACC) campus, locations along Ankeny Boulevard and Delaware Avenue, transfer points for Express Route 98 and Local Route 4, Easter Seals Iowa and the Iowa DOT Motor Vehicle Division offices along SE Corporate Woods Drive.

Railroad Crossings and Corridors

There are currently two railroad crossings in Ankeny with no grade-separated crossing. Railroad corridors provide a means for freight and goods movement in and through communities while also offering potential for connections to industrial tracts. They can also, however, create challenges to street and highway connections at their crossing locations. As traffic volumes increase on routes impacted by rail corridors, grade-separated crossings must be considered to improve mobility. The Union Pacific Railroad traverses through Ankeny, with at-grade crossings in the southeast portion of the community. These current crossing locations are illustrated in *Figure 30* on the next page.

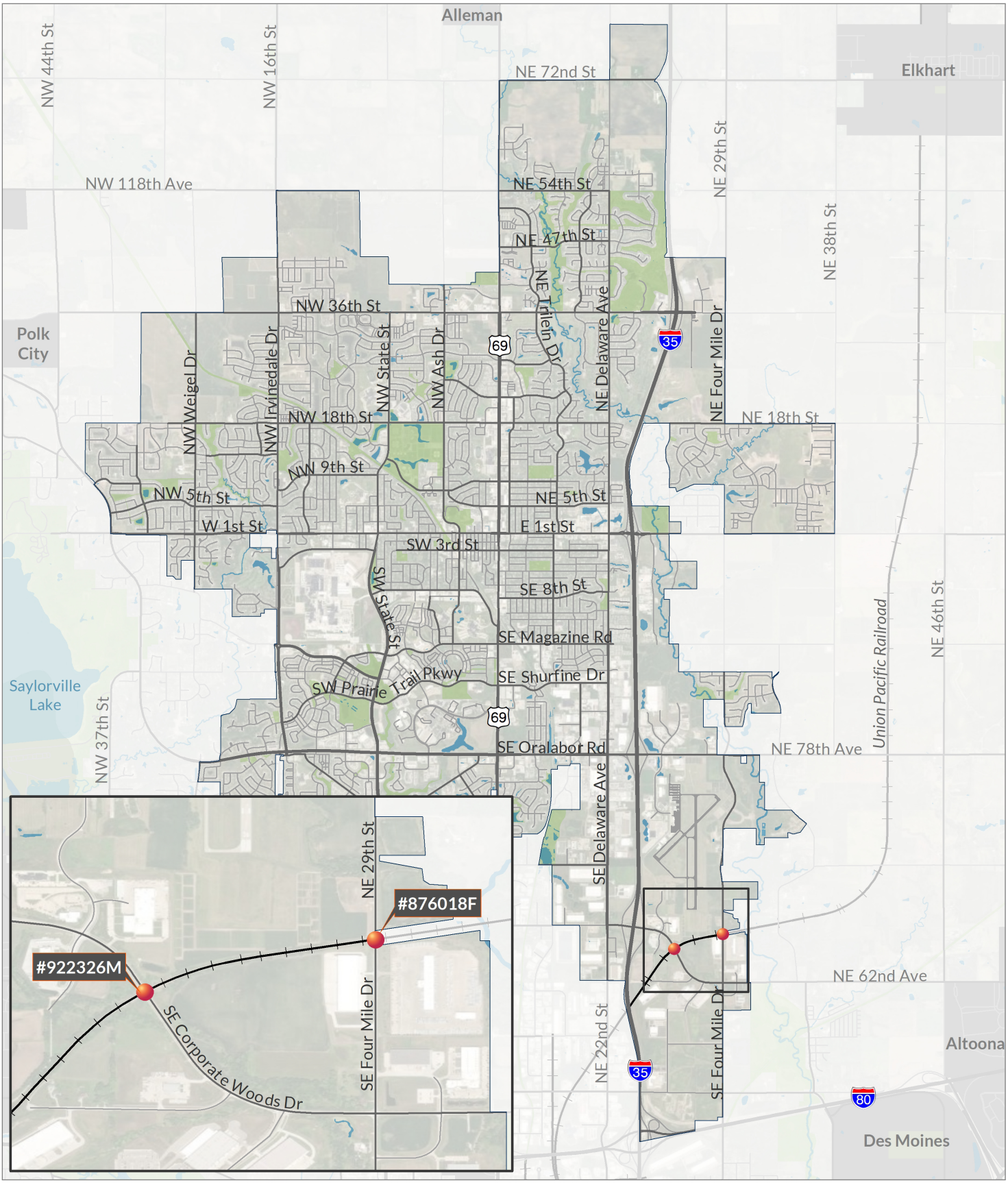


Figure 30: Railroad at-grade crossing map, City of Ankeny

CURRENT AND FUTURE TRAFFIC CONGESTION

This section summarizes current and future traffic operations and congestion on the base transportation network.

Existing Traffic Operations

The existing network of streets and intersections in the City of Ankeny provides a mix of arterial and collector streets and various intersection traffic controls for the safe and efficient movement of traffic, as previously referenced. An evaluation of intersection operations was provided to summarize day-to-day operations at key locations throughout the City.

Figure 31, *Figure 32*, and *Figure 33* are current maps of traffic signal-controlled intersection congestion during the morning, noon, and afternoon peak hours, respectively. The maps summarize the signalized intersection level of service (LOS) which provides a letter grade (A to F) for overall intersection performance based on the amount of delay experienced at the intersections. LOS A represents positive, free-flow traffic operations, while LOS F represents highly congested, failing operations.

Future Travel Demand

The DMAMPO maintains the regional travel demand model used to forecast traffic growth in communities in the Greater Des Moines Metro area. The City of Ankeny provides growth assumptions based on regional allocation for the DMAMPO modeling efforts during regional Long Range Transportation Plan updates. This plan includes 2023 travel demand modeled volumes and future full-bid-out projections. Future growth forecasts are estimated by modeling future land uses with the current street network to identify segments that may need enhancements to support future traffic volumes and multimodal capacity.

As described in the Land Use and Demographics section, the future travel demand patterns in Ankeny are primarily a function of the household and employment growth in the area and the future street network. To begin understanding the future needs of the street network, future year models were developed using the Existing + Committed (E+C) street network—that is, the existing network plus those improvement projects with committed funding to begin construction over the next five years (base network).

An important aspect of determining transportation needs is the capacity of the street system to meet traffic demand. Several factors influence street capacity, including the number of through lanes, signal timing and priority, the presence of turn lanes and medians, and the presence of on-street parking. The frequency of driveways and intersections can also play a role in street capacity by introducing side friction.

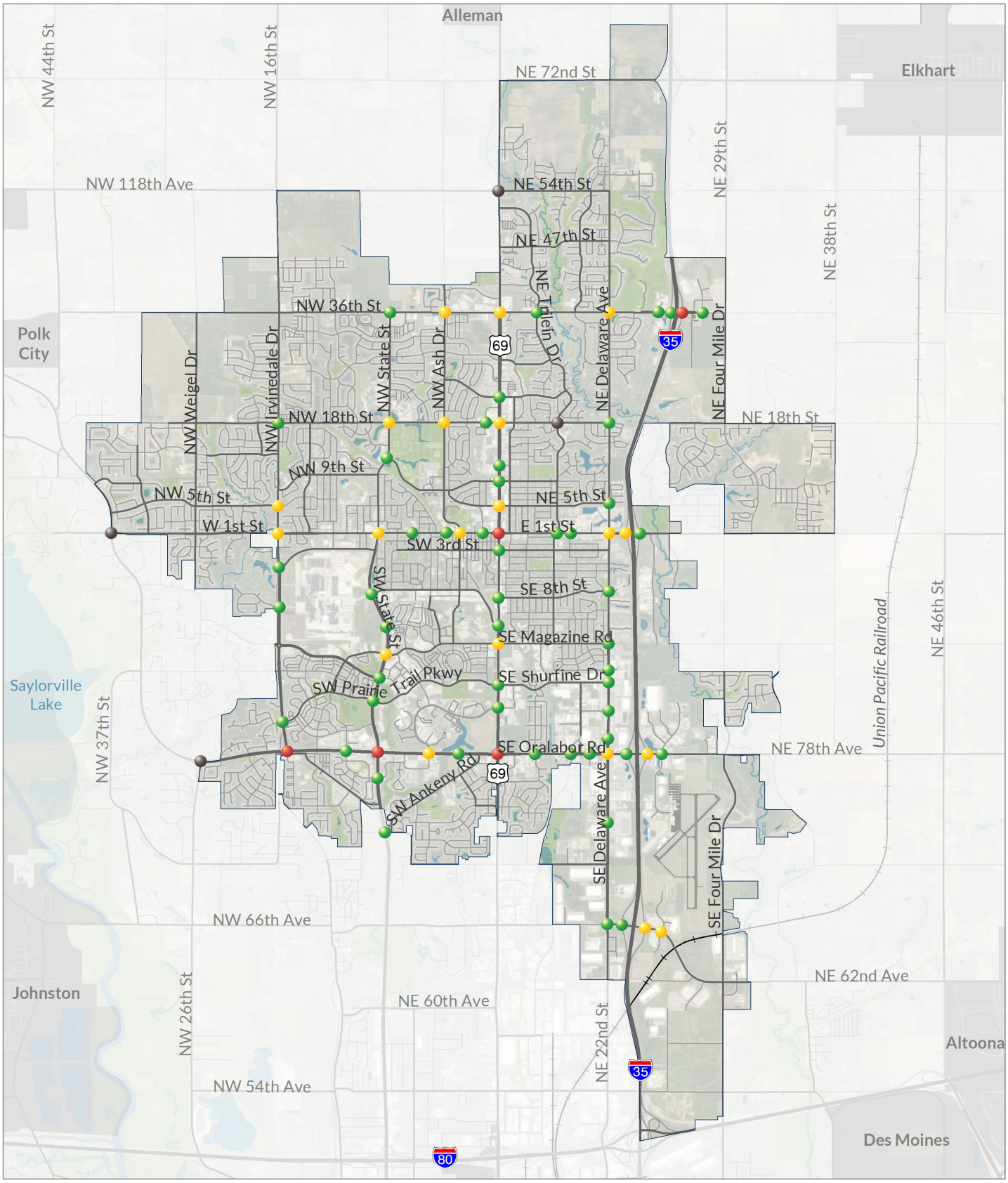


Figure 31: Intersection level of service (LOS) - AM, City of Ankeny

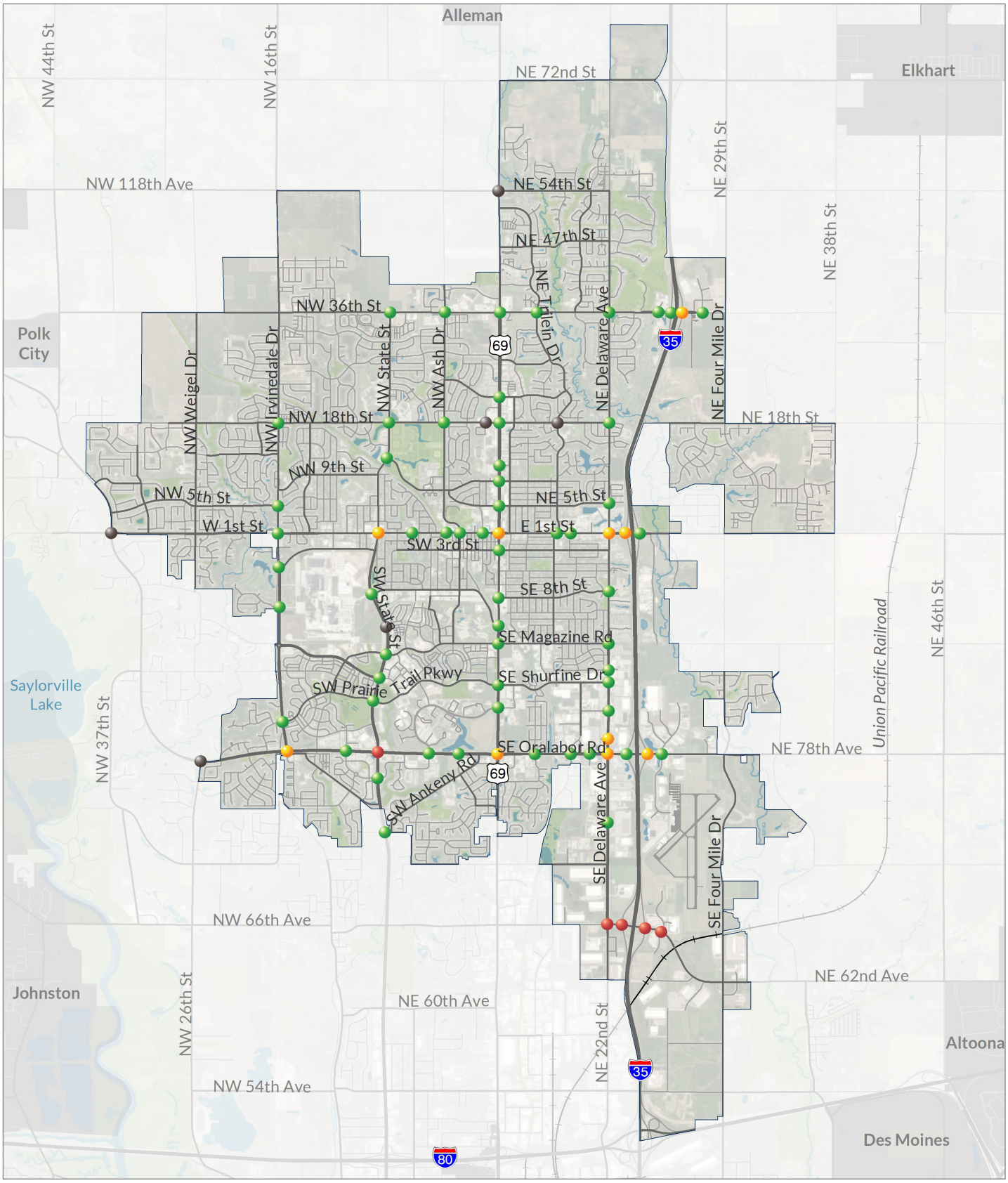


Figure 32: Intersection level of service (LOS) - Noon, City of Ankeny

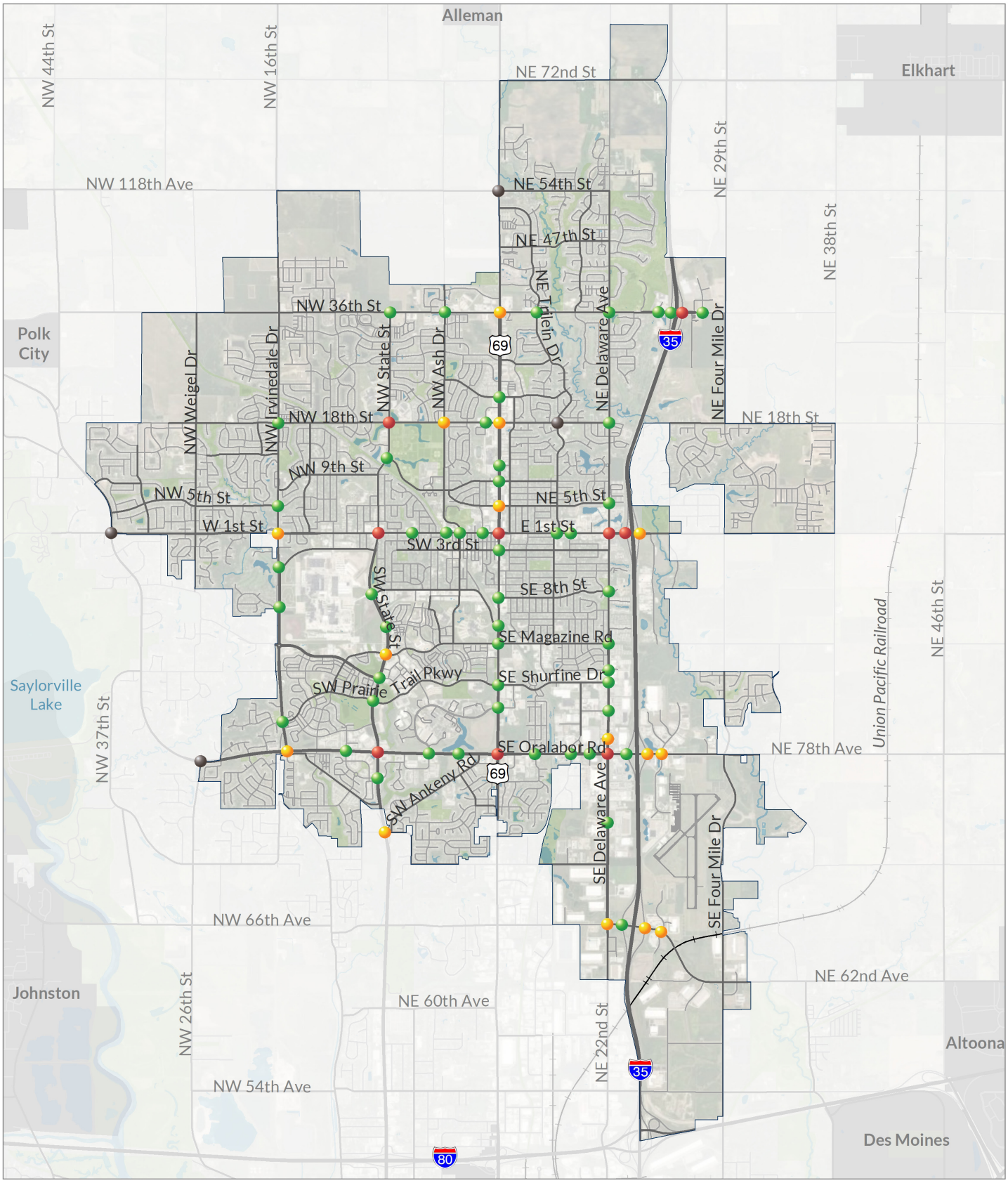


Figure 33: Intersection level of service (LOS) - PM, City of Ankeny

In a general sense, the approach to capacity for transportation planning purposes considers street facility type (e.g., principal vs. minor arterial) and area type (e.g., urban vs. suburban). Streets with higher facility types are assumed to have more consistent turn lanes, less frequent driveways and intersections, and higher signal timing priority than lower facility types. Similarly, streets in denser areas, such as downtown and the surrounding urban areas, are assumed to have a reduced capacity compared to streets in suburban and rural areas due to additional side friction, narrower lanes, and shorter intersection spacing. For this plan, capacities are considered on an hourly basis, helping to identify facilities expected to become congested during the busiest hour of the day, typically the PM peak hour.

DMAMPO travel demand model has been utilized to project future daily traffic volumes and congestion levels on Ankeny's streets. *Figure 34* shows the projected daily number of vehicles based on 2050 land use within the City's planning boundary and the base transportation network (i.e. existing streets and committed projects from the 2024 - 2028 CIP). The forecast was provided by DMAMPO as a planning level tool in the regional travel area. The forecast does not include a northeast expressway which was considered by Iowa DOT and is also included in the Polk County Comprehensive Plan. While the model is a high-level planning tool to help provide a more regional, macroscopic snapshot of travel demand, it does provide insights into anticipated traffic growth on corridors in Ankeny.

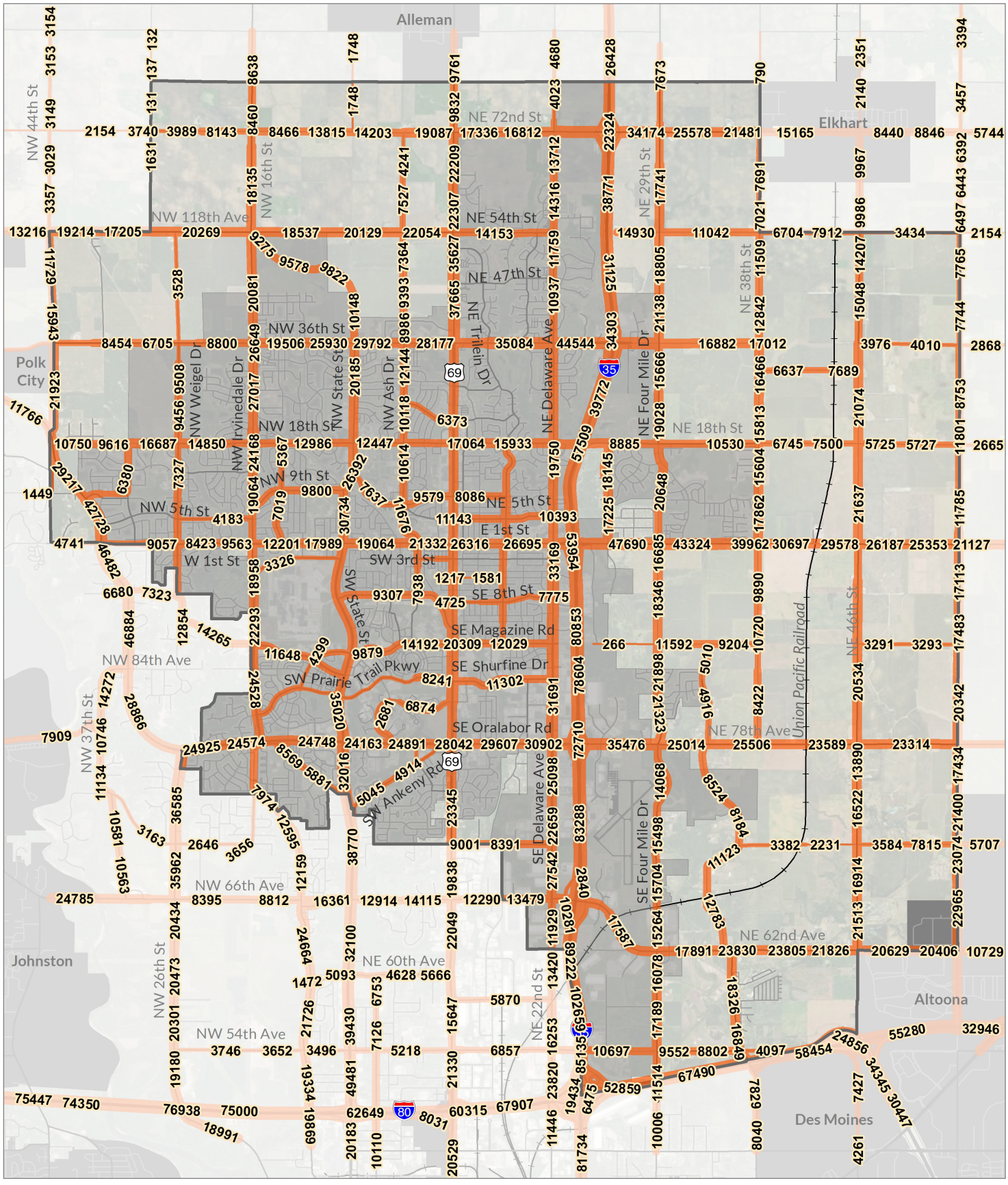


Figure 34: Future travel demand forecasts - 2050 land use, City of Ankeny

KEY CORRIDORS

This section provides a brief summary of key transportation corridors that have been topics of discussion and interest during the planning process. These corridors provide enhanced mobility across Ankeny and are important facilities to consider for future improvement opportunities and growth impacts as the community develops.

NW 36th Street – NW Ash Drive to NW Irvinedale Drive

The NW 36th Street corridor travels east/west in the northern part of Ankeny. The street is in a new growth area of the City. NW 36th Street is currently four lanes divided to the east of NW Ash Drive and transitions to a 2-lane urban curb and gutter segment to the west of NW Ash Drive. This 2-lane urban section has been constructed along the south side of the street ROW to serve as the future eastbound lanes of a 4-lane arterial street. The trails and sidewalk facilities have already been set back, and grading has been completed for much of this section – all the way to NW Abilene Road, where it then transitions back to a 2-lane rural roadway (without curb and gutter), headed west to Polk City. The street is posted at 35 mph in this area and provides access to residential development and additional new commercial development. The 2023 average daily traffic (ADT) ranges from 4,000 vehicles per day (vpd) at NW Irvinedale Drive to 9,000 vpd at NW Ash Drive. The anticipated 2050 ADT is projected to range from 9,000 vpd at NW Irvinedale Drive to 29,000 vpd at NW Ash Drive.

NE Delaware Avenue – NE 18th Street to NE 54th Street

The NE Delaware Avenue corridor travels north/south in the northeast part of Ankeny. The street is in a mature residential area. NE Delaware Avenue is currently a 2-lane rural street segment in this location north of NE 18th Street and is characterized by narrow gravel shoulders and open ditches on each side for drainage. Beginning at NE 18th Street, this 2-lane rural section has an 8-foot trail along the west side that transitions over to the east side of the street at NE 28th Street. No other sidewalk facilities are located along this segment between NE 18th Street and NE 36th Street. North of NE 36th Street, the 8-foot trail is on the west side of NE Delaware Avenue. The street is posted at 45 mph in this area and provides access to residential development. The 2023 ADT ranges from 6,000 vpd at NE 18th Street to 7,000 vpd at NE 36th Street. The anticipated 2050 ADT is projected to range from 11,000 vpd at NE 54th Street to 19,000 vpd at NE 18th Street.

NW Irvinedale Drive – W 1st Street to NW 36th Street

The NW Irvinedale Drive corridor travels north/south in the northwest part of Ankeny. The street is in a mature residential area. NW Irvinedale Drive is currently 2-lane and 3-lane urban street segments with curb and gutter between W 1st Street and NW 9th Street and then transitions to a 2-lane rural section to the north. In this section north of NW 9th Street, the street is characterized by narrow gravel shoulders and open ditches on each side for drainage. This 2-lane rural section has a trail along the east side and sidewalk along the west side with some gaps in the trail and sidewalk along undeveloped land parcels. A 2025 project will widen and reconstruct the intersection of NW Irvinedale Drive and NW 18th Street. The street is posted at 35 mph in this area, provides access to residential development and traverses by Westwood Elementary School. The 2023 ADT ranges from 7,000 vpd at NW 18th Street to 10,000 vpd at W 1st Street. The anticipated 2050 average daily traffic (ADT) is projected to range from 19,000 at W 1st Street to 20,000 vpd at NW 18th Street, and 26,000 vpd at NW 36th Street.

NW State Street Extension – North of NW 36th Street

The NW State Street Extension would implement a continuation of the street north of NW 36th Street up to the current intersection of NW 54th Street and NW Irvinedale Drive as shown in *Figure 35.* The current segment of NW State Street in this vicinity travels north/south in the north-central part of Ankeny and terminates at NW 36th Street. The proposed NW State Street Extension cross-section is a 4-lane divided urban arterial street with a trail along the east side and sidewalk along the west side. The street is proposed to be posted at 35 mph in the south half and 45 mph in the north half. The NW State Street Extension will provide access to primarily low-density residential land uses, as well as a neighborhood mixed use and neighborhood commercial node surrounded by medium density residential development according to The Ankeny Plan 2040. The 2023 ADT is around 6,000 vpd just south of NW 36th Street. The anticipated 2050 ADT is projected to range from 9,000 at NW Irvinedale Drive to 10,000 vpd at NW 36th Street.

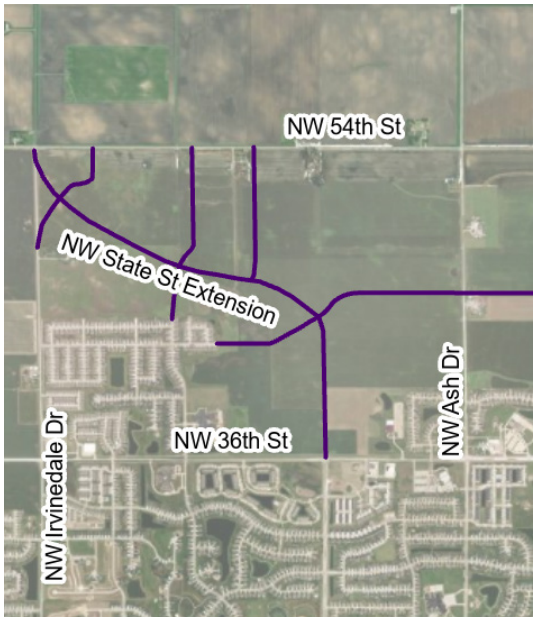


Figure 35: NW State Street Extension – North of NW 36th St

NW/NE 18th Street – NW Irvinedale Drive to NE Delaware Avenue

The NW/NE 18th Street corridor travels east/west in the north part of Ankeny. The street is within a developed part of the City. NW/NE 18th Street is a 2-lane urban section with auxiliary lanes at 13 intersections. This section has a trail along the south side connecting to the High Trestle Trail. It provides access to Ankeny Centennial High School and the Prairie Ridge Sports Complex and established residential and commercial areas. The street is posted at 35 mph. The 2023 ADT ranges from 7,000 vpd at NW Irvinedale Drive to 12,000 vpd at N Ankeny Boulevard, and 8,000 vpd at NE Delaware Avenue. The anticipated 2050 ADT is projected to range from 12,000 vpd at NW Irvinedale Drive to 17,000 vpd at N Ankeny Boulevard and 16,000 vpd at NE Delaware Avenue.

NW 18th Street – NW Spruce Drive to Iowa Highway 415

The NW 18th Street corridor travels east/west in the northwest part of Ankeny. The street is in a new growth area of the City. NW 18th Street has recently been constructed as a 3-lane section with a center two-way left turn lane in this vicinity as it heads west of NW Weigel Drive, with plans to make a future connection to Iowa 415. This 3-lane urban section has a trail along the south side and provides access to new residential areas, proposed commercial development, and a new elementary school which opened in Fall 2024. The street is posted at 35 mph. The anticipated 2050 ADT is projected to be 10,000 vpd at Iowa 415.

Iowa Highway 415 – Northwest of SW Oralabor Road

The Iowa 415 corridor travels north/south along the west corporate limit of Ankeny and bends to the east as it enters the City limits near NW 26th Street and transitions to SW Oralabor Road. The current segment of Iowa 415 in this vicinity is in a suburban area adjacent to Ankeny and is primarily rural in nature but provides key connectivity to areas north and west, such as the City of Polk City and the Saylorville Recreation Area. Iowa 415 is currently a 2-lane rural roadway west of NW 26th Street with both paved and gravel shoulders and open ditch drainage. The roadway is posted at 55 mph in this area and provides access to larger acre residential development. The 2023 ADT ranges from 9,100 vpd northwest of NW 26th Street. The anticipated 2050 ADT is projected to be 29,000 vpd between the intersections of Iowa 415 & NW 84th Avenue and Iowa 415 & NW 26th Street. While this segment is not currently proposed to be in the City limits, it is a major connecting roadway providing mobility to the northwest and southwest areas of Ankeny.

SE/NE Four Mile Drive – SE Oralabor Road to NE 54th Street

SE/NE Four Mile Drive and NE 29th Street, between SE Oralabor Road and NE 54th Street, provides a continuous north/south corridor in the eastern portion of Ankeny. The current segments of SE Four Mile Drive and NE 29th Street are 2-lane rural street sections with open ditches and sparse land use. These segments are posted at 40 mph near SE Oralabor Road, 50 mph south of E 1st Street, 35 mph north of E 1st Street with an urban curb and gutter section, and 55 mph in the northern segments near NE 54th Street. The road provides access to agricultural land uses outside of the existing subdivision area as well as new commercial sites near the Spectrum 36 development at NE 36th Street. This corridor is within a developing residential and commercial area, including the Deer Creek development north of E 1st Street and additional developments near NE 18th Street, including Pine Lake Estates. The anticipated 2050 ADT is projected to range from over 21,000 vpd at SE Oralabor Road to nearly 19,000 vpd at NE 54th Street.

SE Corporate Woods Drive – SE Delaware Avenue to East City Limits

The SE Corporate Woods Drive corridor travels east/west in the southeast part of Ankeny. The street serves an industrial area and provides connectivity between the I-35 interchange area and neighboring communities as it heads east. SE Corporate Woods Drive is an urban 2-lane section with curb and gutter in this vicinity, with an at-grade railroad crossing at the Union Pacific railway line. This section includes the Gay Lea Wilson trail along the south side of the street and provides access to several industrial development areas. The street is posted at 35 mph. The 2023 ADT ranges from 18,000 vpd at SE Delaware Avenue to 16,000 vpd at I-35 and 4,000 vpd at East City Limits. The anticipated 2050 ADT is projected to range from 24,000 vpd at I-35 to 18,000 vpd at current east City Limits.

In addition to the above summarized corridors, there are also several other locations along corridors in Ankeny that were further evaluated based upon access management needs. Some examples include Oralabor Road, Delaware Avenue, potential overpass opportunities at SE Magazine Road, NE 18th Street, and NE 54th Street over I-35, and lane geometry considerations to improve safety and operations.



city of Ankeny

PUBLIC INVOLVEMENT & STAKEHOLDER ENGAGEMENT



Public Involvement & Stakeholder Engagement

PURPOSE & GOAL

Meaningful community engagement reflects the community's values and goals, and this ultimately creates a more relevant and useful plan focused on the customers. Community engagement played a large role in shaping the City of Ankeny's final Transportation Master Plan (TMP), including the recommended programs, policies, and projects. This chapter summarizes the community engagement approach for the TMP, how the community directly influenced the plan goals and prioritization of projects, and key lessons and takeaways.

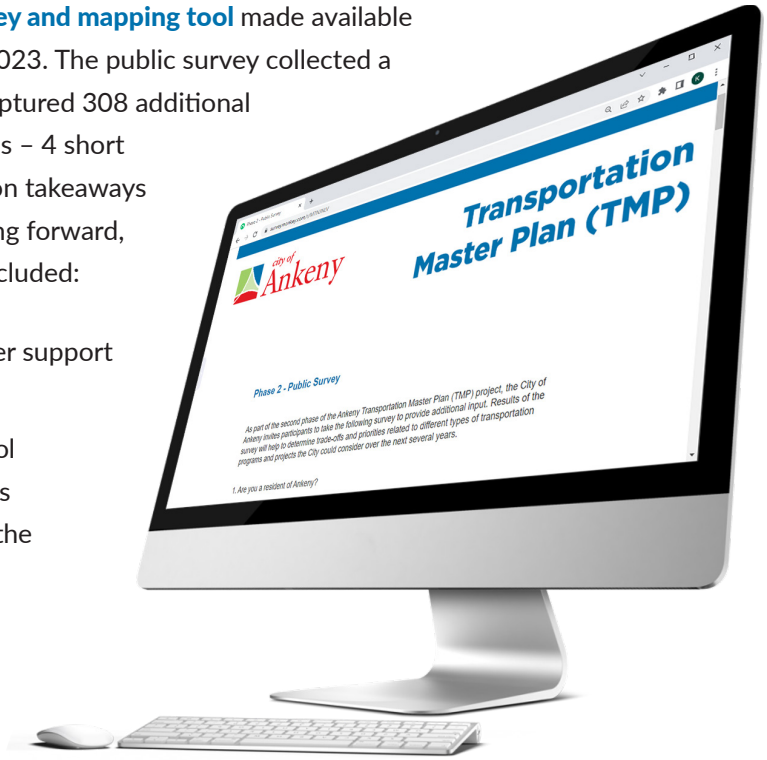
COMMUNITY ENGAGEMENT APPROACH

Phase 1 – Values & Needs

Phase 1 of the TMP public engagement consisted of 3 primary elements: an interactive pin map available on the project website, focus group interviews with various community leaders, and a public open house event. Together, these efforts resulted in key takeaways that would help to inform future transportation decision-making for the City of Ankeny.

A **project website** was established to engage the public continuously throughout the project and update both the public and stakeholders on the latest project news and progress. The project website was utilized throughout the entirety of the community engagement process, and it provided direct access to resources such as project announcements, the online survey, and presentations throughout each phase of the project.

Public comment was captured through an **online survey and mapping tool** made available on the project website from June 1 through July 31, 2023. The public survey collected a total of 185 responses, and the interactive pin map captured 308 additional comments. The survey consisted of seven (7) questions – 4 short answer and 3 multiple choice. Prominent public opinion takeaways from the survey influenced the path of the TMP moving forward, and the top results of the 4 short answer questions included:

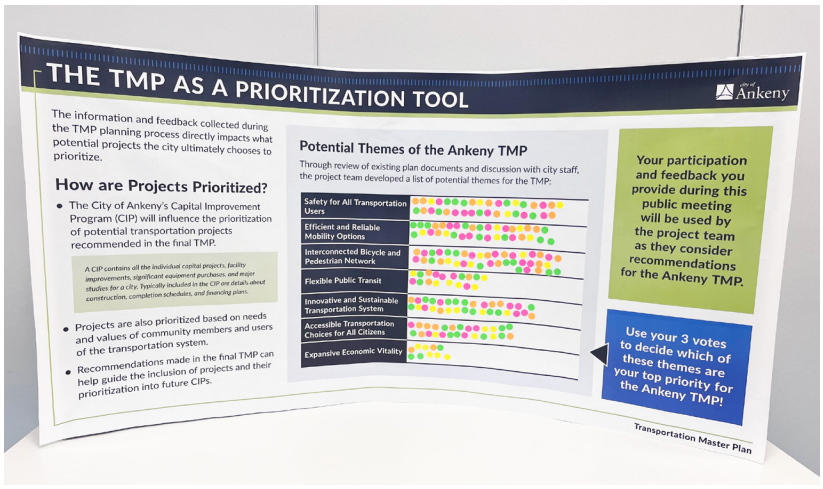


- Promoting new construction and growth will better support all modes of transportation.
- The physical condition, alignment, and traffic control of streets in Ankeny, as well as the big picture issues that stem from the rapid expansion of the City are the biggest challenges that the City needs to address within its transportation system during the next 25 years.
- General concern was noted to improve safety for active transportation users, with suggestions of how to improve safety for bicyclists and pedestrians.
- Planning for scalable growth was an overarching theme regarding what the top transportation priorities for the City should be. This included priorities such as street widening, updating traffic signal timing, multimodal connectivity and safety, and more.

A **public open house** for the TMP was held on June 8, 2023. The purpose of the open house was to allow attendees to review existing conditions within Ankeny's current transportation system, provide feedback on the existing transportation network, and speak with project team members about the future TMP. A total of 87 attendees signed into the meeting, and public comments were collected during the open house with written comment forms and with the support of two laptops for attendees to access the online interactive map at the public comment station. Twenty-seven comment forms were submitted at the open house event. The meeting was arranged in three



information stations, followed by the public comment station. These displays provided attendees an overview and description of the project, potential themes for the TMP with an opportunity to vote for their top themes, and a series of six maps that analyzed the existing conditions within Ankeny's transportation system.



City of Ankeny staff also attended the Ankeny's Farmers Market during the summer of 2023 where they hosted a project pop-up table and collected public feedback on the draft TMP goals and objectives.



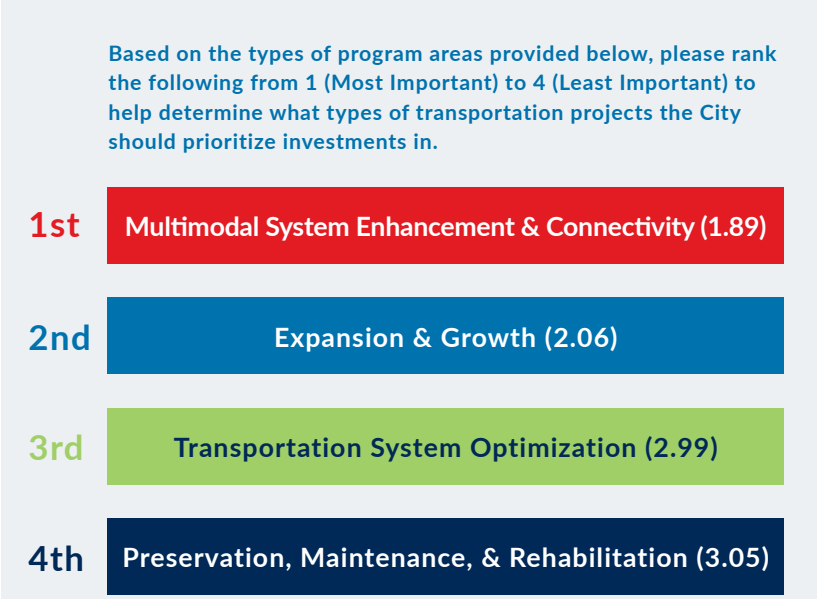
The TMP project team held three one-hour **focus group meetings** with stakeholders representing various community interests from July 11 to July 13, 2023. The purpose of the meetings was to gather insight on key transportation issues and concerns. The three groups represented the focus areas of community and business development, advocacy for bikes/pedestrians, and local schools and neighborhoods, respectively. These meetings utilized the Mentimeter application to conduct live engagement with stakeholders. Mentimeter is a digital tool that allows presenters to share live, interactive polls and questionnaires with participants to better engage them in the content being presented. Two primary areas of discussion were the focus of the Mentimeter presentation with stakeholders. These areas were the approval and accuracy of the proposed TMP Goals, and the challenges observed by each of the different groups.

Phase 2 - Considering Trade-offs

Phase 2 public engagement of the TMP consisted of four primary elements: a public survey available on the project website, focus group discussions, two pop-up table events, and a

virtual presentation of the Current and Future Needs Assessment Chapter findings. All of these outreach methods contributed to achieving the overall goal of Phase Two - evaluating trade-offs and identifying priorities.

A **public survey** was made available on the project website from November 14, 2023 through January 3, 2024, and collected a total of 558 responses. The survey consisted of eight (8) questions – 1 ranking and 7 multiple choice. An example of the evaluated public survey data is shown to the right. In this survey, the participants were encouraged to prioritize transportation focus areas to help determine what types of projects the City should pursue. This feedback was used to help determine final plan recommendations and alternatives for the TMP.



Evaluated data from the public survey shows the prioritization desires from the community. The number to the right of each focus area is the average score it received from survey participants as they ranked them from Most Important (1) to Least Important (4).

Two **focus group discussions** were conducted during Phase 2. In this second phase, focus group members were mixed up from their original Phase 1 groups. Stakeholders who participated in this project included school administrators, local developers, bike and trail advocates, social service groups, non-profits, and public agency staff. Conversations among stakeholders during the focus group meetings centered on providing an update for the TMP planning process and identifying potential program areas. Participants were engaged in activities that prompted them to vote on which transportation projects fit under program areas proposed by project team members, brainstorm possible action items for the TMP's established goals, and encouraged them to promote the Phase Two Public Survey in their respective areas of the community.

An **existing conditions presentation** was made available on the project website for the public. The presentation outlined a project overview, progress made based on community feedback, an existing conditions analysis, and next steps looking forward. It also prompted viewers to take the Phase Two Public Survey and advertised an additional, upcoming way for people to get plugged into the project with an open house opportunity to come in Phase Three.

Two **pop-up table events** at the Albaugh Family Senior Community Center and Ankeny Kirkendall Public Library were held to engage the public and provide an opportunity to learn about the TMP. These table events included a display of the project area, information sheets, and public survey forms for individuals to complete. A total of 12 comment forms were submitted as a result of these table events. These results were included in the overall Public Survey Summary provided to City Staff.

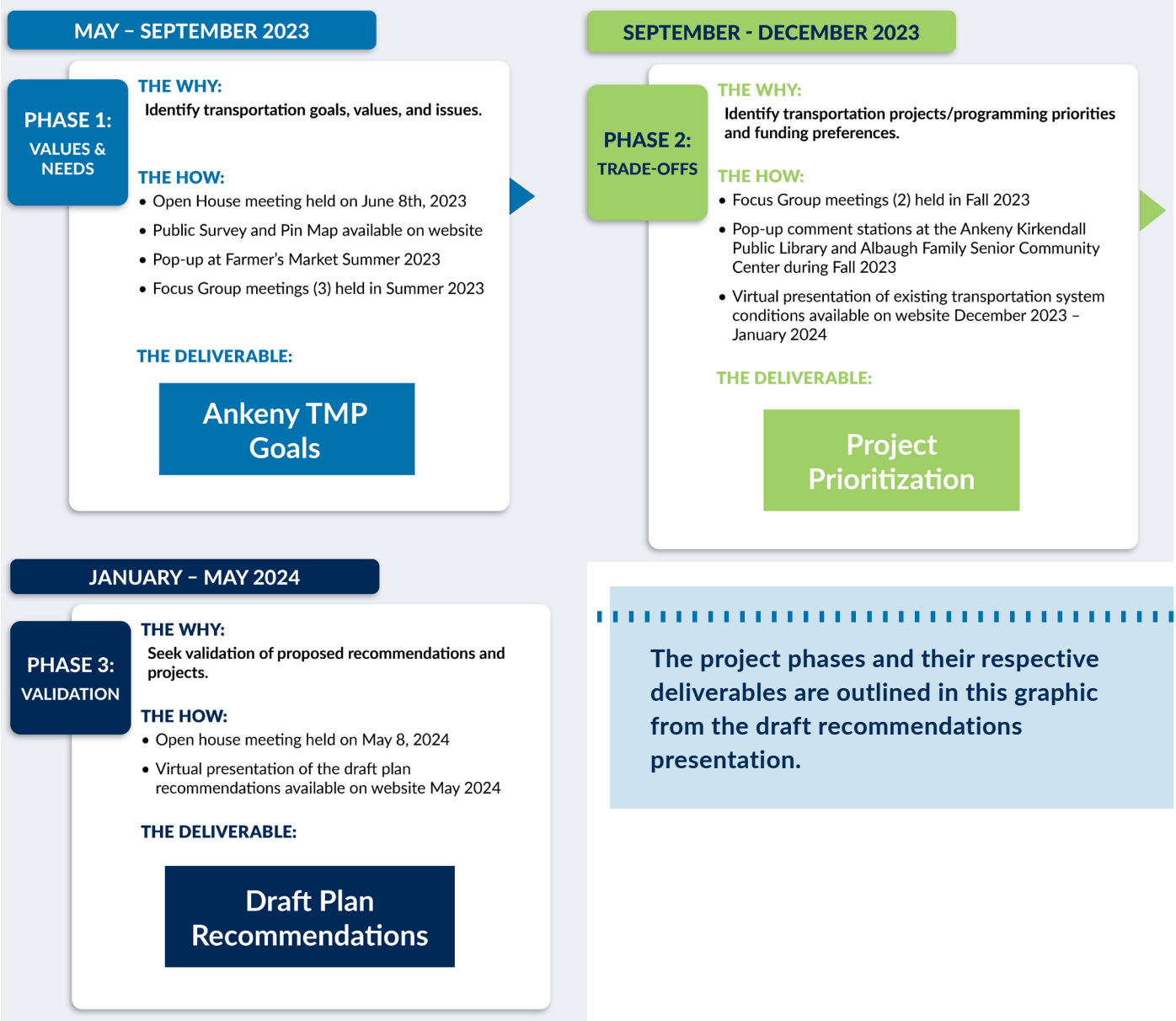


A table set-up during the pop-up events.

Phase 3 – Validation

Phase 3 public engagement of the TMP consisted of two elements: a public open house and a draft recommendations presentation on the project website. Both outreach methods contributed to achieving the overall goal of Phase Three – validating final plan recommendations with community input.

A **public open house** on May 8, 2024, was held at the Ankeny Kirkendall Public Library. The purpose of the open house was to allow attendees to review the planning process that led to the development of the draft TMP and its recommendations, provide feedback, comments or concerns about the presented recommendations, and speak with the project team about the TMP or other transportation-related topics. This meeting was arranged in ten information displays for attendees to view in a sequence. These displays showcased timelines for recommended projects, the five TMP goals, project prioritization areas and their proposed weights, information about shared-use trail improvements, and more. A total of 51 members of the public signed in and a total of 18 comment forms were completed and submitted during the meeting.



The project phases and their respective deliverables are outlined in this graphic from the draft recommendations presentation.

A presentation of the **draft TMP recommendations** was posted on the project website following the final open house meeting. There was a 30-day public comment period between these events, with the purpose of allowing for more feedback from the public on the draft plan recommendations. The presentation included an overview of the planning process and details of its progression. Key take-aways from the presentation are the deliverables listed under each of the project phases.

Methods for each of the phases, including the public surveys, focus group meetings, open house events, pop-up table events, and presentations on the project website, all served to engage the community. Therefore, each of the phase deliverables was shaped by public input throughout the process.

TMP GOALS AND PROJECT PRIORITIZATION

Public and stakeholder feedback directly helped to decide the final goals presented in the Ankeny TMP. The TMP goals are as follows:

1. A **SAFE** multimodal transportation system for everyone
2. An **EFFICIENT,** reliable, and well-connected transportation system
3. A comprehensive **PEDESTRIAN AND BICYCLE NETWORK**
4. A **WELL-CONSTRUCTED AND MAINTAINED** transportation system
5. An accessible transportation system that **PROMOTES ECONOMIC VITALITY**

Feedback provided during the first open house meeting for this project led to the establishment of these goals and helped the City to better understand the community's priorities as it relates to transportation issues.

The prioritization of projects and how each goal is weighted was also a direct result of community feedback obtained during Phase 2 of the project.

SUMMARY

Engaging the public through the planning process helps to achieve relevant outcomes and overall more buy-in for future projects. Throughout the TMP, the public was engaged in many different ways. As the plan progressed, key methods for community involvement can be observed. From the **public surveys results, focus group meetings, open house events, pop-up events,** and **presentations on the project website,** it was clear that the public desired a prioritization of planning for scalable growth and the needs of Ankeny residents both today and in the future. This is directly reflected in both the project goals and prioritization, which includes the specific goals of a safe multimodal system for all users, efficiency, connectivity, maintenance, and economic vitality within the Ankeny transportation system. These goals directly influenced the final TMP recommendations.





city of Ankeny

GOALS, OBJECTIVES, & PERFORMANCE MEASURES



Goals, Objectives, & Performance Measures

GOALS & OBJECTIVES

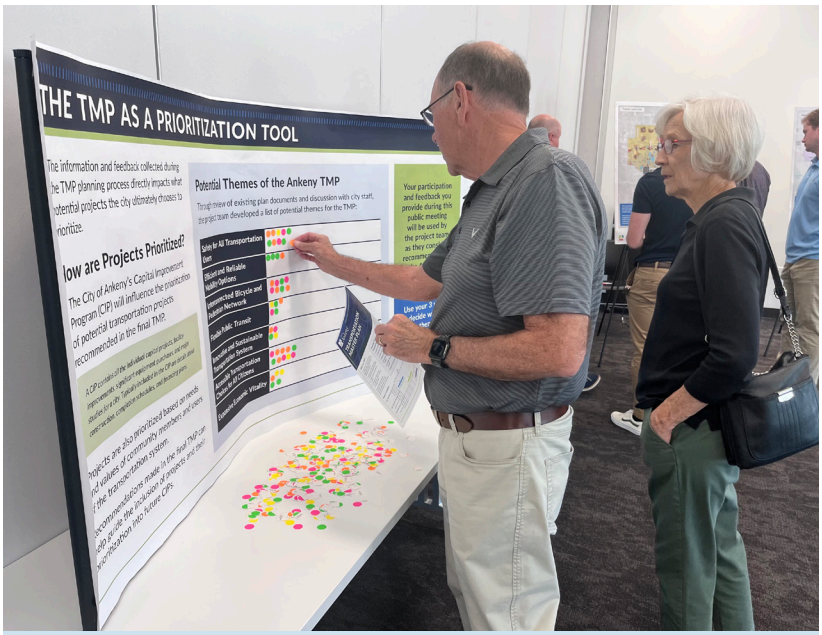
The final City of Ankeny TMP Goals and Objectives were established based on feedback from community members, stakeholders, and City Staff. The Objectives and Performance Measures identified for each Goal can be used by City Staff to determine their effectiveness and whether they are being achieved.

Table 6: TMP Goals & Objectives

TMP GOALS	OBJECTIVES
1 A **SAFE** multimodal transportation system for everyone	1. Reduce the number and rate of severe crashes on the transportation system. 2. Identify and improve safe crossings for vehicles, bicycles, and pedestrians across major arterial streets and at intersections. 3. Reduce traffic speeds in neighborhoods near schools, parks, and commercial districts with a high number of vulnerable road users.
2 An **EFFICIENT,** reliable, and well-connected transportation system	1. Provide a network of arterials, collectors, and local streets that are interconnected, appropriately spaced, and provide adequate capacity for growth. 2. Implement traffic management systems to reduce delays and congestion and optimize traffic flow. 3. Maintain appropriate functional classification and street operation integrity through management of access and the right-of-way in context with adjacent land use.
3 A comprehensive **PEDESTRIAN AND BICYCLE NETWORK**	1. Increase connectivity of the pedestrian and bicycle network of sidewalks and trails to key destinations such as employment centers, education facilities, and retail/ entertainment districts. 2. Eliminate sidewalk gaps and non-ADA-compliant pedestrian curb ramps within the community. 3. Integrate desirable features and amenities into the sidewalk and trail networks as appropriate (expanded widths, lighting, benches/ landscape).
4 A **WELL-CONSTRUCTED AND MAINTAINED** transportation system	1. Preserve and maintain the existing transportation system assets to extend their useful life. 2. Implement robust asset management practices to track transportation system asset conditions and program necessary preservation and maintenance projects. 3. Evaluate and implement cost-effective, sustainable materials and design approaches.
5 An accessible transportation system that **PROMOTES ECONOMIC VITALITY**	1. Promote land development that supports the needs of all transportation modes, ensuring citizens can easily access job opportunities to foster economic growth. 2. Expand and optimize transit coverage opportunities throughout the community. 3. Continue to involve citizens and community organizations in the transportation planning process, gathering feedback to ensure transportation choices align with the community.

Goals were finalized during Phase 1 of the planning process – Establishing Values and Needs. At the first open house, hosted in summer 2023, attendees had the opportunity to vote on TMP themes that would determine the final plan Goals. The themes presented at this open house included:

- Safety for All Transportation Users
- Efficient and Reliable Mobility Options
- Interconnected Bicycle and Pedestrian Network
- Flexible Public Transit
- Innovative and Sustainable Transportation System
- Accessible Transportation Choices for All Citizens
- Expansive Economic Vitality



Open house attendees vote on their top themes for the Ankeny TMP.

Based on the input open house attendees provided on what themes were most important to them, City Staff were able to develop the final list of TMP Goals.

Final Objectives for each Goal were identified through focus group meeting conversations with stakeholders and discussions with City Staff during both Phase 1 and Phase 2 of the Ankeny TMP planning process. During these conversations, project team members asked stakeholders what specific actions the City could take to help achieve these Goals and support their current and future transportation needs.

PERFORMANCE MEASURES

After the establishment of the TMP Goals and Objectives, Performance Measures were then determined by the project team to evaluate the success of the implementation of the TMP and its recommendations. These Performance Measures can be evaluated and monitored in the future by City Staff to determine their relevance to the community's current transportation system and to determine the impact of constructed projects and adopted transportation policies over time.

The following were identified as the final TMP Performance Measures at the time of adoption.

Table 7: TMP Goals & Performance Measures

TMP GOALS	PERFORMANCE MEASURES
1 A **SAFE** multimodal transportation system for everyone	▸ Number of Fatalities and Serious Injuries ▸ Fatalities/Serious Injuries in Vehicles per 100 million vehicle miles traveled (VMT) ▸ Fatalities/Serious Injuries for Bike/Pedestrian
2 An **EFFICIENT,** reliable, and well-connected transportation system	▸ Percentage of person miles traveled on non-interstate NHS that are reliable ▸ Non-interstate NHS Truck Travel Time Reliability Index ▸ Annual Hours of Peak Hour Excessive Delay per Capita ▸ Congested Roadways ▸ Traffic Signal Detection Reliability
3 A comprehensive **PEDESTRIAN AND BICYCLE NETWORK**	▸ Mode Split Work Trips Percentage Walk/Bike/Transit/Other ▸ Miles of shared-use trail ▸ Gaps per mile of shared-use trail ▸ Number of curb ramps improved annually to satisfy ADA requirements
4 A **WELL-CONSTRUCTED AND MAINTAINED** transportation system	▸ Percentage of non-interstate Bridges in Fair/ Good/ Excellent Condition ▸ Percentage of Pavement on City streets in Fair/ Good/ Excellent Condition ▸ Average Pavement Condition Index (PCI) of City arterials and collectors (exclude any highways) ▸ Percentage of shared-use trail pavement in Fair/ Good/ Excellent Condition
5 An accessible transportation system that **PROMOTES ECONOMIC VITALITY**	▸ Multimodal Route Connectivity to Grocery (3-mile area percent of housing connected within ¼ mile) ▸ Multimodal Route Connectivity to Schools (3-mile area percent of housing connected within ¼ mile) ▸ Multimodal Route Connectivity to Job Access (percent of all employment within ¼ mile) ▸ Miles of Shared Use Trail Gaps within the City

Through this plan's multi-step planning process, residents and users of Ankeny's transportation system were engaged frequently and provided numerous opportunities to speak directly with project team members and City Staff about their ideas, concerns, and opportunities related to transportation issues in the community. Because of this open communication throughout the planning process, the Goals, Objectives, and Performance Measures presented in this chapter were directly influenced by those conversations.



city of Ankeny

FUNDING OUTLOOK



Funding Outlook

For the City of Ankeny, developing resilient and effective transportation infrastructure requires a multifaceted funding strategy. This chapter provides an overview of projected revenue sources, discusses the challenges posed by construction cost inflation and economic variability, and explores the enhancement of funding through federal grants and local initiatives.

REVENUE SOURCES

Ankeny's transportation funding stems from various sources, which are projected to grow over the next 25 years. Primary revenue streams that are used to invest in transportation programs and infrastructure included in the Capital Improvement Program (CIP) are summarized below:

General Obligation Bonds

- **Description:** These are bonds backed by the full faith and credit of the City, meaning they are repaid through property taxes. They are a common method for financing large capital projects.
- **Usage:** Funds from general obligation bonds are typically used for significant infrastructure projects, including street construction and improvements, bridge repairs, and other major transportation initiatives.

Tax Increment Financing (TIF)

- **Description:** TIF is a financing method that is used for redevelopment, infrastructure, and other community improvement projects. The increased property tax revenue from rising property values in a TIF district is used to fund projects.
- **Usage:** In Ankeny, TIF funds are often directed towards infrastructure improvements in designated redevelopment areas, promoting economic development and addressing specific transportation needs within these districts.

Road Use Taxes (RUT)

- **Description:** RUT consists of revenues collected from fuel taxes, vehicle registration fees, and other transportation-related fees at the state level. The funds are distributed to cities and counties based on population.
- **Usage:** RUT are allocated for the construction, maintenance, and repair of public streets, ensuring the City's street network remains safe and functional.

Federal and State Grants

- **Description:** These grants are provided by federal and state agencies for specific types of projects, often with a focus on transportation. Examples include the INFRA Program, RAISE Program, Bridge Investment Program, and local sources such as the Transportation Alternatives Program, Surface Transportation Block Grants, and Traffic Safety Improvement Program.
- **Usage:** Grants are used to fund large-scale projects that align with federal and state transportation priorities, such as improving infrastructure resilience, enhancing safety, and expanding multimodal transportation options.

Developer Contribution

- **Description:** These are funds provided by developers as part of development agreements. Developers contribute to the cost of public infrastructure improvements needed to support their projects.
- **Usage:** Contributions from developers are used to fund public transportation infrastructure directly related to new developments, ensuring that the City's transportation network can accommodate growth without placing undue burden on existing resources.

Special Assessments

- **Description:** Special Assessments are added to the property taxes of properties adjacent to a public improvement project because the properties are specially benefited by the improvement.
- **Usage:** The amounts collected through these special assessments are utilized to pay for the engineering construction costs of the adjacent public infrastructure improvements.

REVENUE PROJECTIONS

Revenue projections for transportation infrastructure, as included in the CIP, were provided by the City of Ankeny Finance Department. The information included in the 2024-2028 CIP was utilized to detail transportation revenue sources and amounts for the near-term five-year period. In addition, projections and best available information about anticipated growth assumptions were provided for the ensuing years out to a planning horizon of 2050. This information was utilized to provide planning level revenue projections for a "mid-term" period (the next 10-year time frame following the 2024-2028 5-year CIP), and a "long-term" period (another 10-year time frame following the mid-term period). These high-level projections were utilized as a baseline to gain insight into the potential level of investments for these future time frames. *Table 8* below illustrates the overall revenue projections for these three (3) separate planning windows as described.

Table 8: Transportation Revenue Projections

Near Term (2024-2028 5-year CIP period)	Mid Term (Next 10-year period after CIP)	Long Term (10-year period after Mid Term)
$170,593,000	$263,279,000	$344,733,000

An overall summary of revenue sources and projections, by year, is included in *Appendix G.* Modest increases (3% or less) in annual projections were included by the Finance Department as relevant to the various sources of revenue streams. In addition, increases to annual operating budgets are expected to continue to rise, which provides for funding challenges of transportation system projects as described in the next section.

CHALLENGES IN FUNDING

Transportation infrastructure is the backbone of any thriving community, facilitating the movement of people and goods, supporting economic growth, and enhancing the quality of life for residents. However, securing adequate funding for maintaining, upgrading, and expanding transportation systems has become increasingly challenging for agencies across the United States. The complexity of transportation funding is exacerbated by several key factors, including fluctuating revenues, rising construction costs, and the evolving demands of modern transportation networks.

Fluctuating Revenues and Funding Sources

One of the primary challenges facing municipalities and transportation agencies is the volatility of traditional funding sources. Revenues from fuel taxes, which have historically been a significant source of funding for transportation projects, have become less reliable. This volatility is driven by increased fuel efficiency, the growing popularity of electric vehicles, and changing travel behaviors. As a result, agencies are experiencing a gap between the funds available, and the investment needed to maintain and expand transportation infrastructure.

Rising Construction Costs

Another significant hurdle is the escalating cost of construction materials and labor. Inflation in the construction sector typically outpaces general inflation, driven by factors such as global supply chain disruptions, increased demand for materials, and a shortage of skilled labor. These rising costs impact the ability of agencies to deliver projects on time and within budget, often leading to delays, scope reductions, or the need for additional funding.

As part of the development of prioritized transportation programs and projects discussed later in this plan, inflation costs were included and can have significant budget impacts over the long term. This is in part due to the significance of the effects of compounding year-over-year inflation. To calculate the impact of annual construction inflation accurately, especially for long-term financial planning like transportation infrastructure projects, it is more appropriate to use exponential growth rather than linear growth. Exponential growth accounts for the compounding effect of inflation over time, which is more realistic when dealing with annual percentage increases.

With exponential growth, each year's inflation is applied to the new base amount from the previous year, which includes all prior inflation. This reflects the reality of how inflation compounds over time. For example, a project cost starts at $100 and inflation is 4% per year,

the first year's cost will increase to $104. The second year, inflation is calculated at $104, not the original $100, and so on. Each year, the cost base on which inflation is calculated increases. For realistic and accurate financial projections in contexts like City planning and infrastructure, where costs are impacted by inflation over multiple years, exponential growth is the preferred and recommended method. This approach provides a more precise understanding of future costs and is crucial for budgeting and securing appropriate funding. Unfortunately, this can make long-term project cost projections daunting, especially when the anticipated growth in revenue streams is less than the growth of inflation. It is difficult to relay the message that "we will accomplish less next year than this year, even though we have a larger budget." This is why it is important to try and find efficiencies in programs.

Competing Priorities and Limited Resources

Municipalities and transportation agencies must also navigate competing priorities and limited financial resources. With the need to address aging infrastructure, enhance safety, improve connectivity, and support sustainable practices, agencies face difficult decisions in prioritizing projects. Balancing immediate maintenance needs with long-term investments in new infrastructure adds another layer of complexity to the funding challenge. This can be especially true in high-growth communities like Ankeny. While expansion and growth can bring many positive benefits, the need to extend services and costly infrastructure at the right time can be challenging when faced with multiple priorities within the existing system.

Federal and State Funding Uncertainties

Federal and state funding programs provide crucial support for transportation projects, but uncertainties in budget allocations and shifting policy priorities can create additional challenges. Agencies must stay adaptable and proactive in seeking out available grants and funding opportunities while aligning their projects with the criteria and goals of these programs.

Innovative Funding Solutions

To address these challenges, transportation agencies are increasingly exploring innovative funding solutions. Public-private partnerships (PPPs), local option sales tax, Congestion Pricing Programs, and the implementation of smart technologies are some of the strategies being adopted to supplement traditional funding sources. Additionally, agencies are advocating for legislative changes to establish more sustainable and predictable revenue streams.

The challenges of transportation funding require a multifaceted approach that combines traditional funding methods with innovative solutions and strategic planning. By understanding and addressing the complexities of fluctuating revenues, rising construction costs, and competing priorities, municipalities can better navigate the financial landscape and continue to deliver essential infrastructure improvements. It is crucial that agencies are able to compete for discretionary funding (grants) for transportation infrastructure projects. As summarized in the next section, there continues to be an increasing portion of funding that is based on competitive awards.

Enhancing Funding Through Grants

Federal grants are a significant component of funding for transportation infrastructure. Ankeny can utilize a variety of grant programs offered by the United States Department of Transportation (USDOT) and Federal Highway Administration (FHWA), each designed to support specific facets of transportation development. A summary of several of these programs and sources is highlighted below.

Active Transportation Infrastructure Investment Program

This program focuses on funding projects that promote non-motorized transportation modes, such as biking and walking paths. Ankeny could leverage this grant to enhance or build new trails and bike lanes, improving connectivity and promoting healthy lifestyle choices among residents.

Bridge Investment Program

Funds from this program can be used for the rehabilitation, replacement, and preservation of bridges. This is particularly relevant for maintaining and upgrading Ankeny's existing bridge infrastructure to ensure the safety and continuity of transportation routes. A structure (culvert) is considered a bridge if it is longer than twenty (20) feet.

Infrastructure for Rebuilding America (INFRA) Program

The INFRA program provides funds for projects that aim to address critical issues facing the nation's highways and bridges. Ankeny could use these funds for major projects that improve key freight corridors, increase safety, and support economic vitality.

Mega Program

This program is designed for large-scale projects costing over $500 million that are of national or regional significance. While the scale may be beyond typical City projects, Ankeny could explore partnerships with state or regional agencies to participate in relevant initiatives.

Neighborhood Access and Equity Grant Program

This grant supports projects that remove barriers to opportunity and improve transportation infrastructure in underserved communities. Ankeny can apply these funds to enhance access to public transportation, reduce transportation costs, and improve safety in targeted neighborhoods.

Promoting Resilient Operations for Transformative, Efficient, and Cost-saving Transportation (PROTECT) Program

PROTECT focuses on projects that improve infrastructure resilience to natural disasters and other disruptions. Ankeny could use this funding to adapt its transportation network to better withstand extreme weather-related events, flooding, and other emergencies.

Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program

RAISE grants are used for street, rail, transit, and port projects that promise to achieve national objectives. Ankeny could benefit from these funds by integrating sustainable practices into its transportation projects, focusing on long-term economic and environmental benefits.

Reconnecting Communities Pilot Program

This initiative funds the planning, design, and construction of infrastructure projects that reconnect communities cut off from economic opportunities by previous infrastructure investments. Ankeny could use it to bridge divides created by highways or other barriers (such as Interstate 35), enhancing community integration.

Recreational Trails Program

This program provides funds to develop and maintain recreational trails for both non-motorized and motorized trail use. Ankeny could expand its network of recreational trails, enhancing leisure and tourist attractions, helping to make Ankeny a tourist destination, consistent with goals identified in the Bicycle Tourism Plan.

Safe Streets for All (SS4A)

SS4A aims to prevent deaths and serious injuries on the transportation network. Ankeny can apply this funding to implement safety measures such as improved intersection control (e.g. roundabouts), pedestrian crossings, traffic calming techniques, and other multimodal safety solutions, including those project areas highlighted in the DMAMPO Safety Plan.

STBG Set-Aside or Transportation Alternatives Program (TAP)

TAP supports diverse transportation projects such as on- and off-road pedestrian and bicycle facilities, community improvement activities, and environmental mitigation. This aligns well with Ankeny's goals to promote active transportation and enhance community aesthetics.

Congestion Mitigation and Air Quality Improvement Program (CMAQ)

The CMAQ program provides funding for transportation projects that improve air quality and reduce traffic congestion. Eligible projects include public transit improvements, carpooling and vanpooling programs, traffic flow improvements, and pedestrian and bicycle facilities. Ankeny can use CMAQ funds to implement projects that reduce vehicle emissions, promote alternative transportation modes, and improve overall air quality. In Iowa, CMAQ is administered by Iowa Department of Transportation (Iowa DOT).

Highway Safety Improvement Program (HSIP)

HSIP funds projects that aim to significantly reduce traffic fatalities and serious injuries in all public transportation facilities. This includes a wide range of safety improvements, from intersection safety enhancements to road safety audits. Ankeny can apply for HSIP funds to address high-risk areas identified through safety data analysis, implementing measures such as improved signage, markings, and traffic signal upgrades.

National Highway Performance Program (NHPP)

The NHPP supports the condition and performance of the National Highway System (NHS). It provides funding for the construction of new facilities on the NHS and projects to ensure that the system meets federal performance requirements. Ankeny can use NHPP funds for projects that enhance the NHS within the City, such as major roadway expansions or improvements that support increased traffic capacity and safety.

Surface Transportation Block Grant Program (STBG)

The STBG provides flexible funding that may be used by states and municipalities for projects to preserve and improve the conditions and performance of any Federal-aid highway, bridge, and tunnel projects on any public street, pedestrian and bicycle infrastructure, and transit capital projects. Ankeny can leverage STBG funds for a variety of transportation projects, including street improvements and maintenance, bridge repairs, and the development of pedestrian and bicycle pathways.

Congestion Relief Program

This program provides funding for innovative solutions to congestion problems, focusing on projects that can demonstrate improved traffic flow and reduced congestion. Ankeny can use these funds to implement smart traffic management systems, develop alternative routes, and enhance public transit options to alleviate congestion.

Carbon Reduction Program (CRP)

This program aims to reduce transportation-related carbon emissions by funding projects that support alternative fuel vehicles, non-motorized transportation, and other sustainable practices. Ankeny can apply for funds to support operational efficiency improvements at intersections, electric vehicle infrastructure, develop bike lanes, and promote public transit to reduce carbon emissions.

Rural Surface Transportation Grants

This program provides funding for transportation projects in rural areas, focusing on improving access and connectivity in less populated regions. Ankeny can utilize these funds for projects that improve fringe area roadways, enhance safety, and improve connectivity between rural and urban areas.

Advanced Transportation Technologies and Innovative Mobility Deployment (ATTAIN)

ATTAIN grants support the deployment of advanced transportation technologies and innovative mobility solutions. This includes projects that integrate technology to improve transportation efficiency, safety, and accessibility. Ankeny can use these funds to implement smart traffic systems, develop autonomous vehicle infrastructure, and enhance real-time traffic management solutions.

LOCALIZED GRANT PROGRAMS IN IOWA

In addition to federal programs, several state programs in Iowa provide funding opportunities specifically tailored to the needs of communities like Ankeny. Here are some key programs:

Iowa Clean Air Attainment Program (ICAAP)

The Iowa DOT administers ICAAP, a program that provides funding for transportation projects and programs to help meet the requirements of the Clean Air Act. Funding is available for projects with high potential for reducing transportation-related congestion and air pollution. Ankeny could use this funding to make improvements aimed at reducing congestion on key corridors and at major intersections throughout the City.

Traffic Safety Improvement Program (TSIP)

TSIP provides safety funds to cities, counties, and the Iowa DOT for use on transportation safety improvements, traffic control devices, studies, and outreach. Ankeny could use this funding to make site specific safety improvements or to purchase traffic control device materials such as signs, traffic signals, or pavement markings.

Urban-State Traffic Engineering Program (U-STEP)

U-STEP is a program which provides funding to Iowa cities to solve traffic operation and safety problems on primary streets. This funding could be used to further Ankeny's vision to facilitate the efficient movement of citizens, students, visitors, and commerce within and through the City on a safe, well-maintained, convenient, coordinated, and fiscally responsible network of streets.

Resource Enhancement and Protection (REAP)

REAP is a State of Iowa grant program that invests in the enhancement and protection of the state's natural and cultural resources. These grants cover various project types including City parks and open spaces, roadside vegetation (including community gateways), soil and water enhancements, and conservation education programs. These grants could help support Ankeny's goals for the environment and for parks and recreation.

Revitalize Iowa's Sound Economy Program (RISE)

The RISE program is an initiative by the Iowa Department of Transportation aimed at promoting economic development through the establishment, construction, and improvement of public roads and streets. The program focuses on value-adding activities that introduce new funds into the economy, thereby maximizing economic impact across the state. Funding is available for Immediate Opportunity Projects and Local Development Projects that are typically categorized as industrial, manufacturing, warehousing, distribution, and professional office uses.

Sign Replacement Program for Cities and Counties

The Iowa DOT Sign Replacement Program is intended to replace damaged, worn out, obsolete or substandard signs and signposts in Iowa cities and counties. This program supports Ankeny's transportation goal to protect and enhance the transportation system and would reduce the cost of maintenance of signs.

Pedestrian Curb Ramp Construction Program

This Iowa DOT program assists cities in complying with the Americans with Disabilities Act (ADA) on primary roads in Iowa cities. The City must engineer and administer the project, and all curb ramps shall meet ADA Standards. The program allows for up to $250,000 in funding per city, per year.

FUNDING AND REVENUE SOURCES TAKEAWAYS

A comprehensive funding strategy that anticipates future needs, adjusts to economic conditions, and explores all avenues for revenue generation is essential for Ankeny. By strategically managing and expanding its revenue sources, Ankeny can ensure the development of a robust transportation network that supports the City's growth and enhances the quality of life for all its residents.



city of Ankeny

PROGRAMS & POLICIES



Programs & Policies

The City of Ankeny's TMP aims to create the foundation for a comprehensive, safe, efficient, and sustainable transportation network that meets the evolving needs of the community. Central to achieving this vision are the programs and policies that guide the planning, development, and management of a well-rounded transportation system. The City has many existing programs, policies, and processes in place that promote the development and delivery of desirable transportation infrastructure and support the continued high rate of growth. Through the development of the TMP, and the engagement conducted, a number of additional program and policy areas have been highlighted and recommended based on the existing state of transportation systems and infrastructure in Ankeny.

Developing and implementing robust programs and policies in key areas is essential for several reasons:

- **Strategic Coordination and Planning:** Formalized policies can help ensure that all transportation initiatives are aligned with the City's long-term vision. They provide a framework for coordinating efforts across different departments and stakeholders and reducing inefficiencies and redundancies.
- **Data-Driven Decision Making:** Programs that emphasize data collection and analysis allow the City to make informed decisions. By understanding existing conditions, performance metrics, and future needs, Ankeny can prioritize projects that offer the greatest benefits and address critical issues effectively.
- **Safety and Efficiency:** Targeted programs focusing on safety and technology integration help optimize traffic and pedestrian flow and enhance the overall safety of the transportation system. Policies that address high-risk areas and incorporate advanced technologies can significantly reduce crashes and improve travel experiences for all users.
- **Sustainability and Environmental Stewardship:** Implementing policies that promote sustainable practices and environmental stewardship is vital for minimizing the ecological impact of the transportation network. These initiatives help reduce carbon emissions, protect natural resources, and ensure a healthy environment for future generations.

- **Accessibility and Mobility:** Programs that enhance multimodal transportation services help ensure that all residents, regardless of age, ability, or socioeconomic status, have access to reliable and convenient transportation options. This fosters greater inclusivity and mobility within the community.
- **Economic Growth and Quality of Life:** Transportation systems are fundamental to economic development. By improving infrastructure, reducing congestion, and enhancing connectivity, an environment is created that supports local businesses, attracts investment, and improves the overall quality of life for Ankeny residents.

The various program and policy areas further described below, are suggested to help achieve Ankeny's transportation goals. The areas of focus include:

- Access Management Policy
- Asset Management Program
- Transportation Safety
- Transit Service
- Technology Integration
- Mobility as a Service (MaaS)
- Environmental Stewardship
- Capital Improvement Program (CIP) Streamlining

These items are summarized with background information, objectives, key actions, and expected outcomes, offering a path forward for the development and implementation of these initiatives.

ACCESS MANAGEMENT POLICY

Background:

Access management involves the careful planning and regulation of access points, such as driveways and intersections, to streets. Effective access management improves traffic flow and safety by minimizing conflict points, reducing congestion, and facilitating efficient use of the transportation network.

Objective:

Develop and adopt a formal Access Management Policy to enhance the coordination of development projects and improve the overall transportation system planning in Ankeny. This would include the development and adoption of a stand-alone policy document that details the existing and future street network by "access management category" in a detailed map and associated set of standards and process requirements. This document would be used during programming and future development of the street network; and in coordination with developers to promote safe, efficient transportation corridors with defined access spacing requirements.

Key Actions:

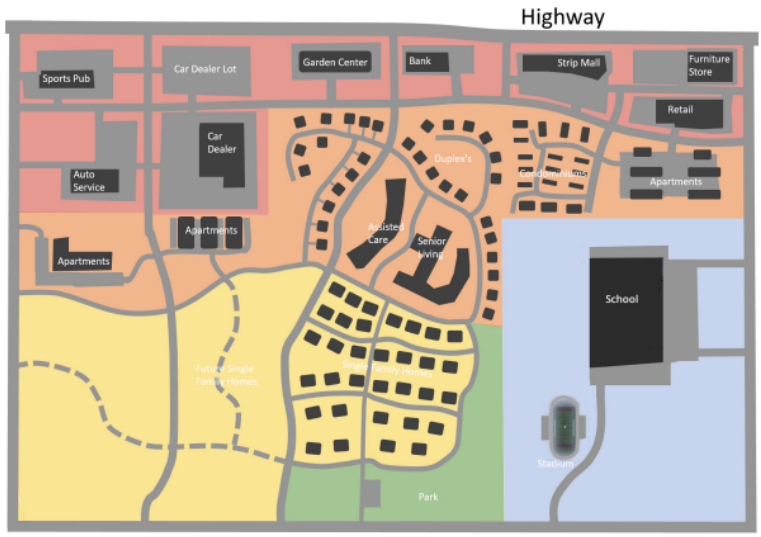
- Develop necessary documentation and associated mapping that summarizes the arterial and collector network, both existing and proposed, in terms of "access management categories." Enact a standards-based approach, by facility type, to clearly delineate minimum access spacing, type, and configuration requirements for the various corridors and define acceptable operations and design expectations.
- Traffic Impact Study (TIS) Standards: The City established TIS Standards in 2015 to assess potential effects on the transportation network and identify necessary improvements in new development areas. These standards have been consistently applied since their adoption within City limits. It is recommended to incorporate these TIS standards into the Access Management Policy.
- Street Construction Responsibilities: Define clear responsibilities and requirements for street construction, ensuring developers contribute to the necessary infrastructure improvements.
- Coordination and Planning: Foster collaboration between developers, City planners, and City transportation engineers to align projects with the City's transportation objectives.

Expected Outcomes:

- Improved traffic flow and safety on major transportation corridors.
  - » Enhanced coordination between public and private sector projects.
  - » Optimized use of existing and future transportation infrastructure.

- Improved trust, relationships, and expectations between the City and development community.

Implementation of sound access management policy can help provide improved network connectivity with desirable access and mobility, while reducing conflicts and congestion on major streets. This is illustrated in *Figure 36,* below.



PREFERRED

- Good local circulation
- Parallel local road distributor
- Fewer access conflicts on highway
- Local circulation to retail, school, neighbors without using the highway
- Supports safe walking, cycling



AVOID

- No parallel local streets
- Isolated lots
- More connections to highway
- Frequent left turns
- Adverse impacts to highway
- Must use highway to visit school or retail
- Impedes local walking, cycling

Figure 36: Access management - example characteristics

(Source, IaDOT Access Management Manual)

An example of primary topic areas and components to include in an Access Management policy are shown below:

1. **Introduction describing access management and its importance.**
2. **Functional classification of municipal streets to define driveway and intersection spacing requirements and development of "access management categories."**
3. **Driveway and Intersection spacing**
   a. Full movement vs. partial movement
   b. Traffic signal spacing
   c. General driveway spacing
   d. Opposing driveway spacing
   e. Number of driveways needed
4. **Defining driveway geometric requirements**
   a. Throat length/width/curb types
   b. Allowable skew
   c. Lane geometry requirements
   d. Sight distance and obstructions per AASHTO Green Book
5. **Auxiliary lane needs**
   a. Establish guidelines to determine the need for right and left turn lanes
   b. Turn lane length requirements
   c. Tapers
6. **Process for stop sign, traffic signal, and roundabout warrants**
7. **Traffic Impact Study Procedures**
   a. Define minimum trip generation requirements for varying tiered study efforts
   b. Define a procedure for scoping
   c. Define analysis requirements and resources
   d. Conditions for approval
   e. Documentation of forms for the scoping and review process
8. **Define deviation request procedures, including temporary access requests**
9. **Glossary**

As part of the policy, Ankeny should identify minimum spacing standards by facility type that set the expectations for promoting good travel corridor safety and operations. An example of such spacing is identified in *Figure 37* below.

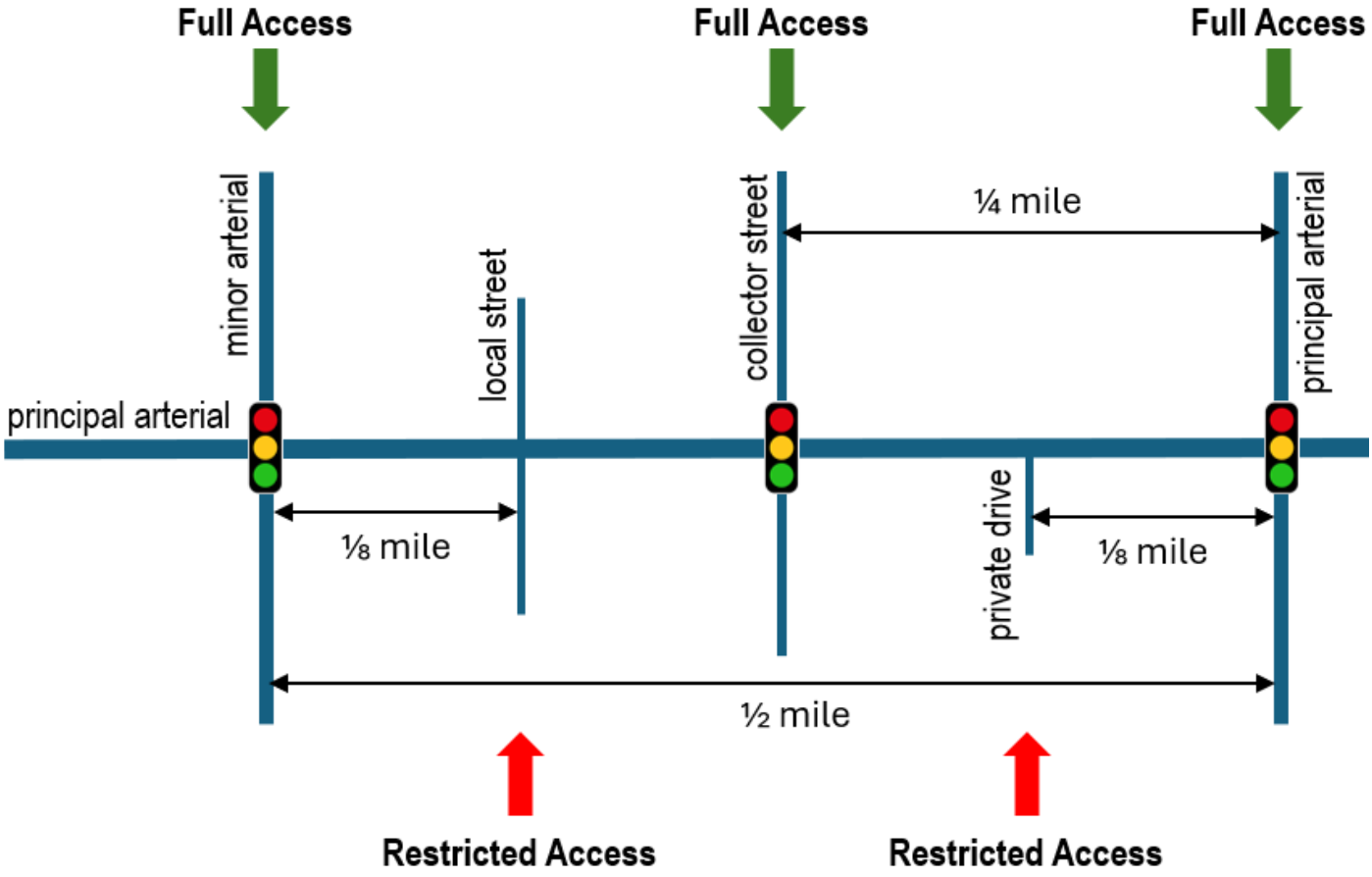


Figure 37: Access management - example intersection spacing criteria

ASSET MANAGEMENT PROGRAM

Background:

An asset management program systematically monitors and maintains transportation infrastructure, ensuring optimal performance and longevity. This includes, but is not limited to, streets, bridges, traffic signals, signage, pavement markings, sidewalks, and transit facilities, with an emphasis on evaluating conditions, prioritizing repairs, and managing resources efficiently.

Objective:

Formalize a comprehensive transportation asset management program to enhance infrastructure longevity through systematic evaluation, documentation, and funding.

Key Actions:

- Evaluation and Documentation: Implement a robust system for evaluating and documenting the condition of existing transportation assets, including pavements, bridges, traffic signals, signing, pavement markings, sidewalks, and transit facilities.
- Pavement Management Systems: Utilize pavement management systems to monitor existing pavement conditions, predict deterioration, and plan maintenance and rehabilitation activities.
- Infrastructure Condition Rating: Develop a standardized rating system for assessing the condition of infrastructure components, prioritizing those in critical need of repair.
- Data-Driven Analysis: Leverage data-driven analysis to inform decision-making, optimize maintenance schedules, and allocate resources efficiently.

Expected Outcomes:

- Prolonged lifespan of transportation assets.
- Reduced maintenance costs through proactive management.
- Data-informed investment decisions ensuring optimal use of funds.
  - Improved budget reliability
  - Increased benefit to other departments within the City of Ankeny
  - Potential reduction in emergency repairs

TRANSPORTATION SAFETY POLICY

Background:

Transportation safety policies play a crucial role in safeguarding all users and work to reduce traffic fatalities and severe injuries. By proactively assessing safety data and performance metrics, these policies identify high-risk areas, and possible mitigation strategies. Through strategic planning, infrastructure improvements, and community involvement, Ankeny strives to create safer, more equitable, and reliable transportation environments. Community engagement plays a crucial role in identifying local safety concerns and garnering public support. Adequate funding and effective project implementation are vital aspects of these policies.

Objective:

Recognize that fatal and severe crashes are preventable. Prioritize transportation safety by regularly reviewing safety data, identifying high-risk areas, and implementing targeted infrastructure enhancements and community engagement efforts.

Key Actions:

- Establish a framework that prioritizes transportation safety in project planning, design, construction, and maintenance activities.
- Safety Data Review and Performance Analysis: Establish a system for regularly reviewing safety data and performance metrics to identify high-risk areas and ensure effective resource allocation.
- Funding Prioritization: Adopt a framework for prioritizing funding towards high-risk areas and critical safety improvements to maximize impact.
- Project Safety Reviews: Conduct safety reviews of planned CIP projects to ensure safety-related modifications are included. This can include key location strategies such as safe pedestrian crossing infrastructure, pedestrian and vehicle safety during construction, and roundabout intersection control.
- Project Implementation: Support the implementation of safety projects and infrastructure enhancements based on identified needs and prioritized funding.
- Community Engagement and Support: Engage with the community to build support for safety initiatives and gather feedback on local safety concerns.

Expected Outcomes:

- Enhanced Safety for All Users: Transportation safety policies create safer streets for drivers, cyclists, pedestrians, and public transit users, reducing crashes and fatalities.
- Data-Driven Decision Making: Regularly reviewing safety data and performance measures allows policymakers to identify high-risk areas and allocate resources effectively.
- Comprehensive Planning: Integrating safety into transportation planning ensures that safety considerations are central to the development of infrastructure projects.
- Informed Citizens: Engaging with the community helps identify local safety concerns and may garner public support for safety initiatives.
- Multimodal Safety: Addressing safety across all transportation modes ensures that every segment of the population is considered, promoting equity in transportation safety.
- Cost Savings: Reducing crashes and improving safety leads to significant societal cost savings in medical expenses, property damage, and lost productivity.
- Compliance with Regulations: Ensuring that transportation systems meet safety standards helps avoid legal liabilities and penalties.
- Long-Term Sustainability: Prioritizing safety in transportation planning contributes to the long-term sustainability of the transportation network, ensuring it remains safe and reliable for future generations.

TRANSIT SERVICE PROGRAM

Background:

Public transit is essential for building a sustainable and accessible transportation network that prioritizes user needs. By coordinating with DART and continuing to explore expanded transit services, Ankeny can enhance its transit options to better serve the community. This includes evaluating and adjusting services/routes to meet seasonal demands, major destinations, and specific demographics such as seniors and youth. Improved transit infrastructure and practices will provide residents with convenient and reliable transportation, reducing reliance on personal vehicles, easing traffic congestion, and ensuring equitable access to mobility for all Ankeny residents.

Objective:

Expand and enhance transit services in collaboration with DART to meet the diverse needs of Ankeny's residents, fostering accessibility, connectivity, inclusivity, and mobility.

Key Actions:

- Continued Coordination with DART on System Improvements: As a follow-up to the previous 2021 Evaluation of Transit Service Study, which highlighted multiple service, financial, and route opportunities, continued coordination with DART is necessary to refine the focused delivery of transit services, capitalize on seasonal needs, serve major destinations, and target service needs of specific demographics such as seniors and youth. An evaluation of the DART On Demand pilot project integration will be needed to document Mobility as a Service (MaaS, discussed later) options. This service helps fixed routes address "first and final mile" connectivity, providing lower-cost, flexible, on-demand solutions. This approach improves accessibility, connectivity, and mobility, ensuring equitable and reliable transportation for all residents.
- Tailor Transit Services: Develop and implement transit services tailored to seasonal needs, major destinations, and specific demographics such as seniors and youth, ensuring convenient and reliable transportation options. Collecting data on transit needs through the current services and additional surveys can help highlight additional microtransit opportunities with lower cost options such as vans and even cars to provide nimble service.
- Planning and Implementation of Supporting Infrastructure: Be cognizant of new opportunities for supporting infrastructure as street projects and new development areas are constructed. This includes sidewalk extensions, dedicated transit stops, benches,

shelters, pullouts, or safe crossings. Early coordination with adjacent projects can leverage enhanced transit operations – both existing and future.

- Expand Service in Disadvantaged Areas: Expand transit services to any disadvantaged areas, ensuring all residents have access to essential transportation, particularly where traditional fixed routes are less effective.
- In November, 2024, members from Des Moines and the area suburbs served by DART committed to reimagine regional transit service over the next 18 months. It will be critical as a part of this effort that Ankeny stay engaged with the study process and possible alternatives to maximize public transit service and efficiency for the community.

Expected Outcomes:

- Increased Accessibility: Policies that enhance transit services ensure that all community members, including seniors, youth, and those without access to personal vehicles, have reliable transportation options. This fosters greater inclusion and independence for these groups.
- Enhanced Connectivity (Microtransit): By expanding and improving transit routes, including microtransit options, these programs help connect residents to major destinations such as schools, workplaces, healthcare facilities, and recreational areas. This connectivity supports economic growth and community engagement. Microtransit offers flexible routing and scheduling, making it ideal for areas where traditional fixed-route services are less effective.
- Environmental Benefits: Improved public transit, including microtransit, reduces the reliance on personal vehicles, leading to decreased traffic congestion and lower greenhouse gas emissions. This contributes to a more sustainable and environmentally friendly community.
- Economic Efficiency: Reliable and efficient public transit can reduce transportation costs for residents, particularly for low-income households. Additionally, it can support local businesses by facilitating easier access for customers and employees. Microtransit can offer cost-effective solutions in areas with lower demand or when traditional services are not economically viable.
- Public Health and Safety: Enhanced transit services can reduce the incidence of traffic crashes and related injuries by providing a safer alternative to driving. Moreover, increased physical activity associated with walking to and from transit stops can improve public health.

TECHNOLOGY INTEGRATION

Background:

Integrating advanced technologies into transportation infrastructure can significantly improve efficiency, safety, and user experience. Intelligent Transportation Systems (ITS), advanced signal systems, and data analytics are key components of a modern, resilient transportation network.

Objective:

Embrace technology integration in transportation infrastructure to enhance efficiency, optimize traffic flow, and prepare for future needs. This includes staying abreast of new technologies and leveraging opportunities to learn what peer cities are doing regionally and nationally.

Key Actions:

- Integration of Intelligent Transportation Systems (ITS): Continued planning and implementation of ITS solutions, including real-time traffic monitoring, adaptive signal control, and traveler information systems should be commonplace as the market pushes these technologies further.
- Advanced Signal System Enhancements: Ankeny has continued to implement signal system technologies and upgrade relevant hardware and software components such as controllers, detection systems, and management software. This program should continue to be prioritized in order to stay ahead of the technology curve and improve coordination and reduce congestion along commuter corridors.
- Formal Traffic Signal Timing Program: Continued cyclical evaluation and implementation of traffic signal timing modifications on major corridors should be performed. This can be enhanced with private sector partnerships to allow staff to focus on priority operations and maintenance needs and deployment of new signal and communications equipment.
- Data-Driven Solutions: Utilize data analytics and performance measures, such as signal performance measures (SPMs) and automated traffic counting to optimize traffic management and predict future transportation needs.

Expected Outcomes:

- Smoother traffic flow, reduced congestion, and improved commuter satisfaction.
- Enhanced capability to manage and respond to traffic incidents.
- Future-ready transportation infrastructure and lower capital rehabilitation costs in the future.
- Lowered carbon emissions and overall carbon footprint.

MOBILITY AS A SERVICE (MaaS) PROGRAM

Background:

Mobility as a Service (MaaS) works to support a seamless, integrated transportation system that prioritizes user-centric solutions. By promoting infrastructure and practices that support MaaS, Ankeny can offer a variety of transportation options, such as rideshare, bike share, car share, scooters, public transit, and other mobility options. This integration allows residents and visitors to access diverse, convenient transportation methods, reducing dependency on personal car ownership or use.

Objective:

Establish rules, standards, and guidelines that enable future MaaS providers to provide integrated, user-centric transportation options within the City of Ankeny.

Key Actions:

- Promote infrastructure and practices that support MaaS to offer integrated, user-centric transportation options such as rideshare, bike share, scooters, and public transit. This enables residents and visitors to have convenient access to diverse transportation options, improving connectivity, reducing congestion, and promoting flexible and economical travel choices throughout Ankeny.
- Mobility Task Force: Organize a short-term task force comprising public officials and private stakeholders. Their mission is to explore opportunities and identify barriers to implementing MaaS in the City of Ankeny.
- Establish Operating Rules: It is not recommended that Ankeny directly own and operate MaaS services; however, it must establish clear operating rules. These operating rules should cover aspects such as data sharing, safety standards, and service quality.
- Organize Engineering Standards for Infrastructure: Adopt engineering standards for the placement and materials of future MaaS infrastructure components. This includes kiosks, hubs, parking facilities, and power supply.
- Plan Strategic Locations: Support the placement of shared mobility kiosks and parking near key public services, such as parks, schools, and transit hubs.
- Promote Unified Digital Access and Payment: Encourage MaaS operators to provide unified digital access platforms. Users should be able to seamlessly plan, book, and pay for various transportation modes through a single interface. Streamlined payment options enhance user convenience.

Expected Outcomes:

- Increased Accessibility: MaaS ensures that diverse transport options are available to all community members, including those who do not own personal vehicles. This inclusivity promotes independence and enhances the quality of life for vulnerable populations such as the elderly, youth, and low-income households.
- Enhanced Connectivity: By integrating multiple transportation modes, MaaS enhances the connectivity of urban areas. It simplifies the movement between different locations, making it easier for residents to access essential services such as healthcare, education, and employment. This improved connectivity supports economic development and social cohesion.
- Environmental Benefits: MaaS encourages the use of shared and public transportation over personal vehicle use, which helps to reduce traffic congestion and lower greenhouse gas emissions. This shift contributes to a cleaner, more sustainable urban environment, aiding efforts to combat climate change and improve air quality.
- Economic Efficiency: MaaS can lower transportation costs for users by offering more cost-effective travel options. This is particularly beneficial for low-income individuals who can save money on transportation. Additionally, businesses benefit from enhanced accessibility, which can lead to increased customer traffic and employee punctuality.
- Public Health and Safety: By providing safer alternatives to driving, MaaS can reduce the number of traffic crashes and related injuries. Rideshare options have been shown to lower crash rates and intoxicated driving offenses. Furthermore, the system promotes active transportation modes such as biking and walking, which can lead to better public health through increased physical activity.
- Technological Innovation: Implementing MaaS drives the adoption of advanced technologies like mobile apps, real-time data analytics, and integrated payment systems. These innovations enhance the user experience by making transportation services more efficient, responsive, and user-friendly while also positioning cities as leaders in smart mobility solutions.

ENVIRONMENTAL STEWARDSHIP PROGRAM

Background:

Environmental stewardship in transportation involves adopting practices that reduce the ecological footprint of transportation infrastructure and operations. This includes minimizing carbon emissions, conserving natural resources, and ensuring that transportation projects enhance rather than detract from environmental quality.

City Code supports installation of street trees with new residential subdivisions, and City capital improvement projects often include plantings, bioswales, or landscape elements.

Objective:

Integrate environmental stewardship in transportation planning, design, construction, and operations to minimize carbon emissions, protect natural resources, and enhance Ankeny's ecological health.

Key Actions:

- Leverage Sustainable Practices: Use sustainable practices in transportation projects, including the use of eco-friendly materials and construction methods.
- Reduce Carbon Emissions: Implement measures to reduce carbon emissions from transportation, such as promoting public transit and non-motorized transport options and implementing enhanced traffic signal management solutions that reduce stops and delays.
- Protect Natural Resources: Ensure transportation projects do not adversely affect natural resources, incorporating green spaces and preserving biodiversity.

Expected Outcomes:

- Reduced environmental impact of transportation projects.
- Enhanced quality of life through improved air quality and preserved natural areas.
- Leadership in sustainable transportation practices.

CAPITAL IMPROVEMENT PROGRAM STREAMLINING

Background:

Capital improvement programs are essential for maintaining and upgrading transportation infrastructure. Streamlining these programs can improve efficiency, reduce costs, enhance safety, and accelerate the completion of critical projects.

Objective:

Streamline and combine components of annual street rehabilitation programs to improve budgeting, project prioritization, provide flexibility, and eliminate restrictions within transportation system improvement categories.

Key Actions:

- Program Integration: Combine components of the Annual PCC Street Patching, Asphalt Street Resurfacing, Pavement Preservation, and Street Replacement Programs to streamline processes and eliminate redundancy.
- Improved Budgeting: Develop a unified budgeting approach for these programs to ensure efficient allocation of funds and resources.
- Project Prioritization: Establish clear criteria for prioritizing projects based on condition assessments and strategic importance.

Expected Outcomes:

- Increased efficiency in project delivery.
- Optimized use of financial and material resources.
- Enhanced ability to address critical infrastructure needs promptly.



city of Ankeny

PROPOSED PROJECTS & PRIORITIZATION



Proposed Projects & Prioritization

The Transportation Master Plan process incorporates various goals and objectives within the CIP, translating the community's values into specific projects. This process aims to optimize public funds for maximum public benefit, aligning with the needs and preferences of the public, City Staff, elected officials, and other stakeholders. These values were discussed and expressed through the TMP goals, priorities, and tradeoffs, producing a list of projects and programs to help guide Ankeny's transportation system well into the future.

In order to categorize these improvements, they were placed into overall groupings to align with the planning level time frames for proposed implementation to support continued growth and enhancement of the system. Project work associated with current Annual Programs was also evaluated for long-term cost implications based on potential inflation (as discussed previously) and those costs were extended to illustrate ongoing program needs as well. For other specific projects and studies associated with the CIP, a lengthy list of improvements was proposed, including a review and confirmation of current Near-Term initiatives in Ankeny's CIP. In addition, subsequent 10-year planning horizons were utilized to develop a set of projects for both Mid-Term and Long-Term buildout scenarios. Finally, a set of future, shared-use trail projects was identified in addition to project efforts associated with the City's traffic signal system. All components are highlighted below.

- Annual Programs - Current categories in the 2024-2028 Ankeny CIP that accomplishes work in multiple areas.
- Near-Term Projects - A 5-year time frame from 2024-2028 that includes proposed CIP projects.
- Mid-Term Projects - Next 10-year time frame following after the Near-Term CIP period.
- Long-Term Projects - A 10-year time frame following after the Mid-Term period.
- Shared-Use Trail Projects - A set of future projects to help fill in gaps and extend facilities.

- Traffic Signal Timing Improvement Corridors - Identified priority corridors for signal retiming.
- Fiber Optic Network Upgrades - Phased plan for fiber optic communications upgrades.

The process of project prioritization, which enables the City to better evaluate and program projects, is discussed below. In addition, the proposed programs and projects that were developed are further described on the following pages, along with planning level cost projections. Additional details are also provided in their relevant appendices. The Near-Term projects are closely aligned with City's prioritization listed in the 2024-2028 CIP. Recommended Mid-Term and Long-Term projects were further prioritized through weighting and scoring criteria to help define priorities within each category. While this is a somewhat dynamic process, the scoring criteria calculations can be used by staff in subsequent years to help identify and update project priorities based on the greatest need.

PROJECT PRIORITIZATION

The prioritization of projects within a TMP can help agencies more systematically plan for improvements and better compare potential project benefits against one another. As part of the public engagement process, several initial themes helped guide the development of goals and objectives for the plan as previously discussed. These goals and objectives are then strongly considered when identifying potential future projects. To help provide a process for comparing and contrasting projects, a planning level methodology was used to score projects by evaluating them against a set of five criteria: safety, mobility, pedestrian and bike access, maintenance, and economic vitality. These criteria were chosen by the project team to align with the overarching goals of the TMP. The weighting of these goals was determined through a collaborative effort involving a focus group composed of various stakeholders, including representatives from the development and business communities, downtown interests, bicycle and pedestrian advocates, healthy living and environmental groups, human services providers, institutions, and neighborhood representatives. Additionally, feedback from public open house meetings and the stakeholder group itself played a crucial role in shaping the priorities.

During the Phase 2 focus group meetings in November 2023, attendees ranked the projects based on four main categories: expansion and growth, transportation system optimization, multimodal system enhancement and connectivity, and preservation, maintenance, and rehabilitation. The final rankings from attendees reflected the community's goals and vision for Ankeny's future transportation system. Furthermore, a public survey was distributed to gather broader community input on project prioritization. The survey results indicated that the top priority for residents was multimodal transportation improvements, followed by expansion and growth, transportation system optimization, and preservation, maintenance, and rehabilitation.

After gathering input from the public survey and focus groups, the City stakeholder team evaluated and aligned these priorities with the overall transportation goals of the City. This comprehensive evaluation process helped to finalize the project ranking. The final weighting for each of the criteria was established as:

- 25% for safety,
- 25% for mobility,
- 15% for pedestrian and bike access,
- 25% for maintenance,
- and 10% for economic vitality.

Each project was then scored on a scale from 0 to 2 based on how well it met each of these five (5) criteria. The weighted average of these scores determined the total score for each project, which in turn determined its final rank in the various project listings.

Mid-term and long-term projects were ranked based on these criteria, ensuring that the most critical and impactful projects were prioritized. The project scoring is shown in *Table 9* and *Table 10.* In addition, to break out the corridor study projects separately from infrastructure projects, *Table 11* was developed to compare and prioritize the mid-term and long-term studies together. Near-term projects, on the other hand, were already included in the 2024-2028 CIP and were not included in the additional scoring exercise. This structured approach to project prioritization helps to ensure that Ankeny's infrastructure investments are aligned with the City's growth and development goals, addressing immediate needs while also preparing for future challenges. Through this systematic process, the City can best manage its resources and implement projects that enhance safety, mobility, and overall quality of life for its residents. A comprehensive description of the listed projects, along with scoring and additional program focus areas is included in *Appendices A, B,* and *C.*

The spreadsheet scoring criteria have been provided the City of Ankeny staff for use in evaluating future programs and projects. It should be noted that while there are defined rankings that have been documented, transportation projects, especially in future decades, and their prioritization are fluid in nature due to various factors. Thus, these rankings can provide good insight but are not a replacement for the annual and continual evaluation of transportation system needs in a community based on the pace of development and condition of infrastructure. These things can quickly readjust priorities in subsequent versions of a CIP.

Table 9: Mid-Term (2029-2038) Project Scoring

#	Project Name	#1 Safety Score (25%)	#2 Mobility Score (25%)	#3 Ped & Bike Score (15%)	#4 Maint. Score (25%)	#5 Economic Vitality Score (10%)	Total Score	Project Cost (Current)	Project Cost (Future 2034)
M1	NW 36th St Widening - NW State St to NW Ash Dr	2	2	1	0	1	1.25	$5,125,000	$7,587,000
M2	NW 18th St - NW Weigel Dr to NW State St	2	1	2	1	1	1.40	$19,000,000	$28,125,000
M3	NW State St Extension - NW 36th St to NW Abilene Rd	1	2	1	0	2	1.10	$10,200,000	$15,099,000
M4*	NW 18th St Extension - NW Spruce Dr to Iowa Highway 415	1	2	1	0	1	1.00	$9,000,000	$13,323,000
M5*	NE 18th St Bridge over Interstate 35	1	2	1	0	2	1.10	$16,850,000	$24,943,000
M6	NW State St - W 1st St to NW 18th St	2	2	1	2	1	1.75	$5,900,000	$8,734,000
M7*	NE Delaware Ave Reconstruction-Four Mile Creek to NE 36th St	2	1	2	2	1	1.65	$9,950,000	$14,729,000
M8	NE Four Mile Dr - NE 18th St to NE 36th St	2	1	2	0	2	1.25	$12,000,000	$17,763,000
M9	E 1st St Widening - NE Frisk Dr to NE Four Mile Dr	2	2	2	1	2	1.75	$12,250,000	$18,133,000
M10	S Ankeny Blvd Improvements-SW Ordnance Rd to SE Peterson Dr	2	2	1	2	1	1.75	$7,000,000	$10,362,000
M11	SE Corporate Woods Dr - Railroad Overpass	2	2	1	1	2	1.60	$23,500,000	$34,786,000
M12	SE Delaware Ave Capacity Improvements - SE Oralabor Rd to SE 16th Ct	2	2	1	2	1	1.75	$1,970,000	$2,917,000
M13	NW Irvinedale Dr - W 1st St to NW 18th St	2	2	2	1	1	1.65	$13,000,000	$19,244,000
M14	NW Irvinedale Dr - NW 18th St to NW 36th St	2	2	2	1	1	1.65	$13,000,000	$19,244,000
M15	NE 18th St Reconstruction - N Ankeny Blvd to NE Delaware Ave	2	1	1	1	1	1.25	$12,000,000	$17,763,000
M16	SE Four Mile Dr Connector at E 1st St	2	2	1	0	2	1.35	$6,000,000	$8,882,000
M17*	S Ankeny Blvd and SE Oralabor Rd Safety Improvements	2	2	2	1	1	1.65	$8,200,000	$12,139,000
M18	SE Delaware Ave Corridor Study - SE Magazine Rd to E 1st St	(See Corridor Study Scoring Summary)						$150,000	$223,000
M19	SE Magazine Rd Corridor Study - SE Delaware Ave to NE 38th St	(See Corridor Study Scoring Summary)						$300,000	$445,000
M20	SE Corporate Woods Dr and SE Four Mile Dr Intersection Improvements	2	2	1	0	1	1.25	$4,000,000	$5,921,000
M21	NE 36th St Reconstruction - NE Four Mile Dr to NE 38th St	2	1	1	0	2	1.10	$13,000,000	$19,244,000
M22	NE 54th St Corridor Study - NE Delaware Ave to NE 38th St	(See Corridor Study Scoring Summary)						$300,000	$445,000
M23	NE 54th St and NE Delaware Ave Intersection Improvements	2	1	1	0	1	1.00	$4,000,000	$5,921,000
M24	NE 72nd St and NE Delaware Ave Intersection Improvements	2	1	1	0	2	1.10	$4,000,000	$5,921,000
M25	NE 72nd St and N Ankeny Blvd Intersection Improvements	2	2	1	0	1	1.25	$4,000,000	$5,921,000
M26	W 1st Street Corridor Study - State St to Scott St	(See Corridor Study Scoring Summary)						$150,000	$223,000
M27	E 1st St Corridor Study - Ankeny Blvd to Trilein Dr	(See Corridor Study Scoring Summary)						$150,000	$223,000
M28	NW 36th St Corridor Study - NW Irvinedale Dr to IA 415	(See Corridor Study Scoring Summary)						$300,000	$445,000
M29	SW 4th St Reconstruction - SW Maple St to SW Cherry St	1	0	1	2	1	1.00	$800,000	$1,185,000
M30	SE Four Mile Drive Corridor Study - SE Corporate Woods Dr to south corp limits	(See Corridor Study Scoring Summary)						$150,000	$223,000

** Indicates Project initiated in Near-Term. Portions of Project Costs Shown Are Anticipated To Be Incurred in Near-Term Period.*

Table 10: Long-Term (2039-2048) Project Scoring

		25%	25%	15%	25%	10%			
#	Project Name	#1 Safety Score	#2 Mobility Score	#3 Ped & Bike Score	#4 Maint. Score	#5 Economic Vitality Score	Total Score	Project Cost (Current)	Project Cost (Future 2034)
L1	NW 36th St Widening - NW Irvinedale Dr to NW State St	2	2	1	0	1	1.25	$11,000,000	$24,103,000
L2	NW State St Extension - NW Abilene Rd to NW 54th St	1	2	1	0	2	1.10	$10,200,000	$22,350,000
L3	NE Delaware Ave - NE 36th St to NE 72nd St	2	1	1	0	1	1.00	$23,000,000	$50,396,000
L4	NE 72nd St - N Ankeny Blvd to NE Four Mile Dr	2	1	2	0	2	1.25	$22,000,000	$48,205,000
L5	NE Four Mile Dr - NE 36th St to NE 72nd St	2	1	1	0	2	1.10	$23,000,000	$50,396,000
L6	NE 54th St - N Ankeny Blvd to NE Delaware Ave	2	1	2	0	1	1.15	$11,000,000	$24,103,000
L7	NE 54th St - NE Delaware Ave to NE Four Mile Dr	1	2	1	0	2	1.10	$30,000,000	$65,734,000
L8	NW Irvinedale Dr - NW 36th St to NW 54th St/State	2	1	1	0	1	1.00	$8,000,000	$17,529,000
L9	NE 38th St - E 1st St to NE 36th St	2	1	1	0	2	1.10	$22,000,000	$48,205,000
L10	E 1st St - NE Four Mile Dr to NE 38th St	2	2	2	1	2	1.75	$11,000,000	$24,103,000
L11	SE Oralabor Rd Corridor Study - SE Four Mile Dr to NE 38th St	(See Corridor Study Scoring Summary)						$150,000	$329,000
L12	NE 38th St Corridor Study - SE Corporate Woods Dr to E 1st St	(See Corridor Study Scoring Summary)						$300,000	$658,000
L13	SE Oralabor Rd and NE 38th St Intersection Improvements	2	1	1	0	2	1.10	$4,000,000	$8,765,000
L14	NW 54th St Corridor Study - NW Irvinedale Dr to N Ankeny Blvd	(See Corridor Study Scoring Summary)						$150,000	$329,000
L15	NW 72nd St Corridor Study - NW Irvinedale Dr to N Ankeny Blvd	(See Corridor Study Scoring Summary)						$150,000	$329,000

Table 11: Corridor Study Project Prioritization Scoring

Mid-Term Corridor Studies

#	Project Name	#1 Safety Score (25%)	#2 Mobility Score (25%)	#3 Ped & Bike Score (15%)	#4 Maint. Score (25%)	#5 Economic Vitality Score (10%)	Total Score	Project Cost (Current)	Project Cost (Future 2034)
M18	SE Delaware Ave Corridor Study - SE Magazine Rd to E 1st St	2	1	1	1	1	1.25	$150,000	$223,000
M19	SE Magazine Rd Corridor Study - SE Delaware Ave to NE 38th St (includes overpass)	1	2	1	0	2	1.10	$300,000	$445,000
M22	NE 54th St Corridor Study - NE Delaware Ave to NE 38th St (includes overpass)	1	2	1	0	2	1.10	$300,000	$445,000
M26	W 1st Street Corridor Study - State St to Scott St	2	1	1	1	1	1.25	$150,000	$223,000
M27	E 1st Street Corridor Study - Ankeny Blvd to Trilein Dr	2	1	1	1	1	1.25	$150,000	$223,000
M28	NW 36th Street Corridor Study - NW Irvinedale Dr to IA 415	1	2	1	0	1	1.00	$300,000	$445,000
M30	SE Four Mile Drive Corridor Study - SE Corporate Woods Dr to south corp limits	2	1	1	1	2	1.35	$150,000	$223,000

Long-Term Corridor Studies

#	Project Name	#1 Safety Score (25%)	#2 Mobility Score (25%)	#3 Ped & Bike Score (15%)	#4 Maint. Score (25%)	#5 Economic Vitality Score (10%)	Total Score	Project Cost (Current)	Project Cost (Future 2034)
L11	SE Oralabor Rd Corridor Study - SE Four Mile Dr to NE 38th St	2	1	2	1	2	1.50	$150,000	$329,000
L12	NE 38th St Corridor Study - SE Corporate Woods Dr to E 1st St	2	1	1	1	2	1.35	$300,000	$658,000
L14	NW 54th St Corridor Study - NW Irvinedale Dr to N Ankeny Blvd	2	1	1	1	1	1.25	$150,000	$329,000
L15	NW 72nd St Corridor Study - NW Irvinedale Dr to N Ankeny Blvd	2	1	1	1	1	1.25	$150,000	$329,000

PROPOSED PROJECTS

Annual Programs:

The Annual Programs detailed in Ankeny's CIP are a fundamental part of the City's infrastructure improvement strategy. Each program, from the Annual Traffic Signal Improvement Program to several maintenance and rehab initiatives, to the Annual Sidewalk/ Trail Construction Program, is designed to keep the City's multimodal transportation network safe, efficient, and accessible.

Achieving efficiencies within these programs is critical for sustainable asset management, especially when considering the life cycle of pavement assets. Regular maintenance and timely repairs, which are a focus of the Annual PCC Street Patching Program, Annual Pavement Preservation Program, and Annual Asphalt Street Resurfacing Program, significantly benefit the overall infrastructure budget. For instance, investing funding in the near term on concrete street patching prevents minor issues from escalating into major problems, avoiding substantially higher costs later. Similarly, the funds allocated for asphalt street routine and preventive maintenance activities extend the lifespan of these assets. These programs allow for timely repairs, provide a means to dynamically adjust priorities on pavement issues that occur, and help keep "the good streets good," which is a major component of asset management.

The Annual Street Replacement Program, with a near-term budget of $9,250,000 for the five-year period, includes full-depth pavement removal and replacement for street segments in poor or very poor condition. These projects may include improvements to failing subgrades and public utilities that are along and/or crossing these street segments. This approach to getting more complete work done in the vicinity all at one time helps to promote the "OHIO" principle of "only handle it once." This avoids rework in the same project areas multiple times and eliminates the cyclical street closures that can frustrate the public.

Another annual program, targeted at pedestrian and bicyclist mobility is the Annual Sidewalk/ Trail Construction Program. This program includes the reconstruction of pedestrian ramps within existing neighborhoods to bring them into ADA compliance, fill in connectivity gaps adjacent to and within City-owned properties, and provide funding for upsizing adjacent development sidewalks.

These annual programs promote the continuous cycle of assessment, planning, and implementation of system improvements. These flexible annual programs enhance the effectiveness of infrastructure investments, promoting long-term sustainability and fiscal

responsibility. A list of these programs and recommended funding ranges based on anticipated inflation are shown in *Table 12.*

Table 12: Annual Program Projected Costs

Annual Program	Description	Near-Term Costs (2024-2028)	Mid-Term Costs (2029-2038)	Long-Term Costs (2039-2048)
Traffic Signal Improvement Program	Traffic Signal Equipment, Operations, Construction, and Planning	$6,974,000	$20,724,000	$30,676,000
PCC Street Patching Program	Concrete Street Patching	$8,875,000	$26,645,000	$39,441,000
Asphalt Street Resurfacing Program	Asphalt Street Rehabilitation	$1,975,000	$5,921,000	$8,765,000
Pavement Preservation Program	Asphalt and Concrete Street Routine and Preventative Maintenance	$4,000,000	$11,842,000	$17,529,000
Street Replacement Program	Concrete Street Replacement	$9,250,000	$29,605,000	$43,823,000
Sidewalk/Trail Construction Program	Pedestrian and Bicycle Facility Construction and Upgrades	$2,875,000	$8,882,000	$13,147,000

Near-Term Projects:

The 2024-2028 Capital Improvement Program (CIP) for Ankeny outlines a comprehensive strategy for infrastructure development, comprising 26 specific transportation projects (in addition to those within annual programs) with a total investment level of more than $150 million in transportation funding. This plan, previously adopted as the approved 5-year plan for City infrastructure, aims to upgrade essential infrastructure, exercise fiscal responsibility, and improve residents' quality of life. Key goals include providing a safe multimodal transportation system, creating an efficient and reliable network, and supporting economic vitality. These projects are planned to help meet the City's growing needs while promoting sustainable and efficient resource use. A map of Near-Term projects is shown in *Figure 38,* and the corresponding full list of these projects is provided in *Appendix A.*

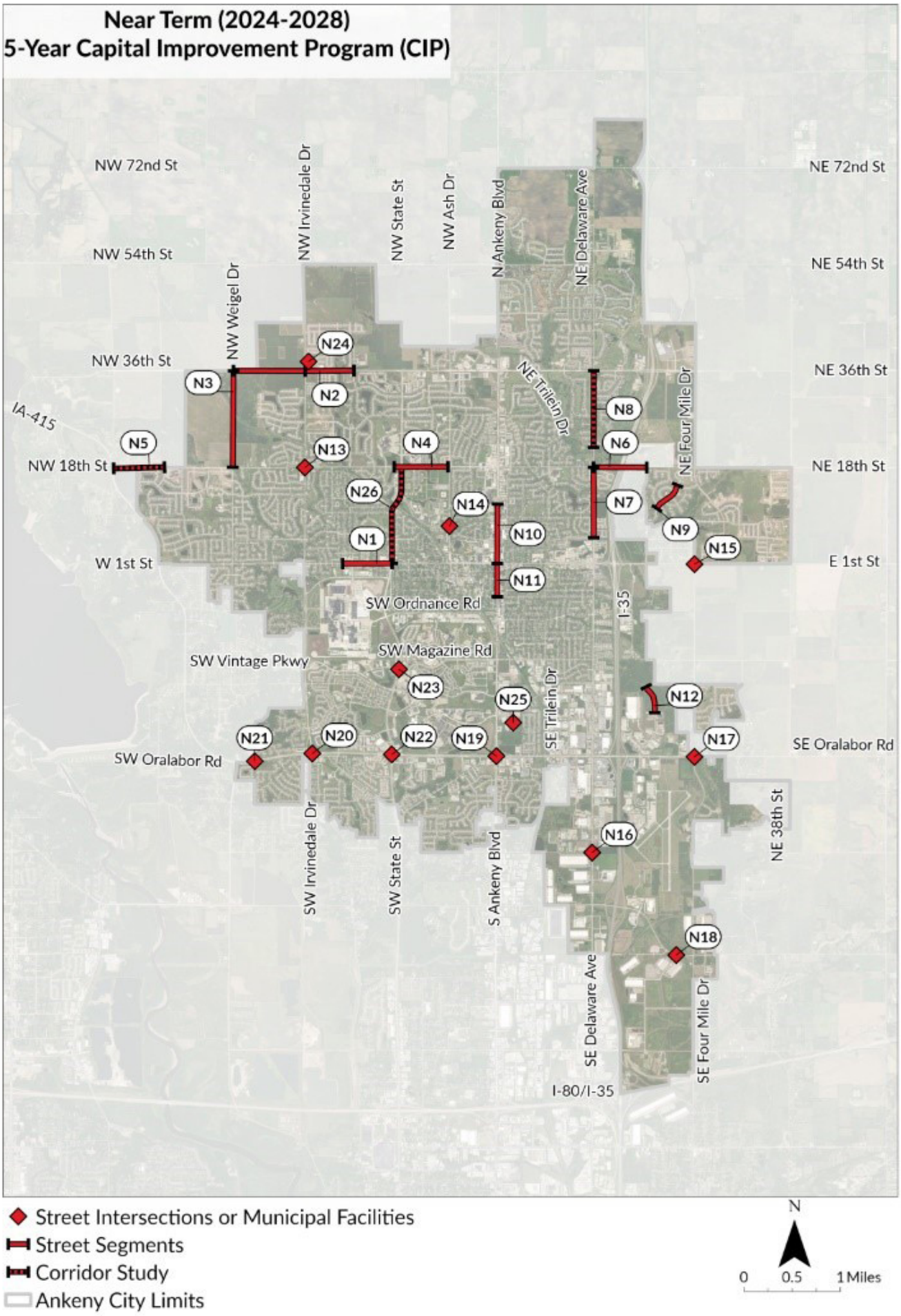


Figure 38: Near-Term Projects

Proactive asset management is a guiding philosophy for these projects, emphasizing the importance of addressing infrastructure needs before they become more costly due to deferred maintenance. In addition, new paving of street segments and expansion of corridor facilities are also included in the proposed projects. For example, the NW 36th Street and NW Weigel Drive Asphalt Overlay project allocated funds for the surfacing of gravel streets to provide connectivity and circulation. Similarly, the NE Delaware Avenue Reconstruction from NE 5th Street to NE 18th Street improved a two-lane rural roadway to a four-lane urban street with modern utilities and traffic signals, enhancing overall transportation network efficiency and safety.

The Near-Term project listing underscores the theme of proactive urban street improvements and intersection safety. For instance, the NW 18th Street Reconstruction from NW State Street to NW Ash Drive involves significant pavement upgrades and new traffic signals, promoting long-term operations and safety. In addition to these segment projects, several stand-alone intersection projects are also being conducted during this initial time frame. Several beneficial projects to enhance turn lanes and traffic signal infrastructure are being conducted along the Oralabor Road corridor.

By addressing infrastructure issues in a systematic manner, the City reduces the risk of overcapacity streets, safety issues, and deteriorating pavements that can result in higher repair costs in the future. This ongoing cycle of assessment, planning, implementation, and evaluation supports Ankeny's infrastructure investments, fostering growth and development.

Mid-Term Projects (5-15 Years, 2029-2038):

The Mid-Term project timeline represents planned projects over the next 10 years continuing after the Near-Term period. The Mid-Term projects reflect Ankeny's dedication to its five key transportation goals. These initiatives are essential for maintaining a safe, efficient, and well-maintained transportation system that promotes economic vitality and enhances pedestrian and bicycle networks. For this category, 30 specific transportation projects (in addition to those within annual programs) have been identified over the total period to help address future growth and mobility needs while strengthening existing City infrastructure. It is noted that over $65 million of investment during the Mid-Term period includes overlapping projects that begin in the near-term period. A map of Mid-Term projects is shown in *Figure 39,* and the corresponding full list of these projects is provided in *Appendix B.*

Several Mid-Term projects continue on from the Near-Term project list, demonstrating ongoing efforts to enhance infrastructure in response to new development and increased traffic. For example, the NW 18th Street extension between NW Spruce Drive and IA Highway 415 will include new paving, a center two-way left-turn lane, a sidewalk, utilities, and new intersection traffic controls. This type of project highlights a continued approach to serve planning and development activity.

Top-ranked projects, based on criteria such as safety, mobility, pedestrian and bicycle access, maintenance, and economic vitality, reveal the TMP's strategic priorities. The NW State Street - W 1st Street to NW 18th Street project was shown to be one of the highest-scoring projects across all the criteria. The project focuses on improving safety and capacity by widening the roadway and adding turn lanes. This project addresses critical safety concerns and enhances mobility, making it a priority. Another project that scored high in the criteria ranking was the E 1st Street Widening – NE Frisk Drive to NE Four Mile Drive. This project involves the construction of a 4-lane urban arterial, east to the Four Mile Drive intersection, reflecting its importance for traffic safety, capacity, and economic development.

In addition to proposed construction projects, the Mid-Term Projects listing includes several corridor studies to further analyze improvement needs for number of lanes (capacity), and intersection traffic control treatments (signals, roundabouts, etc.). A few of the key studies identified also focus on providing east-west connectivity across Interstate 35. These include both NE 54th Street, and SE Magazine Road, which would improve mobility and promote economic development.

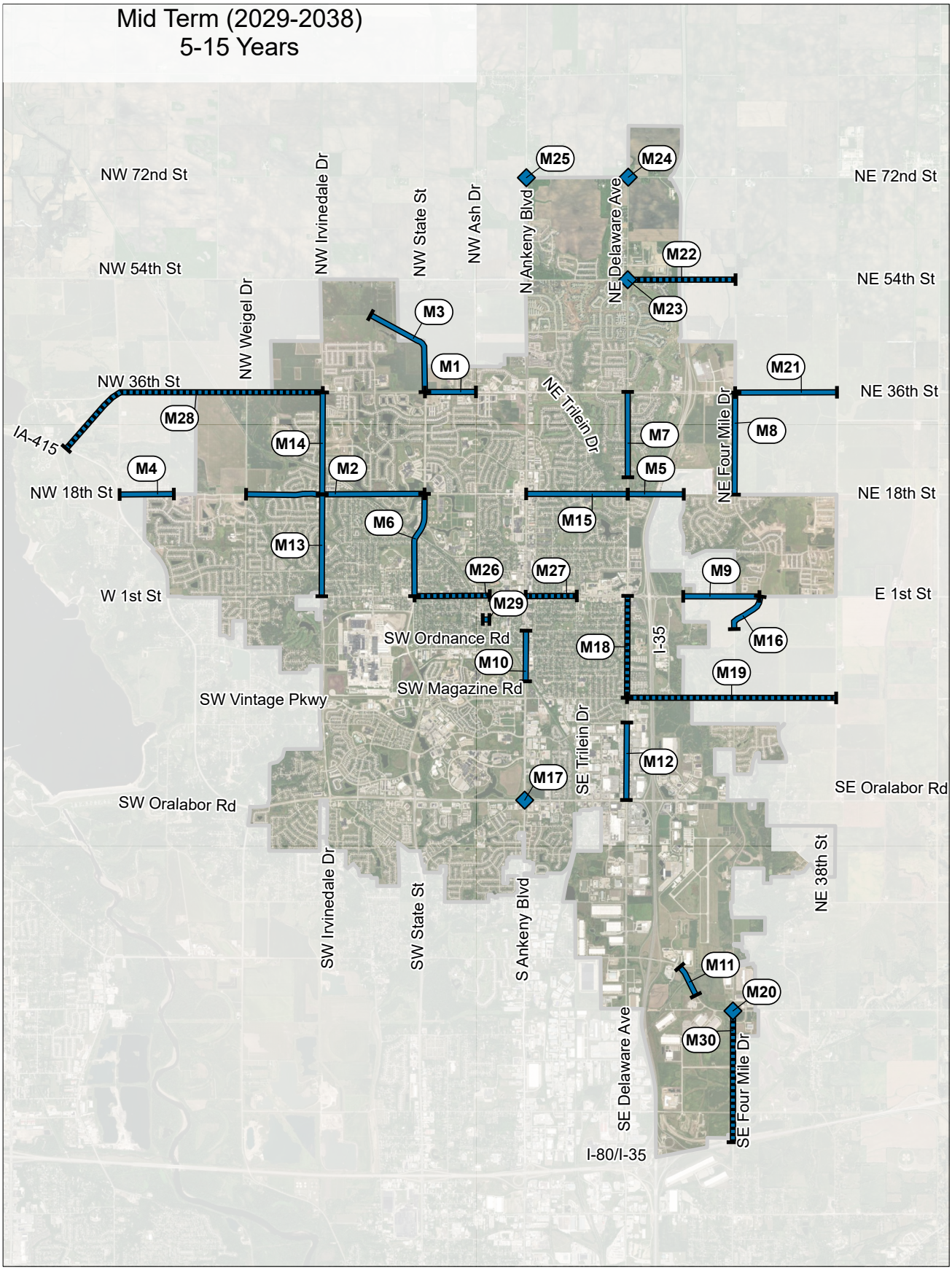


Figure 39: Mid-Term Projects

Long-Term Projects (15-25 Years, 2039-2048):

The Long-Term projects in the TMP further demonstrate Ankeny's commitment to growth and opening up new areas on the fringe of the City. These initiatives are crucial for developing a network of streets and sidewalks that serve new mobility while also maintaining a safe, efficient, and well-maintained transportation system that supports economic growth. Addressing long-term infrastructure needs, these projects prepare Ankeny for future growth and mobility demands. The 15 projects are expected to cost approximately $385 million factoring in future impacts of inflation. A map of Long-Term projects is shown in *Figure 40,* and the corresponding full list of these projects is provided in *Appendix C.*

Several Long-Term projects build on efforts from the Near-Term and Mid-Term project lists, continuing the enhancement of infrastructure in response to new development and increased traffic. For example, the NW 36th Street Widening from NW Irvinedale Drive to NW State Street involves adding lanes and turn lanes to complete a four-lane arterial, improving traffic flow and safety. Similarly, the NW State Street Extension from NW Abilene Road to NW 54th Street extends the roadway to support new developments, ensuring efficient connectivity and access.

Top-ranked Long-Term projects, based on criteria such as safety, mobility, pedestrian and bicycle access, maintenance, and economic vitality, illustrate future opportunities as the transportation network grows. The NE Delaware Avenue project, from NE 36th Street to NE 72nd Street, reconstructs the roadway from a rural county road section to an urban street section, addressing critical safety and mobility needs. The NE 72nd Street project, from N Ankeny Boulevard to NE Four Mile Drive, similarly transitions a rural roadway to an urban section, enhancing safety and accommodating future traffic demands. It is evident from looking at the map of these long-term projects, that much focus of the infrastructure is anticipated to support the future land use projections in the north and east portions of Ankeny.

In addition to proposed construction projects, the Long-Term Projects listing also includes potential corridor studies to examine future growth patterns, traffic volumes, and new investments in traffic technology. A few of these strategic study locations include NE 38th Street (current Polk County designation) in the southeast portion of Ankeny, and segments of both NW 54th Street and NW 72nd Street in the northwest part of the community. These studies would be conducted due to their significant impact on overall transportation connectivity and expansion of the multimodal arterial network.

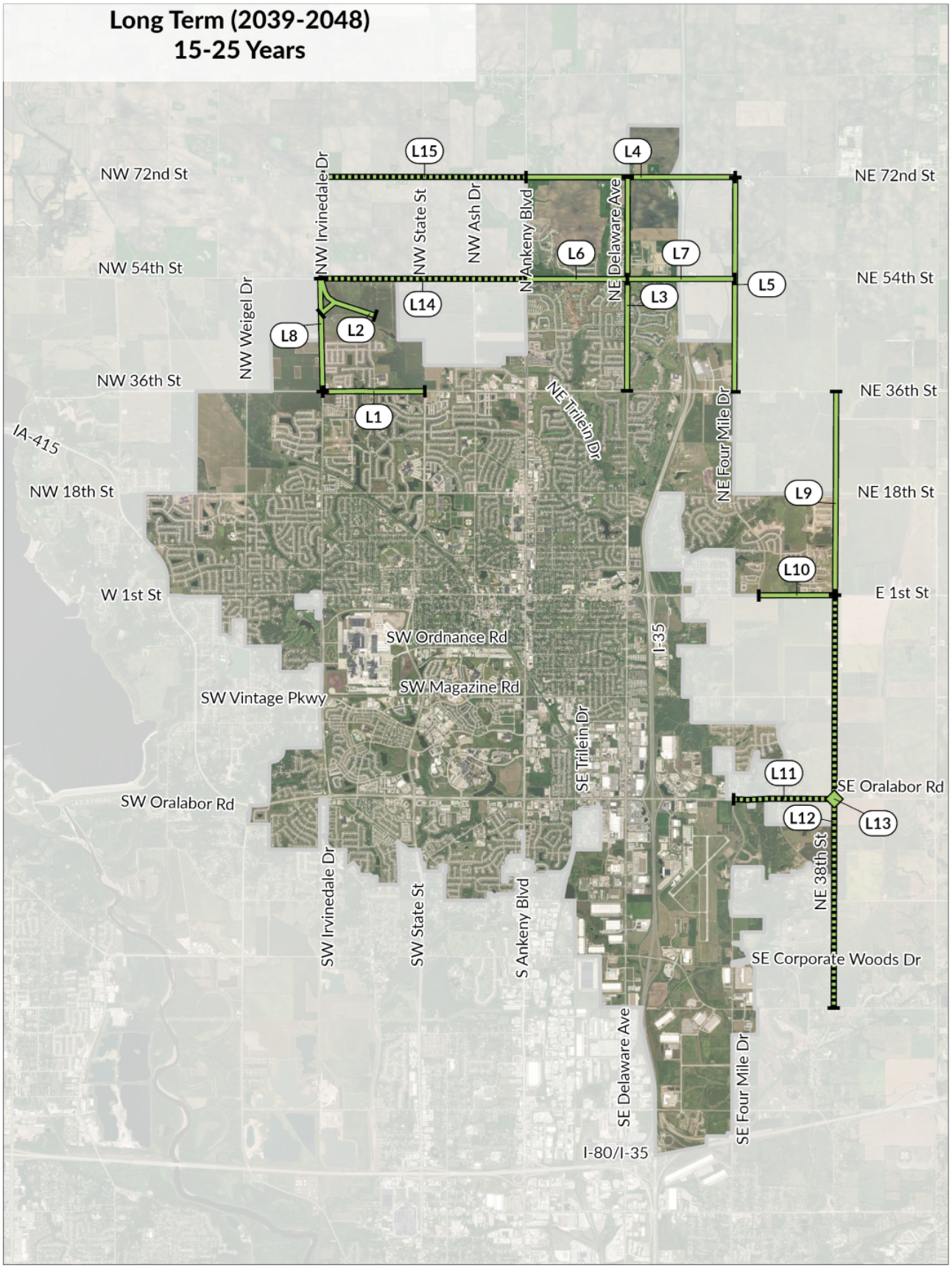


Figure 40: Long-Term Projects

Shared-Use Trail Projects:

Shared-use trails are an integral part of maintaining a strong, connected multimodal network, aligning with the USDOT Safe Streets and Roads for All (SS4A) program's objectives. This program shows 19 projects representing an anticipated $4 million investment (approximately $8 million in future year dollars). These trails bolster Ankeny's reputation as a biking community, enhancing the local economy and providing crucial connectivity for residents of all ages. By incorporating these trails into the City's infrastructure, Ankeny promotes safe and efficient routes for cyclists, which alleviates traffic congestion, encourages healthier lifestyles, and supports sustainable transportation options. A map of Shared-Use Trail projects is shown in *Figure 41,* and the corresponding full list of these projects is provided in *Appendix E.*

The significance of a comprehensive bicycle network extends beyond transportation. It links residents to work, school, recreation, and community resources, fostering a vibrant and active community life. Projects like the SE Corporate Woods Drive shared-use path and the NW Irvinedale Drive shared-use path from NW 25th Street to NW 36th Street underscore the City's commitment to creating accessible and convenient pathways for pedestrians and cyclists. These investments not only boost local businesses by increasing foot traffic but also provide critical connections for students commuting to school and families accessing recreational areas. By nurturing a robust shared-use path and trails network, Ankeny continues to present itself as a dynamic and livable City, enhancing residents' quality of life and ensuring seamless connectivity.

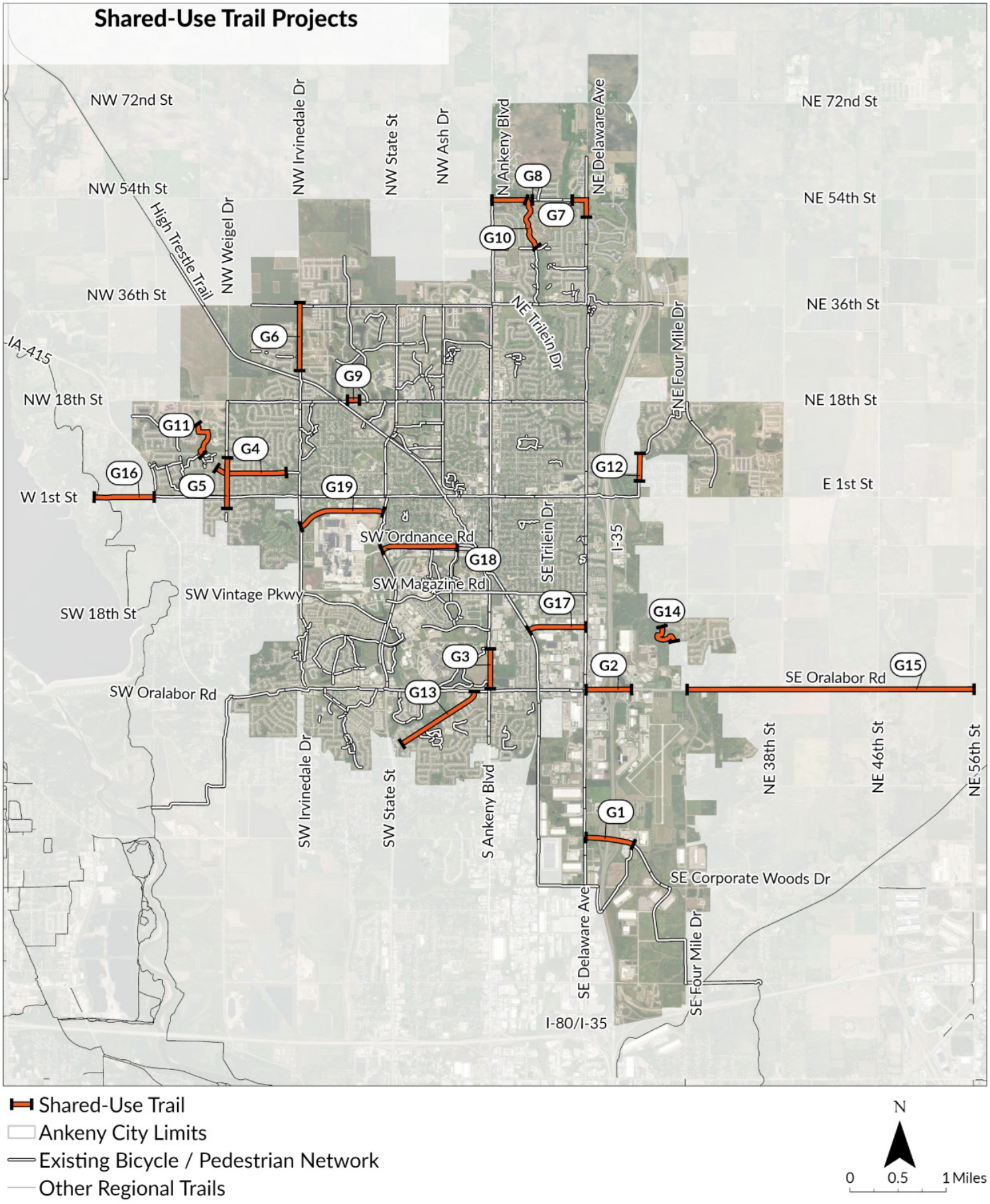


Figure 41: Shared-Use Trail Projects

Traffic Signal Timing Improvement Corridors:

Based upon feedback received throughout the project and the continued growth of traffic along Ankeny's busiest arterial corridors, projects have been proposed to cyclically update traffic signal timings at intersections in Ankeny. The Signal Timing Improvement Corridors, as shown in *Figure 42*, play a crucial role in meeting the goals outlined in Ankeny's TMP. By updating and optimizing signal timing along busy commuter routes, the City aims to reduce congestion, improve traffic flow, and enhance safety at intersections. Projects to complete traffic signal timing updates can typically range from $5k to $10k per intersection, depending on the scope of work and data collection needs. In most cases, desirable benefit-to-cost ratios, from 20:1 or higher, can be achieved with these investments.

Traffic signal timing updates and associated data collection are proposed to be conducted along strategic arterial routes on a regular basis. The corridors are divided into four phases from 2026 to 2029, forming part of the Annual Traffic Signal Improvement Program. Each phase focuses on different City sections, adopting a systematic and comprehensive approach to traffic management. For example, the 2026 phase covers key areas like SW/SE Oralabor Road and NE/SE Delaware Avenue, which are significant for both commuter traffic and local accessibility to retail, residential, and industrial areas. This phased approach allows the City to allocate resources effectively while progressively enhancing the traffic signal network across Ankeny.

In addition to the signal timing effort, the City of Ankeny is also proposing to evaluate and implement Adaptive Signal Control Technology (ASCT) at key intersections, as illustrated in *Figure 42*. ASCT is an advanced traffic management system that adjusts the timing of traffic signals based on real-time traffic conditions. Unlike traditional signal systems that operate on fixed timing plans, ASCT systems use sensors and algorithms to continuously monitor traffic flow and optimize signal timings to improve traffic efficiency and reduce congestion. While not cost-beneficial everywhere, ASCT can be a powerful tool for modern traffic management, offering significant benefits in terms of efficiency, safety, and environmental impact. Its implementation can be a valuable investment for cities looking to improve their transportation infrastructure and quality of life for residents. Implementation of ASCT can be in the range of $30k per intersection, and vary widely, depending on needed equipment upgrades and software integration.

It is envisioned that the traffic signal timing improvement projects will be completed over the next few years, and the benefits can be reported on and shared with the public. The results of these projects can have profound public benefits and receive positive feedback.

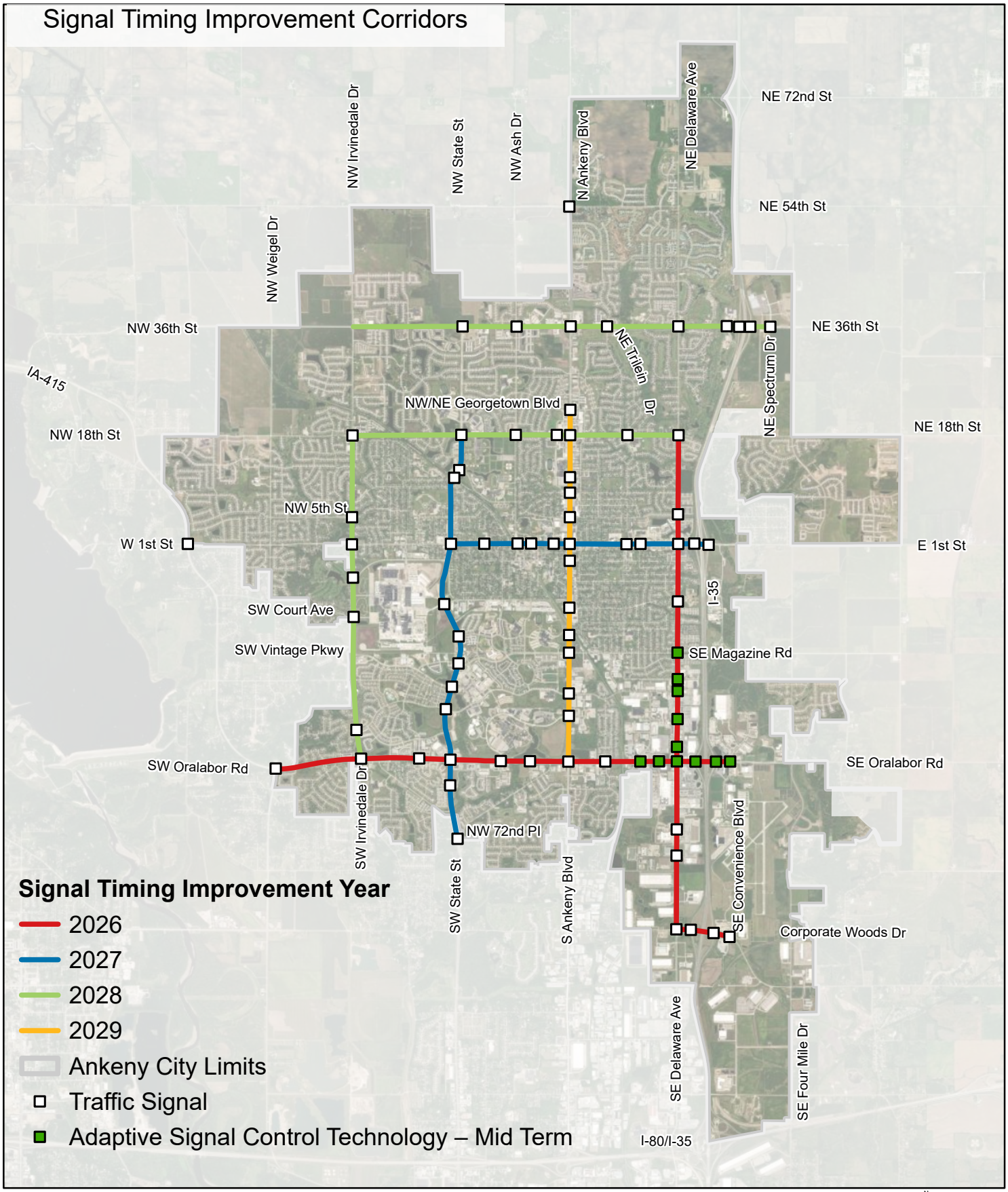
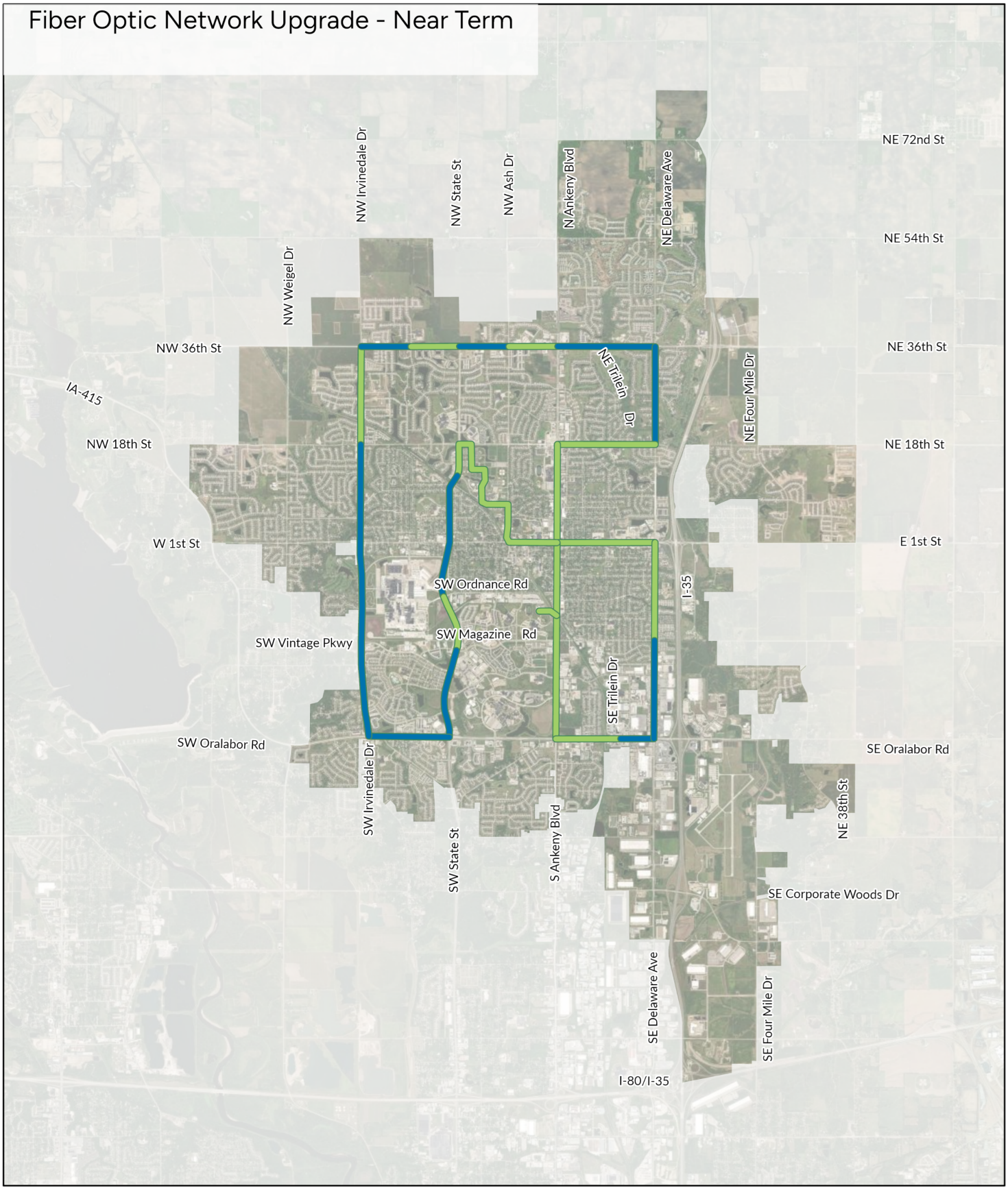


Figure 42: Signal Timing Improvement Corridors

Fiber Optic Network Upgrades:

The expansion of Ankeny's fiber optic network is pivotal in creating a resilient and reliable communications infrastructure. The City of Ankeny adopted a Fiber Optic Network Master Plan in March 2023. As seen in *Figures 43* and *44* on the following pages, the Fiber Optic Network Upgrade involves both near-term and future-year expansions, establishing a robust framework that supports the City's growing connectivity needs. By integrating redundant loops, this network ensures continuous and reliable operations, even in the case of individual segment failures. This redundancy is crucial for maintaining uninterrupted communication and control across the City, particularly during emergency situations, thereby enhancing Ankeny's overall resilience.

A robust fiber optic network is essential for supporting the City's critical infrastructure systems, including traffic management, emergency services, and municipal operations. The expansion plan includes significant enhancements in key areas, such as SW/SE Oralabor Road, NE/SE Delaware Avenue, and NW/NE 36th Street, ensuring that these high-traffic zones benefit from improved connectivity and reliability. This comprehensive approach to upgrading the fiber optic network not only boosts the efficiency and reliability of current services but also positions Ankeny to better handle future demands and emergencies, reinforcing the City's commitment to creating a resilient and sustainable urban environment. The planning level opinions of probable cost for the fiber optic improvements (as identified in the prior plan) include approximately $3 million for the initial Phase 1 deployment, and approximately $6 million for completion of the remaining phases.



Fiber Optic Network Upgrade - Near Term

- Proposed Trunk Cable in New Conduit
- Proposed Trunk Cable in Existing Conduit
- Ankeny City Limits

N

0 0.5 1 Miles

Figure 43: Near-Term Expansion of Ankeny Fiber Optic Network

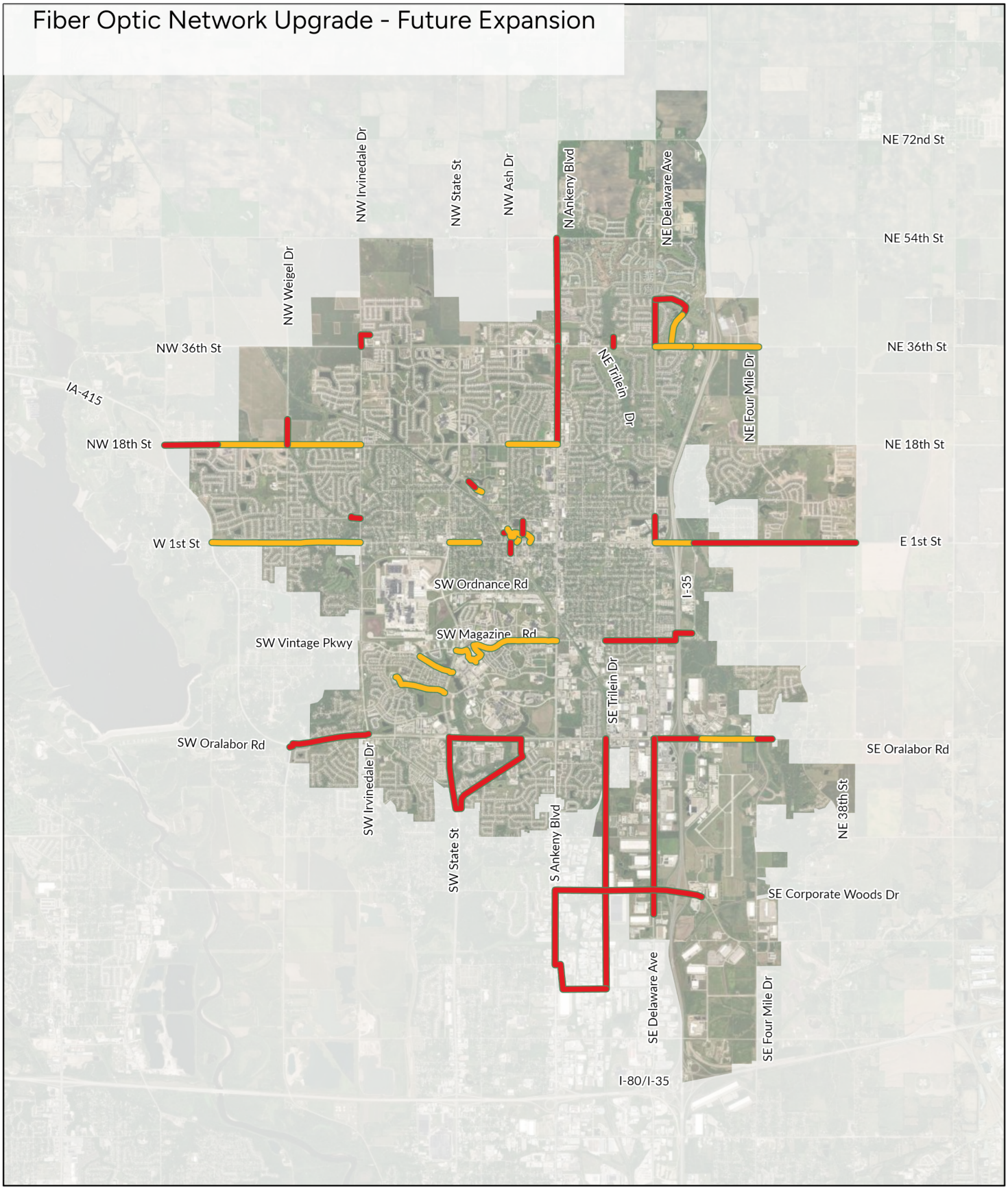


Figure 44: Future Expansion of Ankeny Fiber Optic Network



city of Ankeny

SUMMARY



Summary

The City of Ankeny's TMP provides a clear and strategic vision for the development and management of the City's transportation infrastructure over the next 25 years. Grounded in community input, data-driven analysis, and collaboration with stakeholders, the plan establishes goals that prioritize safety, efficiency, and sustainability while promoting a comprehensive, multimodal transportation system that supports Ankeny's rapid development and evolving needs of its residents. From improving pedestrian and bicycle infrastructure to maintaining existing assets and implementing innovative solutions, the TMP serves as a guide for addressing current needs and anticipating future demands as Ankeny continues to grow.

The TMP identifies actionable strategies, prioritized projects, and measurable performance indicators to ensure progress can be tracked over time and resources are effectively allocated. By emphasizing safety for all users, reducing congestion, enhancing mobility, and fostering sustainable development, this plan reflects the values and aspirations of the community. As a dynamic document, the TMP will adapt to evolving conditions and new opportunities, supporting Ankeny's commitment to building a transportation system that enhances quality of life and strengthening its role as a vibrant, connected, and future-ready City.



city of Ankeny

APPENDICES





APPENDIX A: NEAR-TERM PROJECT SUMMARIES



#	Project Name	Description	Project Cost (current)	Program Focus Areas			
				Multimodal	Expansion & Growth	Transportation System Optimization	Maintenance
N1	West 1st St Widening and Improvements-Phase 2	Reconstruction of W 1st St from NW Greenwood St to State St. 4-lane to 5-lane street improvement with center TWLTL.	$ 10,000,000	X	X	X	X
N2*	NW 36th St Reconstruction-Irvinedale Dr to Abilene Rd	Reconstruction of NW 36th St from NW Irvinedale Dr to NW Abilene Rd. Includes construction of a new two-lane concrete urban street (future EB lanes of 4-lane) Utilities, signals at both major intersections, and 8' sidewalk on south side.	$ 8,350,000	X	X		X
N3	NW 36th St and NW Weigel Dr Asphalt Overlay	Asphalt surfacing on NW 36th St from NW Weigel Dr to NW Irvinedale Dr and on NW Weigel Dr from NW 18th St to NW 36th St (2-lane w/ 1.5' shoulders).	$ 2,450,000		X		X
N4	NW 18th St Reconstruction-NW State St to NW Ash Dr	This project includes the reconstruction of the existing street pavement on NW 18th St from approximately 450 feet west of NW State St to approximately 350 feet west of NW Ash Dr. The project will include removing and replacing existing pavement, storm sewer intakes, and some sidewalk. New PCC pavement, modified subbase, subdrains, pavement markings, and left and right turn lanes will be constructed. The project also includes a new traffic signal at the entrance of the existing north parking lot of the Prairie Ridge Sports Complex (PRSC). The traffic study will determine the proposed cross-section and geometry for the street. The project also includes consultant survey, design, and construction services.	$ 5,100,000	X	X	X	X
N5*	NW 18th St Extension-NW Spruce Dr to Iowa Highway 415	Extension of NW 18th St from NW Spruce Dr west approximately 2,700 LF to Iowa Highway 415. It is proposed to be a 41-ft. wide concrete street with a two-way left turn lane and curb and gutter. The project will also include 8-ft. wide sidewalk on the south side, sanitary sewer, storm sewer, water main, street lighting, fiber optic and conduit, street trees, and signing. In addition, the proposed project includes traffic signals at the intersection of NW 18th St and Iowa Highway 415, and northbound and southbound turn lanes from Iowa Highway 415 onto NW 18th St.	$ 9,000,000	X	X	X	
N6*	NE 18th St Bridge over Interstate 35	Reconstruction and extension of NE 18th St from NE Delaware Ave across Interstate 35 to NE Frisk Dr. Includes a bridge over Interstate 35, a pedestrian bridge over Four Mile Creek, 8-ft. wide sidewalk on the south side, and lighting.	$ 16,850,000	X	X	X	X
N7	NE Delaware Ave Reconstruction - NE 5th St to NE 18th St	Reconstruction of NE Delaware Ave from a two-lane rural roadway to a four-lane divided urban street with left turn lanes at the intersections from just north of NE 5th St to 700 feet north of NE 18th St. The project also includes new permanent traffic signals at the NE Delaware Avenue and NE 5th St and NE 18th St intersections, fiber optic interconnect from East 1st St to NE 18th St, and removal of the existing reinforced concrete box (RCB) culvert and replacement with a triple 12 feet x 8 feet RCB culvert for Tributary A to Four Mile Creek.	$ 11,850,000	X	X	X	X
N8*	NE Delaware Reconstruction-Four Mile Creek to NE 36th St	Reconstruction of NE Delaware Ave from a two-lane rural roadway to an urban section (four-lane w/ left and right turn lanes), depending upon the results of a consultant-prepared traffic study in conjunction with conceptual design.	$ 9,950,000	X	X	X	X
N9	NE Chambers Pkwy Pavement & Ped Ramp Improvements	Reconstruction of deteriorated pavement in the street, in addition to sidewalks and pedestrian ramps.	$ 1,200,000	X			X
N10	N Ankeny Blvd Improvements-1st St to 11th St	This is a joint project with the Iowa Department of Transportation (DOT) to add right-turn lanes, repair failing pavement, replace aged traffic signal infrastructure, upgrade pedestrian ramps, and replace existing landscaping in the medians and at the intersections with low maintenance plantings on North Ankeny Blvd, between 1st St and 11th St.	$ 8,500,000	X	X	X	X
N11	S Ankeny Blvd Improvements-SE Peterson to 1st St	This is a joint project with the Iowa Department of Transportation (DOT) to reconstruct South Ankeny Blvd from SE Peterson Dr to 1st St. The anticipated work will include the replacement of the aging 4-lane, undivided urban section with a 5-lane, divided, urban section and right turn lanes where applicable. The project will include the replacement of pavement, sidewalk, storm sewer, water main, sanitary sewer, the traffic signal at SE 3rd Street and subsequent fiber optic interconnect.	$ 12,000,000	X	X	X	X
N12	SE Creekview Dr Extension	Extension of SE Creekview Dr into new development area to stimulate business growth. Public / private partnership utilizing RISE grant funds.	$ 2,025,000		X		

*** Indicates Project Completion in Mid-Term**

Red - Indicates Project's Construction Started in 2023

#	Project Name	Description	Project Cost (current)	Program Focus Areas			
				Multimodal	Expansion & Growth	Transportation System Optimization	Maintenance
N13	NW Irvinedale Dr and NW 18th St Intersection	Reconstruction of the NW Irvinedale Dr and NW 18th St intersection to improve traffic capacity, mobility, and safety. It is anticipated that a new traffic signal and dedicated left and right turn lanes will be provided at all four legs of the intersection. The reconstruction will provide an urban cross section on all legs of the intersection. Storm sewer infrastructure and subdrain are also included with the proposed improvements.	$ 4,400,000	X	X	X	X
N14	NW Prairie Ridge Dr and NW Ash Dr Intersection Improvements	Reconstruction to provide left- and right-turn lanes and traffic signal.	$ 4,575,000		X	X	X
N15	E 1st St and SE Four Mile Dr - Intersection	Intersection improvement (capacity and safety), w/ turn lanes and traffic signal (cost share).	$ 307,000		X	X	
N16	SE Delaware Ave and SE 54th St - Intersection	Intersection improvement (capacity and safety), new traffic signal.	$ 662,000		X	X	
N17	SE Oralabor Rd and SE Four Mile Dr - Intersection	Intersection improvement (capacity and safety), new traffic signal.	$ 710,000		X	X	
N18	SE Corporate Woods Dr and SE Crosswinds Dr Traffic Signal	Intersection improvement (capacity and safety), new traffic signal.	$ 485,000		X	X	
N19*	S Ankeny Blvd and SE Oralabor Rd Safety Improvements	Intersection improvement (capacity and safety), and construction of a grade-separated crossing at the south leg of the intersection for the Oralabor Gateway Trail.	$ 8,200,000	X	X	X	
N20	SW Oralabor Rd and SW Irvinedale Dr Intersection	Reconstruction of the SW Oralabor Rd (Iowa Highway 415) and SW Irvinedale Dr intersection. The project includes a traffic study, conceptual design, and surveying in 2025; design engineering services, right-of-way acquisition, and utility relocations in 2026; and construction engineering services and project construction in 2027. Due to SW Oralabor Rd (Iowa Highway 415) being a joint jurisdictional roadway, the proposed improvements would need to be coordinated with the Iowa DOT. The SW Oralabor Frontage Rd and SW 28th St intersection located directly south of the main intersection would also be included as a part of the traffic study, and may be improved with the project.	$ 5,400,000	X	X	X	X
N21	SW Oralabor Rd and SW Edgewood Ln Intersection	Add 150’ long eastbound and westbound left turn lanes on SW Oralabor Rd at the SW Edgewood Ln/SW Stonehaven Ln intersection. Since SW Oralabor Rd is also Iowa Highway 415, the project would be coordinated with the Iowa DOT.	$ 250,000		X	X	
N22	SW Oralabor Rd and SW State St Intersection	The proposed project will widen all legs of the intersection to provide right-turn lanes and dual left-turn lanes on all approaches. The project also includes traffic signal and pedestrian ramp upgrades, and a grade-separated trail crossing at the south leg of the intersection for the Oralabor Gateway Trail.	$ 7,000,000	X	X	X	
N23	SW Magazine Rd and State St Intersection Improvements	The project will widen SW Magazine Rd to provide a second eastbound through lane on the west leg approach to the intersection with SW State St. The widening will be on the south side of SW Magazine Rd, for approximately 400 feet, and will align with the two existing eastbound receiving lanes on the east side of SW State St. The median in the west leg will be modified and extended to provide additional left-turn storage, and it will convert the accesses immediately west of SW State St to right-in/right-out-only operation.	$ 475,000		X	X	
N24	Public Works Salt Storage Facility	Design and construction of structure for materials storage for winter maintenance operations. Located near NW Irvinedale Dr and NW 36th St intersection at the NW Water Tower site.	$ 525,000		X		X
N25	Public Works Maintenance Facility Expansion	Design and construction of consolidated field services building at the existing public works maintenance facility site.	$ 23,145,000		X		X
N26	NW State St - W 1st St to NW 18th St	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 150,000	X	X	X	X

*** Indicates Project Completion in Mid-Term**

Red - Indicates Project's Construction Started in 2023



APPENDIX B: MID-TERM PROJECT SUMMARIES



#	Project Name	Description	Project Cost (Current)	Project Cost (Future 2034)	Program Focsus Areas			
					Multimodal	Expansion & Growth	Transportation System Optimization	Maintenance
M1	NW 36th St Widening - NW State St to NW Ash Dr	Addition of 2 lanes on north side (new WB through lanes), left turn lanes and traffic signals and/or RAB to complete the 4-lane arterial.	$ 5,125,000	$ 7,587,000		X	X	
M2	NW 18th St - NW Weigel Dr to NW State St	Reconstruction of NW 18th St from a two-lane roadway to an urban 3-lane section and intersection safety improvements at key locations.	$ 19,000,000	$ 28,125,000	X	X	X	X
M3	NW State St Extension - NW 36th St to NW Abilene Rd	Extension of NW State St north to NW Abilene Rd area (1/2mile) to serve development.	$ 10,200,000	$ 15,099,000	X	X	X	
M4*	NW 18th St Extension - NW Spruce Dr to Iowa Highway 415	Extension of NW 18th St from NW Spruce Dr west approximately 2,700 LF to Iowa Highway 415. It is proposed to be a 41-ft. wide concrete street with a two-way left turn lane and curb and gutter. The project will also include 8-ft. wide sidewalk on the south side, sanitary sewer, storm sewer, water main, street lighting, fiber optic and conduit, street trees, and signing. In addition, the proposed project includes a traffic signal at the intersection of NW 18th St and Iowa Highway 415, and northbound and southbound turn lanes from Iowa Highway 415 onto NW 18th St.	$ 9,000,000	$ 13,323,000	X	X	X	
M5*	NE 18th St Bridge over Interstate 35	Reconstruction and extension of NE 18th St from NE Delaware Ave across Interstate 35 to NE Frisk Dr. Includes a bridge over Interstate 35, a pedestrian bridge over Four Mile Creek, 8-ft. wide sidewalk on the south side, and lighting.	$ 16,850,000	$ 24,943,000	X	X	X	X
M6	NW State St - W 1st St to NW 18th St	Rehabilitation of pavement and widening to include left-turn lane capabilities to improve safety and capacity.	$ 5,900,000	$ 8,734,000		X	X	X
M7*	NE Delaware Ave Reconstruction-Four Mile Creek to NE 36th St	Reconstruction of NE Delaware Ave from a two-lane rural roadway to an urban section (four-lane w/ left and right turn lanes), depending upon the results of a traffic study in conjunction with the conceptual design of the project.	$ 9,950,000	$ 14,729,000	X	X	X	X
M8	NE Four Mile Dr - NE 18th St to NE 36th St	Reconstruction of NE Four Mile Dr from a two-lane rural roadway to an urban section (three-lane or four-lane divided pending corridor study) and intersection safety improvements at key locations. Also includes extension of pedestrian facilities.	$ 12,000,000	$ 17,763,000	X	X		X
M9	E 1st St Widening - NE Frisk Dr to NE Four Mile Dr	Construction of 4-lane urban arterial east from Frisk Drive to the Four Mile Dr intersection, inlcuding pedestrian facilities.	$ 12,250,000	$ 18,133,000	X	X	X	X

*** Indicates Project initiated in Near-Term. Portions of Project Costs Shown Are Anticipated To Be Invested in Near-Term Period.**

#	Project Name	Description	Project Cost (Current)	Project Cost (Future 2034)	Program Focsus Areas			
					Multimodal	Expansion & Growth	Transportation System Optimization	Maintenance
M10	S Ankeny Blvd Improvements-SW Ordnance Rd to SE Peterson Dr	Continuation of prior project to north (SE Peterson Dr to 1st St) to replace aging 4-lane, undivided urban section with a 4-lane, divided, urban section with left and right turn lanes.	$ 7,000,000	$ 10,362,000	X	X	X	X
M11	SE Corporate Woods Dr - Railroad Overpass	Construction of railroad overpass on SE Corporate Woods Dr to provide grade separation of vehicle/train conflicts. Includes pedestrian connectivitiy.	$ 23,500,000	$ 34,786,000	X	X		
M12	SE Delaware Ave Capacity Improvements - SE Oralabor Rd to SE 16th Ct	Intersection capacity improvements, primarily involving the addition of right turn lanes on SE Delaware Avenue and the side streets.	$ 1,970,000	$ 2,917,000		X	X	
M13	NW Irvinedale Dr - W 1st St to NW 18th St	Reconstruction of NW Irvinedale Dr to an urban 3-lane or 4-lane section and intersection safety improvements at key locations. Included pedestrian improvements as needed.	$ 13,000,000	$ 19,244,000	X	X	X	X
M14	NW Irvinedale Dr - NW 18th St to NW 36th St	Reconstruction of NW Irvinedale Dr to an urban 3-lane or 4-lane section and intersection safety improvements at key locations. Included pedestrian improvements as needed.	$ 13,000,000	$ 19,244,000	X	X	X	X
M15	NE 18th St Reconstruction - N Ankeny Blvd to NE Delaware Ave	Reconstruction of segments of NE 18th St to an urban 3-lane section where not currently provided, and relevant intersection safety improvements at key locations.	$ 12,000,000	$ 17,763,000	X	X	X	X
M16	SE Four Mile Dr Connector at E 1st St	Realignment of SE Four Mile Dr from approximately 3,500 feet north of SE Magazine Rd to connect at E 1st St and align with the existing NE Four Mile Dr north of E 1st St. This project will also include relevant intersection safety improvements at key locations.	$ 6,000,000	$ 8,882,000		X	X	
M17*	S Ankeny Blvd and SE Oralabor Rd Safety Improvements	Intersection improvement (capacity and safety), and construction of a grade-separated crossing at the south leg of the intersection for the Oralabor Gateway Trail.	$ 8,200,000	$ 12,139,000	X	X	X	
M18	SE Delaware Ave Corridor Study - SE Magazine Rd to E 1st St	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 150,000	$ 223,000	X	X	X	X
M19	SE Magazine Rd Corridor Study - SE Delaware Ave to NE 38th St	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations, including feasibility of I-35 overpass.	$ 300,000	$ 445,000	X	X	X	X

*** Indicates Project initiated in Near-Term. Portions of Project Costs Shown Are Anticipated To Be Invested in Near-Term Period.**

#	Project Name	Description	Project Cost (Current)	Project Cost (Future 2034)	Program Focsus Areas			
					Multimodal	Expansion & Growth	Transportation System Optimization	Maintenance
M20	SE Corporate Woods Dr and SE Four Mile Dr Intersection Improvements	Concept study, design and construction of intersection safety and capacity improvements.	$ 4,000,000	$ 5,921,000	X	X	X	X
M21	NE 36th St Reconstruction - NE Four Mile Dr to NE 38th St	Reconstruction of NE 36th St from a two-lane rural roadway to an urban three-lane or four-lane divided section, depending upon the results of a traffic study in conjunction with the conceptual design of the project, and intersection safety improvements at key locations.	$ 13,000,000	$ 19,244,000	X	X	X	X
M22	NE 54th St Corridor Study - NE Delaware Ave to NE 38th St	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations, including feasibility of I-35 overpass.	$ 300,000	$ 445,000	X	X	X	X
M23	NE 54th St and NE Delaware Ave Intersection Improvements	Concept study, design and construction of intersection safety and capacity improvements.	$ 4,000,000	$ 5,921,000	X	X	X	
M24	NE 72nd St and NE Delaware Ave Intersection Improvements	Concept study, design and construction of intersection safety and capacity improvements.	$ 4,000,000	$ 5,921,000	X	X	X	
M25	NE 72nd St and N Ankeny Blvd Intersection Improvements	Concept study, design and construction of intersection safety and capacity improvements.	$ 4,000,000	$ 5,921,000	X	X	X	
M26	W 1st Street Corridor Study - State St to Scott St	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 150,000	$ 223,000	X	X	X	X
M27	E 1st St Corridor Study - Ankeny Blvd to Trilein Dr	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 150,000	$ 223,000	X	X	X	X
M28	NW 36th St Corridor Study - NW Irvinedale Dr to IA 415	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 300,000	$ 445,000	X	X	X	X
M29	SW 4th St Reconstruction - SW Maple St to SW Cherry St	Reconstruction of segment due to pavement deterioration	$ 800,000	$ 1,185,000				X
M30	SE Four Mile Drive Corridor Study - SE Corporate Woods Dr to south corp limits	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 150,000	$ 223,000	X	X	X	X

*** Indicates Project initiated in Near-Term. Portions of Project Costs Shown Are Anticipated To Be Invested in Near-Term Period.**



APPENDIX C: LONG-TERM PROJECT SUMMARIES



#	Project Name	Description	Project Cost (Current)	Project Cost (Future 2044)	Program Focus Areas			
					Multimodal	Expansion & Growth	Transportation System Optimization	Maintenance
L1	NW 36th St Widening - NW Irvinedale Dr to NW State St	Addition of 2 lanes on north side (new WB through lanes), left and right turn lanes and traffic signals and/or RAB, to complete the 4-lane arterial.	$ 11,000,000	$ 24,103,000		X	X	
L2	NW State St Extension - NW Abilene Rd to NW 54th St	Extension of NW State Street from NW Abilene Rd to NW 54th St to serve development.	$ 10,200,000	$ 22,350,000	X	X		
L3	NE Delaware Ave - NE 36th St to NE 72nd St	Reconstruction of NE Delaware Ave from a two-lane rural roadway to an urban section (three-lane or four-lane divided pending corridor study) and intersection safety improvements at key locations.	$ 23,000,000	$ 50,396,000	X	X		X
L4	NE 72nd St - N Ankeny Blvd to NE Four Mile Dr	Reconstruction of NE 72nd St from a two-lane rural roadway to an urban section (three-lane or four-lane divided pending corridor study) and intersection safety improvements at key locations.	$ 22,000,000	$ 48,205,000	X	X		
L5	NE Four Mile Dr - NE 36th St to NE 72nd St	Reconstruction of NE Four Mile Dr from a two-lane rural roadway to an urban section (three-lane or four-lane divided pending corridor study) and intersection safety improvements at key locations.	$ 23,000,000	$ 50,396,000	X	X		
L6	NE 54th St - N Ankeny Blvd to NE Delaware Ave	Reconstruction of NE 54th St from a two-lane rural roadway to an urban section (three-lane or four-lane divided pending corridor study) and intersection safety improvements at key locations.	$ 11,000,000	$ 24,103,000	X	X		
L7	NE 54th St - NE Delaware Ave to NE Four Mile Dr	Reconstruction of NE 54th St from a two-lane rural roadway to an urban section (three-lane or four-lane divided pending corridor study) and intersection safety improvements at key locations. Includes overpass of I-35.	$ 30,000,000	$ 65,734,000	X	X		
L8	NW Irvinedale Dr - NW 36th St to NW 54th St/State	Reconstruction of NW Irvinedale Dr from a two-lane rural roadway to an urban section (three-lane or four-lane divided pending corridor study) and intersection safety improvements at key locations.	$ 8,000,000	$ 17,529,000	X	X	X	X
L9	NE 38th St - E 1st St to NE 36th St	Reconstruction of NE 38th St from a two-lane rural roadway to an urban section (three-lane or four-lane divided pending corridor study) and intersection safety improvements at key locations.	$ 22,000,000	$ 48,205,000	X	X	X	X
L10	E 1st St - NE Four Mile Dr to NE 38th St	Reconstruction of E 1st St from a two-lane rural roadway to an urban section (three-lane or four-lane divided pending corridor study) and intersection safety improvements at key locations.	$ 11,000,000	$ 24,103,000	X	X	X	X

#	Project Name	Description	Project Cost (Current)	Project Cost (Future 2044)	Program Focsus Areas			
					Multimodal	Expansion & Growth	Transportation System Optimization	Maintenance
L11	SE Oralabor Rd Corridor Study - SE Four Mile Dr to NE 38th St	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 150,000	$ 329,000	X	X	X	X
L12	NE 38th St Corridor Study - SE Corporate Woods Dr to E 1st St	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 300,000	$ 658,000	X	X	X	X
L13	SE Oralabor Rd and NE 38th St Intersection Improvements	Concept study, design and construction of intersection safety and capacity improvements.	$ 4,000,000	$ 8,765,000	X	X	X	
L14	NW 54th St Corridor Study - NW Irvinedale Dr to N Ankeny Blvd	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 150,000	$ 329,000	X	X	X	X
L15	NW 72nd St Corridor Study - NW Irvinedale Dr to N Ankeny Blvd	Conduct corridor study of traffic and safety conditions to evaluate segment and intersection improvement opportunities for safety and operations.	$ 150,000	$ 329,000	X	X	X	X



APPENDIX D: SHARED USE TRAIL PROJECT SUMMARIES



Project Number	Street Name	Limits	Type	Project Length (Miles)	Project Cost (Current)	Project Cost (Future)
G1	SE Corporate Woods Dr	SE Delaware Ave to SE Convenience Blvd	Shared-Use Trail	0.5	$ 197,106	$ 431,884
G2	SE Oralabor Rd	SE Delaware Ave to SE Convenience Blvd	Shared-Use Trail	0.47	$ 185,280	$ 405,971
G3	S Ankeny Blvd	SE Oralabor Rd to SE Lorenz Dr	Shared-Use Trail	0.41	$ 161,627	$ 354,144
G4	NW 5th St	NW Boulder Brook Pl to Watercrest Park	Shared-Use Trail	0.74	$ 291,717	$ 639,188
G5	SW/NW Weigel Dr	SW Camden Dr to NW 5th St	Shared-Use Trail	0.41	$ 161,627	$ 354,144
G6*	NW Irvinedale Dr	NW 25th St to NW 36th St	Shared-Use Trail	0.71	$ 279,891	$ 613,275
G7	NE Delaware Ave & NE 54th St	NE Briarwood Dr to 120 ft north of NE Bellagio Dr	Shared-Use Trail	0.33	$ 130,090	$ 285,043
G8	NE 54th St	N Ankeny Blvd to 250 ft west of NE Trilein Dr	Shared-Use Trail	0.42	$ 165,569	$ 362,782
G9*	NW 18th St	NW Beechwood St to NW Abilene Rd	Shared-Use Trail	0.15	$ 59,132	$ 129,565
G10	Fourmile Creek Trail	NW 54th St to NW 47th St	Shared-Use Trail	0.57	$ 299,250	$ 655,694
G11	Hidden Creek Trail	NW 13th St to NW 8th Ct	Shared-Use Trail	0.45	$ 236,250	$ 517,653
G12	NE Frisk Dr	NE 95th Ave to NE 97th Pl	Shared-Use Trail	0.3	$ 118,264	$ 259,130
G13	SW Ankeny Rd	SW Westview Dr to Oralabor Rd	Shared-Use Trail	0.95	$ 374,501	$ 820,579
G14	Clover Ridge Trail		Shared-Use Trail	0.4	$ 210,000	$ 460,136
G15	SE Oralabor Rd	SE Four Mile Drive to NE 56th St	Trail Connection Study	3	$ 300,000	$ 300,000
G16	W 1st St	Neal Smith Trail to IA 415	Trail Connection Study	0.42	$ 100,000	$ 100,000
G17	SE Shurfine Dr	High Trestle Trail to SE Delaware Ave	Trail Connection Study	0.6	$ 100,000	$ 100,000
G18	SW Ordnance Rd	SW State St to SW Cherry St	Shared-Use Trail	0.66	$ 260,180	$ 570,086
G19	SW 3rd St/3rd St Pl	SW Irvinedale Dr to SW State St	Shared-Use Trail	0.91	$ 358,733	$ 786,028
Total					**$ 3,989,216**	**$ 8,145,301**

*** Indicates Possible Completion with Development**



city of Ankeny

APPENDIX E: COMMUNITY ENGAGEMENT SUMMARY





City of Ankeny Transportation Master Plan

Public Engagement Summary - Phase 1

Phase 1 of the Ankeny Transportation Master Plan (TMP) public engagement consisted of 3 primary elements: a 4-question survey available on the project website and interactive pin map, focus group interviews with various community leaders, and a public open house event. Together, these efforts resulted in key takeaways that will help to inform future transportation decision-making for the City of Ankeny. This document summarizes these takeaways.

Arc Hub Survey & Pin Map

A public survey made available on the project website from June 1st - July 31st, collected a total of 185 responses. The public was notified of the survey via local news stations, farmers market events, yard signs, and social media. The survey consisted of seven (7) questions - 4 short answer and 3 multiple choice. Prominent takeaways include:

- Improve interface between cyclists and motorists through better-marked crossings and delineation between infrastructure types, especially near schools and critical facilities.
- Update traffic signal timing to reflect the current degree of traffic and install turning lanes to improve mobility.
- Ensuring the roadway infrastructure accommodates the current level of traffic.
- Minimize vehicle stops to maintain traffic flow and reduce accidents.

The pin map was available for the same 2-month duration as the survey. Participants were able to provide comment on each of the following themes within the project area; Traffic, Safety, Road Condition, and Bike/Ped. The finalized map contained 308 responses. Summaries of each theme are listed here:

Traffic Pins

- Update traffic signal timing.
- Plan proactively to address congestion.
- Additional turn lanes to help traffic flow.
- Road narrowing along specific intersections.

Road Condition Pins

- Received the fewest pins of any theme.
- Roadway inefficiencies and deterioration (potholes, dips, and unevenness).

Safety Pins

- Inadequate signage at trail crossings and schools.

Bicycle and Pedestrian Pins

- Mount Trashmore-esque downhill bike track in the Diamond Hills Greenbelt.
- Desire for additional bike trails/alterations were made, such as more grade separations for primary intersections, and connectors to other nearby cities.

Public Open House

A public open house for the Ankeny TMP was held on June 8, 2023, from 4:30-7:30 p.m. at the Ankeny Kirkendall Public Library. The purpose of the open house was to allow attendees to review existing conditions within Ankeny's current transportation system, provide feedback on the existing transportation network, and speak with project team members about the future TMP.

A total of 87 attendees signed into the meeting, including a state legislative representative, city council members, and the city administrator. City staff members and five consultant team members were also in attendance.

Public comment was collected during the open house with written comment forms as well with the support of two laptops for attendees to access the online interactive map featured on the project storymap site. A total of 27 comment forms were submitted at the open house event. Attendees also had the opportunity to vote on their top goals for the TMP through an interactive voting activity hosted at the second display station. Top choices for attendees included "Interconnected Bicycle and Pedestrian Network" (41 votes), "Safety for All Transportation Users" (35 votes), and "Efficient and Reliable Mobility Options" (35 votes).

A project flyer was developed to help advertise the open house event. This flyer was displayed throughout the community, including at recreational fields, indoor facilities, the public library, city hall and other municipal service buildings. Other advertisement for this event included a series of social media graphics that were posted on the City of Ankeny's official Facebook page, a press release shared with local media sources, and yard signs that were posted around popular public spaces in town. Direct email invitations were also sent to citizens who subscribe to the City's road improvements updates.

Focus Groups

Three focus Groups were conducted from July 11th through July 13th. Group 1 was focused on community and business development, Group 2 consisted of advocates for bike/ped, and Group 3 inlcuded representatives of local schools and neighborhoods. The two primary areas of discussion were the approval and accuracy of the proposed TMP goals, and the challenges observed by each of the different groups. The presentation application Mentimeter was used to conduct live engagement during the focus group meetings.

A set of nine predefined challenges were presented during each focus group meeting and participants were prompted to select their top three concerns. 83% of the participants from all three focus groups placed 'Increasing Traffic/Congestion Delays' in their top three challenges, commenting that frontage roads are needed and traffic signal timing may need refining. 58% of participants placed 'Aging and Deteriorating Infrastructure' in their top three, requesting the use of road materials that last, and, again, that traffic signals be timed more efficiently. The remaining seven challenges (Rising Transportation Costs and Limited Funding, Increasing Travel Distances, Increasing Truck Traffic, Safety, Service Coverage, Lack of Multi-Modal Infrastructure, and Travel Needs for Vulnerable Populations) were all placed in less than 33% of participants' top three challenges.

Participants were then prompted to rate the goals as a whole on a scale of one (1) (Not Well At All) to five (5) (Very Well). The approval of the overall goals was high, with nearly 75% of respondents rating the approval as either "Well" or "Very Well". While no respondents rated the goals as "Not Well" or "Not Well At All", those who did rate them as a 3 (Undecided) typically did so because they felt they could not answer the question accurately without additional information.



city of Ankeny

City of Ankeny Transportation Master Plan

Public Engagement Summary - Phase 2

Phase 2 public engagement of the Ankeny Transportation Master Plan (TMP) consisted of four primary elements: a public survey available on the project website, focus group discussions, two pop-up table events, and a virtual presentation of the Current and Future Needs Chapter findings. All of these outreach tactics contributed to achieving the overall goal of Phase Two - evaluating trade-offs and identifying priorities. This document summarizes these takeaways.

Phase Two Public Survey

A public survey made available on the project website from November 14th, 2023 - January 3rd, 2024, collected a total of 558 responses. The public was notified of the survey via the two pop-up events and a social media campaign hosted on the City's Facebook and "X" (formerly Twitter) pages. The survey consisted of eight (8) questions - 1 ranking and 7 multiple choice. Prominent takeaways include:

- Strong support expressed for growing and expanding the current Ankeny transportation system to accommodate current and future traffic volumes.
- Multi-modal transportation improvements were again ranked as a top priority for survey takers.
- Overwhelming majority of survey takers live in Ankeny, and there was about a 50/50 split between those who work in the community and those who commute outside of the community for work.
- Balancing growth and maintaining existing facilities will need to be a top priority for future transportation system improvements.

Pop-Up Events

Two pop-up events were hosted by project team members during Phase Two of the Ankeny TMP planning process. Locations of the pop-up events were decided by the City of Ankeny's Communication Department with the support of the project team.

The first pop-up event took place at the Albaugh Family Senior Community Center on Thursday, November 2nd from 11:00am to 1:00pm and then again from 3:30pm to 4:30 pm. Project team members hosted an information table during the lunch time period while visitors of the facility attended the free lunch program. The second pop-up table was hosted on Wednesday, December 27th at the Ankeny Kirkendall Public Library for a few hours that afternoon. Team members spoke with visitors about the Ankeny TMP, its planning process, identified goals, and encouraged them to take the public survey. Hard copies of the survey were available at the information table that day.

Focus Group Discussions

Two focus group discussions were conducted on the following dates: November 7th and 8th. In Phase Two, members were broken out of their previously assigned focus group types. Instead, members were allowed to inter-mingle with other focus group members during Phase Two conversations.

Conversation was focused on providing an update of the TMP planning process and identified program areas, gathering input on engagement from phase one, introducing program areas and potenial alternatives, and obtaining input on strategies/action steps that could help achieve plan goals. The presentation application Mentimeter was used to conduct live engagement during the focus group meetings.

Four program areas were presented during the focus group meetings. These program areas were established by project team members to help categorize potential transportation project types. Program areas include “Multi-Modal System Enhancement & Connectivity”, “Expansion and Growth”, “Preservation, Maintenance, and Rehabilitation”. and “Transportation System Optimization”. During the focus group discussions, participants were tasked with prioritizing projects under each of these program areas. Project team members presented this as a “this or that” voting activity that allowed participants to vote on “Project A” or “Project B” under each program area to help determine which projects would potentially have the most support from the community when it comes time to fund and construct them.

Virtual Presentation

In Phase Two, community members were given the opportunity to learn more about Ankeny’s existing transportation system through a virtual presentation made available on the project website. Content for this presentation was based on the Current and Future Needs Chapter findings project team members had gathered and analyzed during phase one of the planning process. These findings provide insight into current traffic volumes, predicted traffic data modeling, key corridors and intersections, and community demographic information, as well as more metrics for evaluating the City’s transportation system.

This presentation was a pre-recorded 12-minute video that presented the Chapter’s findings and was made available on the project website during the month of December. The video also encouraged viewers to take the Phase Two Public Survey which was available on the website as well.

To view the Phase Two Virtual Presentation, visit this link.



City of Ankeny Transportation Master Plan

Public Engagement Summary - Phase 3

Phase 3 public engagement of the Ankeny Transportation Master Plan (TMP) provided a final opportunity for community members and stakeholders to provide their feedback on the recommended actions, goals, and policies of the plan. All of these outreach tactics contributed to achieving the overall goal of Phase 3 - validating final plan recommendations with community input. This document summarizes these takeaways.

Public Open House

The final public open house was held on May 8, 2024, from 4:30-7:30p.m. at the Ankeny Kirkendall Public Library. The purpose of the open house was to allow attendees to review the planning process that led to the development of the draft TMP and its recommendations, provide feedback, comments or concerns about the presented recommendations, and speak with the project team about the TMP or other transportation-related topics.

A total of 51 members of the public signed into the meeting. Additional attendees were noted that did not sign in. City staff members and four consultant team members were also in attendance.

The meeting was arranged in ten information displays for attendees to visit in a sequence, followed by a public comment station.

Public Comment

A total of 18 comment forms were completed and submitted during the May 8 open house meeting.

Seventeen of the respondents were Ankeny residents, and one was not a resident. Based on feedback from the comment forms completed at the meeting, the following results were concluded:

The TMP recommendations adequately address the needs of Ankeny residents, both now and in the future. 50% of open house comment forms mentioned the benefits of the plan, deeming it both forward thinking and proactive, which addresses the needs of Ankeny residents well.

Respondents expressed a desire for the opportunity to be involved in the implementation of this plan. About 44% of respondents mentioned wanting to be involved in the implementation of the TMP as it moves forward, listing desires such as continuous updates, feedback opportunities, volunteering and more.

When prompted to share feedback on the Near, Mid, and Long Term projects presented, the most common concern was the immediate need for improvements. Four respondents noted that the projects are helpful for residents, and they would like to encourage that these changes happen as soon as possible. This is desired for the near, mid, and long term projects alike.

Under the “additional comments” prompt, respondents expressed a desire for public transportation programs and pedestrian/cyclist safety to be given a higher importance within the plan. About 39% of respondents noted the importance of either expanding the existing public transit program or prioritizing safe bike ways and pedestrian sidewalks so that those means of transportation can be promoted within the community.

Virtual Presentation

For community members who were not able to attend the final open house meeting in person, a virtual presentation was shared on the City’s project website. This presentation featured the displays that were shared at the open house meeting and allowed viewers to fill out a comment form to share their feedback with the City and project team. This provided an extended opportunity for community members to review the Transportation Master Plan’s recommendations, actions, and policies.

This presentation was a pre-recorded 4.5-minute video that presented the TMP’s recommendations, actions, and policies. The video was made available during the month of June 2024 as well as the online comment form associated with the presentation. No online comments were submitted during this time.

To view the Phase Three Virtual Presentation, visit this link.



APPENDIX F: REVENUE SOURCES AND PROJECTIONS



City of Ankeny TMP
Transportation System Revenue Sources and Projections

	Revenue Source	Annual Growth %	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
1	General Obligation Bonds Debt Service Fund	3%	$ 12,011,666	$ 8,325,666	$ 9,846,667	$ 9,931,000	$ 14,470,000	$ 16,139,000	$ 15,640,000	$ 15,185,000	$ 15,835,000	$ 24,515,000	$ 16,735,450	$ 17,237,514	$ 17,754,639	$ 18,287,278	$ 18,835,896	$ 19,400,973	$ 19,983,003	$ 20,582,493	$ 21,199,967	$ 21,835,966	$ 22,491,045	$ 23,165,777	$ 23,860,750	$ 24,576,573	$ 25,313,870	$ 26,073,286	$ 26,855,484	$ 27,661,149	$ 28,490,983	$ 29,345,713	$ 30,226,084	$ 31,132,867
2	General Obligation Bonds Tax Increment Financing Fund	3%	$ 10,630,000	$ 2,623,554	$ 2,160,000	$ 7,337,000	$ 272,000	$ 400,000	$ 1,000,000	$ 3,216,750	$ 6,607,750	$ 2,285,000	$ 3,068,550	$ 3,160,607	$ 3,255,425	$ 3,353,087	$ 3,453,680	$ 3,557,290	$ 3,664,009	$ 3,773,929	$ 3,887,147	$ 4,003,762	$ 4,123,875	$ 4,247,591	$ 4,375,019	$ 4,506,269	$ 4,641,457	$ 4,780,701	$ 4,924,122	$ 5,071,846	$ 5,224,001	$ 5,380,721	$ 5,542,143	$ 5,708,407
3	General Obligation Bonds Road Use Tax Fund	0%	$ -	$ -	$ -	$ -	$ -	$ -	$ 506,499	$ 8,230,602	$ 2,985,809	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4	General Obligation Bonds Water Fund	0%	$ -	$ -	$ -	$ -	$ -	$ -	$ 168,527	$ 2,738,567	$ 993,468	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	General Obligation Bonds Sewer Fund	0%	$ -	$ -	$ -	$ -	$ -	$ -	$ 324,974	$ 5,280,831	$ 1,915,723	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	Grants	1%	$ 3,925,000	$ 5,446,446	$ 4,992,000	$ 2,766,000	$ 4,327,913	$ 3,836,248	$ 4,000,000	$ 2,223,250	$ 5,523,250	$ 8,240,000	$ 3,082,400	$ 3,113,224	$ 3,144,356	$ 3,175,800	$ 3,207,558	$ 3,239,633	$ 3,272,030	$ 3,304,750	$ 3,337,798	$ 3,371,175	$ 3,404,887	$ 3,438,936	$ 3,473,325	$ 3,508,059	$ 3,543,139	$ 3,578,571	$ 3,614,356	$ 3,650,500	$ 3,687,005	$ 3,723,875	$ 3,761,114	$ 3,798,725
7	General Fund	0%	$ 200,000	$ 343,000	$ 340,000	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8	Park Dedication Fund	0%	$ 50,000	$ 50,000	$ 80,000	$ 80,000	$ 80,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
9	Water Fund	0%	$ 791,234	$ 750,000	$ -	$ -	$ -	$ 66,000	$ -	$ 912,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10	Sewer Fund	0%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 912,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11	Cash on Hand	0%	$ 815,000	$ 6,600,000	$ 3,723,000	$ 2,437,000	$ 6,409,087	$ 3,477,752	$ 240,000	$ 500,000	$ 1,519,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12	Hotel/Motel Tax	0%	$ 105,000	$ 50,000	$ 200,000	$ 200,000	$ 300,000	$ 295,000	$ 100,000	$ 600,000	$ -	$ 500,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000
13	Road Use Tax Fund	0%	$ 1,670,000	$ 1,140,000	$ 1,800,000	$ 2,045,000	$ 2,275,000	$ 1,449,000	$ 785,000	$ 350,000	$ 350,000	$ 350,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14	Capital Reserve Fund	0%	$ 450,000	$ 4,439,700	$ 3,060,000	$ 50,000	$ 495,000	$ 6,765,000	$ 1,370,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15	Civic Trust Fund	0%	$ 40,000	$ -	$ 1,555,000	$ 950,000	$ 2,615,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
16	Private Contributions	0%	$ 2,445,000	$ 1,956,837	$ 993,000	$ 1,648,000	$ 360,000	$ 1,270,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
17	Special Assessments	0%	$ -	$ -	$ 1,114,000	$ -	$ 255,000	$ -	$ -	$ 200,000	$ 290,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	TOTAL		$ 33,132,900	$ 31,725,203	$ 29,863,667	$ 27,519,000	$ 31,859,000	$ 33,798,000	$ 24,235,000	$ 40,450,000	$ 36,120,000	$ 35,990,000	$ 23,286,400	$ 23,911,344	$ 24,554,420	$ 25,216,165	$ 25,897,134	$ 26,597,897	$ 27,319,041	$ 28,061,172	$ 28,824,912	$ 29,610,904	$ 30,419,807	$ 31,252,304	$ 32,109,094	$ 32,990,900	$ 33,898,466	$ 34,832,557	$ 35,793,963	$ 36,783,494	$ 37,801,989	$ 38,850,309	$ 39,929,341	$ 41,039,999
	Running 5-Year Totals (prior)											**$ 170,593,000**	**$ 160,081,400**	**$ 159,757,744**	**$ 143,862,164**	**$ 132,958,329**	**$ 122,865,463**	**$ 126,176,961**	**$ 129,584,658**	**$ 133,091,410**	**$ 136,700,157**	**$ 140,413,926**	**$ 144,235,836**	**$ 148,169,099**	**$ 152,217,021**	**$ 156,383,009**	**$ 160,670,572**	**$ 165,083,322**	**$ 169,624,981**	**$ 174,299,381**	**$ 179,110,470**	**$ 184,062,313**	**$ 189,159,096**	**$ 194,405,132**
	Running 10-Year Totals (prior)																					**$ 263,279,390**	**$ 270,412,797**	**$ 277,753,757**	**$ 285,308,431**	**$ 293,083,166**	**$ 301,084,498**	**$ 309,319,158**	**$ 317,794,080**	**$ 326,516,402**	**$ 335,493,479**	**$ 344,732,884**	**$ 354,242,418**	**$ 364,030,113**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting public improvements for utilities in DHI Plat 1 (DR Horton Office).

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - Acceptance of Utilities
2. Certificate of Completion

3. Letter of Assurance

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN DR HORTON OFFICE (DHI PLAT 1) FOR UTILITIES

WHEREAS, on the 20th day of May, 2024, the City of Ankeny, Iowa entered into a three-party contract with The Underground Company, LTD., the Contractor, and DR Horton, the Developer, for the construction of certain public improvements generally described as Utilities, approved under Resolution No. 2024-288; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on March 17th, 2025 with the following exceptions:

NONE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and

2. That the above-described improvements be and are hereby accepted based on said certification.

PASSED AND APPROVED on this 17th day of March, 2025.

CITY OF ANKENY, IOWA

By: _____
Todd Shafer, Mayor Pro Tem

ATTEST:

By: _____
Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

DR Horton Office

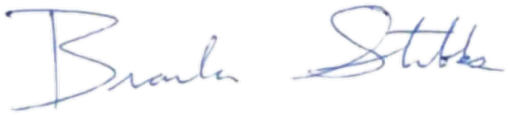
DHI Plat 1

Ankeny, Iowa

March 17, 2025

This is to certify that the construction improvements on the **DR Horton Office aka DHI Plat 1** project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



Branden Stubbs, P.E.
Stubbs Engineering
Iowa License Number: 25335

STUBBS ENGINEERING
1609 N Ankeny Blvd, Suite 230, Ankeny, IA
50021

03/17/25

Mark Valmore
City of Ankeny

1210 NW Prairie Ridge Dr

Ankeny, Iowa

DR Horton Office / DHI Plat 1 Letter of Assurance

We are pleased to report that all public improvements associated with the DR Horton Office aka DHI Plat 1 are complete.

We request that you consider acceptance of the improvements.

We certify the public improvements for the referenced project have been constructed in substantial compliance with the approved construction plans and specifications to the best of our knowledge.

Respectfully submitted,



Branden Stubbs, P.E.

Stubbs Engineering

Iowa License Number: 25335

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting public improvements for utilities in SW Ankeny Road Culvert Replacement Project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - Acceptance of Utilities
2. Certificate of Completion

3. Letter of Assurance

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN SW ANKENY ROAD CULVERT REPLACEMENT FOR UTILITIES

WHEREAS, on the 23rd day of May, 2024, the City of Ankeny, Iowa entered into a three-party contract with J&K Contracting, LLC, the Contractor, and Soil and Water Conservation Society, the Developer, for the construction of certain public improvements generally described as Utilities, approved under Resolution No. 2024-229; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on March 17th, 2025 with the following exceptions:

NONE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and

2. That the above-described improvements be and are hereby accepted based on said certification.

PASSED AND APPROVED on this 17th day of March, 2025.

CITY OF ANKENY, IOWA

By: _____
Todd Shafer, Mayor Pro Tem

ATTEST:

By: _____
Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

SW Ankeny Road Culvert Replacement – S&WCS • Drainage Improvements

Ankeny, Iowa

March 17, 2025

This is to certify that the construction improvements on the **SW Ankeny Road Culvert Replacement** project has been completed in substantial compliance with the plans and specifications for the project. The final contract amount is on file with Soil & Water Conservation Society and the City of Ankeny's contributions total $25,000. I hereby recommend acceptance of the project.

Respectfully submitted,

Steve Klocke

Steve Klocke, P.E.
Project Manager
Snyder & Associates, Inc.
Iowa License Number P16312

March 17th, 2025

Don Clark
Director of Municipal Utilities
City of Ankeny
410 West First Street, City Hall
Ankeny, IA 50023

RE: SW ANKENY ROAD CULVERT REPLACEMENT
CERTIFICATE OF FINAL COMPLETION

Mr. Clark:

This letter is to certify that the construction improvements on the *SW Ankeny Road Culvert Replacement* project have been reviewed and found to be fully completed in general conformance with the plans and specifications for the project as of November 4th, 2024.

All punch-list tasks have been completed. We therefore recommend final acceptance of the project as complete. This project was primarily sponsored by the Soil and Water Conservation Society; however, the City's cost participation in this project totals $25,000.

Should you have any comments or questions, please feel free to call or email me at your convenience.

Regards,

SNYDER & ASSOCIATES, INC.

Steve Klocke

Steve Klocke, P.E.
Project Engineer

cc: Mark Valmore
Melissa Zusspan
Jared Bright
Clare Lindahl – S&WCS
Courtney Allen – S&WCS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting public improvements for paving in SW Ankeny Road Culvert Replacement Project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Certificate of Completion

3. Letter of Assurance

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN SW ANKENY ROAD CULVERT REPLACEMENT FOR PAVING

WHEREAS, on the 23rd day of May, 2024, the City of Ankeny, Iowa entered into a three-party contract with J & K Contracting, LLC, the Contractor, and Soil and Water Conservation Society, the Developer, for the construction of certain public improvements generally described as Paving, approved under Resolution No. 2024-229; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on March 17th, 2025 with the following exceptions:

NONE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and

2. That the above-described improvements be and are hereby accepted based on said certification.

PASSED AND APPROVED on this 17th day of March, 2025.

CITY OF ANKENY, IOWA

By: _____
Todd Shafer, Mayor Pro Tem

ATTEST:

By: _____
Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

SW Ankeny Road Culvert Replacement – S&WCS • Drainage Improvements

Ankeny, Iowa

March 17, 2025

This is to certify that the construction improvements on the **SW Ankeny Road Culvert Replacement** project has been completed in substantial compliance with the plans and specifications for the project. The final contract amount is on file with Soil & Water Conservation Society and the City of Ankeny's contributions total $25,000. I hereby recommend acceptance of the project.

Respectfully submitted,

Steve Klocke

Steve Klocke, P.E.
Project Manager
Snyder & Associates, Inc.
Iowa License Number P16312

March 17th, 2025

Don Clark
Director of Municipal Utilities
City of Ankeny
410 West First Street, City Hall
Ankeny, IA 50023

RE: SW ANKENY ROAD CULVERT REPLACEMENT
CERTIFICATE OF FINAL COMPLETION

Mr. Clark:

This letter is to certify that the construction improvements on the *SW Ankeny Road Culvert Replacement* project have been reviewed and found to be fully completed in general conformance with the plans and specifications for the project as of November 4th, 2024.

All punch-list tasks have been completed. We therefore recommend final acceptance of the project as complete. This project was primarily sponsored by the Soil and Water Conservation Society; however, the City's cost participation in this project totals $25,000.

Should you have any comments or questions, please feel free to call or email me at your convenience.

Regards,

SNYDER & ASSOCIATES, INC.

Steve Klocke

Steve Klocke, P.E.
Project Engineer

cc: Mark Valmore
Melissa Zusspan
Jared Bright
Clare Lindahl – S&WCS
Courtney Allen – S&WCS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting public improvements for subgrade in SW Ankeny Road Culvert Replacement Project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Certificate of Completion

3. Letter of Assurance

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN SW ANKENY ROAD CULVERT REPLACEMENT FOR SUBGRADE PREP

WHEREAS, on the 23rd day of May, 2024, the City of Ankeny, Iowa entered into a three-party contract with J&K Contracting, LLC, the Contractor, and Soil and Water Conservation Society, the Developer, for the construction of certain public improvements generally described as Subgrade Prep, approved under Resolution No. 2024-229; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on March 17th, 2025 with the following exceptions:

NONE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and

2. That the above-described improvements be and are hereby accepted based on said certification.

PASSED AND APPROVED on this 17th day of March, 2025.

CITY OF ANKENY, IOWA

By: _____
Todd Shafer, Mayor Pro Tem

ATTEST:

By: _____
Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

SW Ankeny Road Culvert Replacement – S&WCS • Drainage Improvements

Ankeny, Iowa

March 17, 2025

This is to certify that the construction improvements on the **SW Ankeny Road Culvert Replacement** project has been completed in substantial compliance with the plans and specifications for the project. The final contract amount is on file with Soil & Water Conservation Society and the City of Ankeny's contributions total $25,000. I hereby recommend acceptance of the project.

Respectfully submitted,

Steve Klocke

Steve Klocke, P.E.
Project Manager
Snyder & Associates, Inc.
Iowa License Number P16312

March 17th, 2025

Don Clark
Director of Municipal Utilities
City of Ankeny
410 West First Street, City Hall
Ankeny, IA 50023

RE: SW ANKENY ROAD CULVERT REPLACEMENT
CERTIFICATE OF FINAL COMPLETION

Mr. Clark:

This letter is to certify that the construction improvements on the *SW Ankeny Road Culvert Replacement* project have been reviewed and found to be fully completed in general conformance with the plans and specifications for the project as of November 4th, 2024.

All punch-list tasks have been completed. We therefore recommend final acceptance of the project as complete. This project was primarily sponsored by the Soil and Water Conservation Society; however, the City's cost participation in this project totals $25,000.

Should you have any comments or questions, please feel free to call or email me at your convenience.

Regards,

SNYDER & ASSOCIATES, INC.

Steve Klocke

Steve Klocke, P.E.
Project Engineer

cc: Mark Valmore
Melissa Zusspan
Jared Bright
Clare Lindahl – S&WCS
Courtney Allen – S&WCS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt a **RESOLUTION** authorizing the execution of a Traffic Safety Improvement Program (TSIP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny for the sharing of construction costs for the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

The South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project is a joint project with the Iowa Department of Transportation (Iowa DOT). The project includes improving traffic safety and mobility from just south of SE Peterson Drive to First Street by replacing the existing 4-lane street with a new 5-lane street with dedicated left turn lanes and right turn lanes at SE Peterson Drive, Third Street, and First Street along with a new traffic signal at the intersection of South Ankeny Boulevard and Third Street. Other improvements include the replacement of the storm sewer, sanitary sewer, water main, and fiber optic along the corridor.

To facilitate using the TSIP funding, the Iowa DOT has submitted the attached funding agreement which stipulates the cost-sharing and eligible costs for the construction of this project, to a maximum of $500,000.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the City Council take the following action:

1. Consider motion to authorize the execution of a Traffic Safety Improvement Program (TSIP) funding agreement between the Iowa DOT and the City of Ankeny for the sharing of construction costs for the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's current Capital Improvement Program with construction scheduled for 2026 and 2027. The Iowa DOT will reimburse the City for a portion of the construction costs, as per the Agreement up to a maximum amount of $500,000.

PUBLIC OUTREACH EFFORTS

The Iowa DOT conducted a project information meeting that was held on August 27, 2024.

ACTION REQUESTED

ATTACHMENTS

1. South Ankeny Boulevard Improvements - Resolution for TSIP Agreement
2. South Ankeny Boulevard Improvements - TSIP Agreement

RESOLUTION 2025-XXX

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR TRAFFIC SAFETY IMPROVEMENT PROGRAM (TSIP) FUNDING BETWEEN THE IOWA DEPARTMENT OF TRANSPORTATION (IOWA DOT) AND THE CITY OF ANKENY, IOWA FOR THE SHARING OF PROJECT COSTS FOR THE PROPOSED SOUTH ANKENY BOULEVARD IMPROVEMENTS – SE PETERSON DRIVE TO FIRST STREET PROJECT

WHEREAS, City of Ankeny staff applied to the Iowa Department of Transportation (Iowa DOT) for Traffic Safety Improvement Program (TSIP) funding to facilitate the construction of the South Ankeny Boulevard Improvements – SE Peterson Drive to First Street project, and the Iowa DOT subsequently approved the City's application in the amount of $500,000; and

WHEREAS, the City deems it to be in the best interest of the residents of the City to enter into an agreement with the Iowa DOT for the sharing of project costs for said South Ankeny Boulevard Improvements – SE Peterson Drive to First Street project.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor and City Clerk should be and they are hereby authorized and empowered to execute the said agreement with the Iowa DOT for Traffic Safety Improvement Program (TSIP) funding.

DATED at the City of Ankeny, Iowa, this 17th day of March, 2025.

_____

Todd Shafer, Mayor Pro Tem

ATTEST:

_____

Michelle Yuska, City Clerk

IOWA DEPARTMENT OF TRANSPORTATION
AGREEMENT FOR TRAFFIC SAFETY IMPROVEMENT PROGRAM FUNDING
(Site-Specific Improvement)

County	Polk
Recipient	Ankeny
Project No.	TSF-069-4(149)--92-77
Iowa DOT Agreement No.	2025-TS-002

This agreement is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the city of Ankeny, Iowa, hereinafter designated the "Recipient". The Recipient and DOT submitted a joint application to the DOT for funding through the Traffic Safety Improvement Program (TSIP) under Iowa Code Section 312.2(11), and the application was approved by Transportation Commission Order No. SO-2024-26 on December 12, 2023.

The Department and the Recipient previously entered into the following agreement related to the above referenced project: Agreement No. 2023-P-056 for Pre-Design was executed by the Department and Recipient on May 31, 2023 and May 15, 2023 respectively.

Pursuant to the terms of this agreement, and applicable statutes and administrative rules, the DOT agrees to provide funding to aid in the development of a traffic safety improvement project.

In consideration of the foregoing and the mutual promises contained in this agreement, the parties agree as follows:

1. Project Information

a. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement.

b. All notices required under this agreement shall be made in writing to the DOT's and/or the Recipient's contact person. The DOT's contact person shall be the District 1 South Area Engineer, Benjamin Adey. The Recipient's contact person shall be the City Engineer, Amy Quartell, P.E..

c. The Recipient shall be responsible for the development of the following described project located in the city of Ankeny:

Turn lanes and raised medians along U.S. 69 (South Ankeny Boulevard) from Southeast Peterson Drive to 1st Street. See Exhibit A-1 for the location of the project and Exhibit A-2 for the estimated project cost.

d. Project-specific funding stipulations in order for the project to be considered eligible to receive TSIP funds include:

None.

2. Project Costs

a. Eligible project costs for the project described in Section 1 of this agreement, which are incurred after the effective date of Commission approval, shall be paid from TSIP funds and other funds as listed below, subject to the execution of a signed agreement:

TSIP funds: $500,000

b. The portion of the total project costs paid by TSIP shall not exceed the amount stated above or the actual cost of the TSIP eligible items, whichever is the lesser amount.

c. The project shall be let to contract before July 1, 2026. If a letting is not required, project activities shall be initiated prior to July 1, 2026. If any of these conditions are not met, the Recipient may be in default, for which the Department may revoke funding commitments. This agreement may be extended for a period of 12 months upon receipt of a written request from the Recipient at least 30 days prior to the deadline.

d. Project activities or costs considered eligible for TSIP funds are those required by, or integral to, the safety aspects of the project. Eligible activities include the following: (a) road modernization, upgrading, or reconstruction; (b) intersection improvements; (c) right-of-way purchases; (d) drainage and erosion control measures; (e) traffic control devices; (f) traffic barriers and other roadside safety devices; and (g) removal of trees and other fixed objects.

e. Project activities or costs considered ineligible for TSIP funds include, but are not limited to, the following: (a) any and all costs incurred prior to Commission approval of funding; (b) routine maintenance of a road, street, bridge, culvert or traffic control device; (c) contract administration costs; (d) design and construction engineering and inspection, including construction survey; (e) utility construction, reconstruction, or adjustment, except as an integral part of a project; (f) sidewalks, shared-use paths or railroad-highway crossings, except as an integral part of a project; (g) maintenance or energy costs for traffic control devices or lighting; (h) aesthetic items such as brick pavers or decorative lighting/signal poles; and (i) expenditures for items not related to the roadway. For the purposes of this agreement, pavement patching is considered maintenance.

f. If Federal highway funds, Federal Swap funds, Farm-to-Market funds, or other Federal funds are used in combination with TSIP funds, the Recipient shall also follow all administrative and contracting procedures which would normally be used when such funds are used on a non-TSIP project. The Recipient shall comply with all requirements for the use of said funds.

3. Right of Way and Permits

a. In the event that right-of-way is required for the project, said right-of-way shall be acquired in accordance with 761 Iowa Administrative Code Chapter 111, Real Property Acquisition and Relocation Assistance. If the project impacts the Primary Road System, the Recipient shall submit preliminary right-of-way plans to the DOT's Right of Way Bureau for review and approval prior to the commencement of any acquisition. Additionally, if said right-of-way is for an improvement to the Primary Road System, it shall be acquired in the name of the State of Iowa.

b. The Recipient shall be responsible for obtaining any permits, such as the Work Within the Right-of-Way Permit, Access Connection/Entrance Permit, Utility Accommodation Permit, Application for Approval of a Traffic Control Device, and/or other construction permits required for the project prior to the start of construction. Neither the approval of the TSIP application for funding nor the signing of this agreement shall be construed as approval of any required permit from the DOT.

c. The Recipient shall be responsible for obtaining any environmental permits and approvals, when necessary, to comply with all environmental regulations.

4. Project Design

a. The Recipient shall develop all project improvements using engineering judgment. The Recipient shall use the DOT “Design Manual” on projects involving the Primary Road System and/or routes located on the National Highway System. Projects not on the Primary Road system shall use “A Policy on Geometric Design of Highways and Streets", (latest edition), by the American Association of State Highway and Transportation Officials. In all cases the "The Manual on Uniform Traffic Control

Devices for Streets and Highways" (MUTCD), as adopted pursuant to 761 Iowa Administrative Code, Chapter 130 shall apply.

b. For projects which include the installation or modification of traffic signal systems, the following shall apply:

   i. There will be a minimum of one mast-arm mounted signal head with back plate for each incoming through or left-turn lane. In addition, there will be one signal head, side of pole mounted, on the far right side pole. All vehicle signal lenses shall be 12-inch. The positioning of signal faces and the signal indications for left-turn movements shall be in accordance with current adopted MUTCD.

   ii. Combination signal/lighting pole shall be used to minimize the number of fixed objects.

   iii. Interconnection and coordinated traffic signal timing plans shall be developed for the traffic signals if there are two or more other signal installations within ½ mile of the subject access to provide for progressive traffic flow. Said plans shall be reviewed and approved by the DOT Traffic & Safety Bureau.

   iv. Pedestrian activated signals shall be provided for all pedestrian movements and timed in accordance with the MUTCD.

   v. The concrete pad for the controller shall extend no more than 4 inches above the ground line.

   vi. Where the distance from the stop bar to the signal indication is in excess of 180 feet, there shall also be a near side signal head.

   vii. Dilemma zone protection shall be provided if the 85th percentile speed is at/over 35 mph.

5. Bid Letting

a. The DOT shall be responsible for letting the project.

b. The DOT shall be the contracting authority for the project.

6. Construction and Maintenance

a. The Recipient shall conduct the project development and implementation in compliance with applicable laws, ordinances and administrative rules.

b. The DOT shall be responsible for the daily inspection of the project, and the compilation of a daily log of materials, equipment and labor on the project.

c. The DOT shall maintain records, documents, and other evidence in support of work performed under the terms of this contract.

d. If this project requires the installation of or modification to a traffic control signal system, the Recipient shall be responsible for all future ownership, maintenance, operation and energy costs of said installation or modification.

e. The Recipient hereby certifies that, for a period of five (5) years following completion of the project, there shall be no modifications in the geometric features, the construction features, or the access management features (including driveway design and location) of the project, nor shall there be any fixed objects or obstructions placed in any clear zone established in conjunction with this project without the prior written approval of the Traffic and Safety Bureau. Failure to comply shall be considered a default under the terms of this agreement.

7. Payments and Reimbursements

a. The DOT will issue payments to the Contractor and will utilize the TSIP funds towards eligible project costs. Eligible and ineligible costs are outlined in Iowa Administrative Code (IAC) 761 Chapter 164, Traffic Safety Improvement Program (see IAC 761-164.6(312) and IAC 761-164.7(312)). TSIP funds shall not be utilized until after July 1, 2024.

b. If the Recipient fails to perform any obligation under this agreement, the DOT shall have the right, after first giving thirty (30) days written notice to Recipient by certified mail return receipt requested, to declare this agreement in default. The Recipient shall have thirty (30) days from date of mailing of notice to cure the default. If the Recipient cures the default, the Recipient shall notify DOT no later than five (5) days after cure or before the end of said thirty (30) day period to cure default. Within ten (10) working days of receipt of Recipient's notice of cure, the DOT shall issue either a notice of acceptance of cure or notice of continued default.

c. In the event a default is not cured the DOT may revoke funding commitments and/or seek repayment of TSIP funds granted by this agreement through charges against the Recipient's road use tax funds.

8. General Provisions

a. This agreement shall be considered to be in default if the DOT determines that the Recipient's application for funding contained inaccuracies, omissions, errors or misrepresentations.

b. To the extent allowed by law, the Recipient agrees to indemnify, defend and hold the DOT harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, or inspection of this project. To the extent allowed by law, this agreement to indemnify, defend and hold harmless applies to all aspects of the DOT's application review and approval process, plan and construction reviews, and funding participation.

c. In accordance with Iowa Code Chapter 216, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.

d. The Recipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), and the associated Federal regulations that implement these laws.

e. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Federal-aid Project Development Guide and the Instructional Memorandums to Local Public Agencies (I.M.s) that are referenced by the Guide. Both are available on-line at: https://www.iowadot.gov/local_systems/publications/im/lpa_ims.htm. The Recipient shall follow the applicable procedures and guidelines contained in the Federal-aid Guide and I.M.s in effect at the time project activities are conducted.

f. If any part of this agreement is found to be void and unenforceable then the remaining provisions of this agreement shall remain in effect.

g. This agreement is not assignable without the prior written consent of the DOT.

h. It is the intent of both parties that no third-party beneficiaries be created by this agreement.

i. In case of dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to Iowa Code Chapter 679A. Either party has the right to submit the matter to arbitration after ten (10) days' notice to the other party of their intent to seek arbitration. The written notice must include a precise statement of the disputed question. DOT and the Recipient agree to be

bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the state or federal courts absent exhaustion of the provisions of this paragraph for arbitration.

j. This agreement, including referenced exhibits, constitutes the entire agreement between the DOT and the Recipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement must be made in the form of an addendum to this agreement. Said addendum shall become effective only upon written approval of the DOT and Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2025-TS-002 as of the date shown opposite its signature below.

City of Ankeny, Iowa:

By: _____ Date _____, 20_____.

Title: _____

I, _____, certify that I am the Clerk of the City, and that

_____, who signed said Agreement for and on behalf of the City was duly

authorized to execute the same by virtue of a formal Resolution duly passed and adopted by the City, on

the _____ day of _____, 20_____.

Signed _____ Date _____, 20_____.
City Clerk of Ankeny, Iowa

Iowa Department of Transportation:

By:_____ Date _____, 20_____.
Hossein Naraghi, PhD
Director,
Traffic and Safety Bureau

EXHIBIT A-1
[Project Location]



EXHIBIT A-2
[Estimated Project Cost]

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE CONSTRUCTION COSTS

SNYDER & ASSOCIATES

S ANKENY BLVD/US69 4-LANE DIVIDED FROM SW PETERSON DR. TO 1ST ST.
TSIP Estimate Only
Ankeny, IA
12/16/2024

ITEM #	DESCRIPTION	UNIT	UNIT PRICE	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	DIV 1 QUANTITY - DOT ELIGIBLE	DIV 2 QUANTITY - NON-DOT ELIGIBLE	DIV 1 EXTENDED PRICE - DOT ELIGIBLE	DIV 2 EXTENDED PRICE - NON-DOT ELIGIBLE	TOTAL PRICE	SAFETY PORTION	ESTIMATED SAFETY COST	COMMENTS
	EARTHWORK												
2.01	CLEARING AND GRUBBING	UNIT	$ 50	300				$ -	$ -	$ -			
2.02	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	$ 8	10,000		10,000		$ 80,000	$ -	$ 80,000			
2.03	EXCAVATION, CLASS 10, WASTE	CY	$ 20	8,000		8,000		$ 160,000	$ -	$ 160,000			
2.04	TOPSOIL, FURNISH AND SPREAD	CY	$ 45	1,507		1,507		$ 67,815	$ -	$ 67,815			
2.05	SPECIAL COMPACTION OF SUBGRADE	STA	$ 1,500	11		11		$ 16,500	$ -	$ 16,500			
2.06	SUBGRADE STABILIZATION MATERIAL, POLYMER GRID	SY	$ 3	10,150		10,150		$ 30,450	$ -	$ 30,450			
2.07	MODIFIED SUBBASE	CY	$ 43	7,300		7,300		$ 313,900	$ -	$ 313,900	44%	$ 138,116	
2.08	SHOULDER FINISHING, EARTH	STA	$ 320	66		66		$ 21,120	$ -	$ 21,120			
2.09	TRENCH COMPACTION TESTING	LS	$ 20,000	1		0.9	0.1	$ 18,000	$ 2,000	$ 20,000			
	SEWERS AND DRAINS												
	TOTAL							$ 1,101,586	$ 644,804	$ 1,746,390			
	WATERMAIN AND APPURTENANCES												
	TOTAL							$ -	$ 804,320	$ 804,320			
	STRUCTURES FOR SANITARY AND STORM												
	TOTAL							$ 512,925	$ 95,000	$ 607,925			
	STREETS AND RELATED WORK												
7.01	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	SY		2,575									
	S ANKENY BLVD / U.S. 69 & 2ND ST	SY	$ 85	344									
	S ANKENY BLVD / U.S. 69 & 3RD ST												
	WB & EB Thru Lane	SY	$ 85	1,387		1,387		$ 117,895	$ -	$ 117,895			
	WB Left Turn Lane	SY	$ 85	84		84		$ 7,140	$ -	$ 7,140	100%	$ 7,140	
	EB Left Turn Lane	SY	$ 85	136		136		$ 11,560	$ -	$ 11,560			
	S ANKENY BLVD / U.S. 69 & PETERSON DR												
	EB Thru Lane	SY	$ 85	385		385		$ 32,725	$ -	$ 32,725			
	WB Left Turn Lane	SY	$ 85	69		69		$ 5,865	$ -	$ 5,865			
	WB Right Turn Lane	SY	$ 85	170		170		$ 14,450	$ -	$ 14,450			
7.02	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9 IN.	SY		1,312									
	S ANKENY BLVD / U.S. 69 & 1ST ST												
	EB Thru Lanes	SY	$ 90	784				$ -	$ -	$ -			
	EB Left Turn Lane	SY	$ 90	387				$ -	$ -	$ -			
	EB Right Turn Lane	SY	$ 90	181				$ -	$ -	$ -			
7.03	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9.5 IN.	SY		16,610				$ -	$ -	$ -			
	S ANKENY BLVD / U.S. 69							$ -	$ -	$ -			
	NB & SB Thru Lane	SY	$ 90	12,482		12,482		$ 1,123,380	$ -	$ 1,123,380			
	S ANKENY BLVD / U.S. 69 & 1ST ST												
	NB Left Turn Lane	SY	$ 90	721		721		$ 64,890	$ -	$ 64,890	100%	$ 64,890	
	NB Right Turn Lane	SY	$ 90	375		375		$ 33,750	$ -	$ 33,750			
	S ANKENY BLVD / U.S. 69 & 3RD ST												
	NB Left Turn Lane	SY	$ 90	853		853		$ 76,770	$ -	$ 76,770	100%	$ 76,770	
	NB Right Turn Lane	SY	$ 90	216		216		$ 19,440	$ -	$ 19,440	100%	$ 19,440	
	SB Left Turn Lane	SY	$ 90	471		471		$ 42,390	$ -	$ 42,390	100%	$ 42,390	
	SB Right Turn Lane	SY	$ 90	121		121		$ 10,890	$ -	$ 10,890	100%	$ 10,890	
	S ANKENY BLVD / U.S. 69 & PETERSON DR												
	SB Left Turn Lane	SY	$ 90	1,117		1,117		$ 100,530	$ -	$ 100,530	100%	$ 100,530	
	NB Right Turn Lane	SY	$ 90	254		254		$ 22,860	$ -	$ 22,860	100%	$ 22,860	
7.04	MEDIAN, P.C. CONCRETE, 6 IN.	SY	$ 120	600		600		$ 72,000	$ -	$ 72,000	100%	$ 72,000	
7.05	CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.	LF	$ 59	100		100		$ 5,900	$ -	$ 5,900	100%	$ 5,900	
7.06	TEMPORARY PAVEMENT	SY	$ 60	2,000	1,800	2,000	1,800	$ 120,000	$ 108,000	$ 228,000			
7.07	SIDEWALK, P.C. CONCRETE, 4 IN.	SY	$ 55	1,411		1,411		$ 77,605	$ -	$ 77,605			
7.08	SIDEWALK, P.C. CONCRETE, 5 IN.	SY	$ 80	1,267		1,267		$ 76,020	$ -	$ 76,020			
7.09	SIDEWALK, P.C. CONCRETE, 6 IN.	SY	$ 95	250		250							
7.10	DETECTABLE WARNINGS	SF	$ 53	180		180							
7.11	SURFACING, DRIVEWAY	SY	$ 35	2,000		2,000		$ 70,000	$ -	$ 70,000			
7.12	DRIVEWAY, P.C. CONCRETE, 6 IN.	SY	$ 70	73		73							
7.13	DRIVEWAY, P.C. CONCRETE, 8 IN.	SY	$ 70	5,663		5,663							
7.14	DRIVEWAY, COLORED AND STAMPED P.C. CONCRETE, 6 IN.	SY	$ 120	67		67							
7.15	COMBINED CONCRETE SIDEWALK AND RETAINING WALL	CY	$ 1,500	78		78		$ 117,000	$ -	$ 117,000			
7.16	REMOVAL OF PAVEMENT	SY	$ 10	17,701	1,800	17,701	1,800	$ 177,010	$ 18,000	$ 195,010			
7.17	REMOVAL OF SIDEWALK	SY	$ 11	2,526		2,526							
7.18	REMOVAL OF PAVED DRIVEWAY	SY	$ 11	8,988		8,988							
7.19	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	LS	$ 20,000	1		1							
	TRAFFIC CONTROL												
8.01	WOOD POSTS FOR TYPE A OR B SIGNS, 4 IN. X 4	LF	$ 20	500		500		$ 10,000	$ -	$ 10,000			
8.02	TYPE A SIGNS, SHEET ALUMINUM	SF	$ 24	500		500		$ 12,000	$ -	$ 12,000			
8.03	TRAFFIC SIGNALIZATION, US 69 AND S 3RD STREET	LS	$ 360,000	1		1		$ 360,000	$ -	$ 360,000	2%	$ 7,200	
8.04	TRAFFIC SIGNALIZATION, US 69 AND 1ST STREET	LS	$ 160,000	1		1		$ 160,000	$ -	$ 160,000			
8.05	REMOVAL OF TRAFFIC SIGNALIZATION	LS	$ 15,000	1		1		$ 15,000	$ -	$ 15,000			
8.06	PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT BASED	STA	$ 95	124		124		$ 11,780	$ -	$ 11,780			
8.07	PAINTED PAVEMENT MARKINGS, DURABLE	STA	$ 150	124		124		$ 18,600	$ -	$ 18,600			
8.08	PAINTED SYMBOLS AND LEGENDS, DURABLE	EACH	$ 200	34		34		$ 6,800	$ -	$ 6,800			
8.09	PAVEMENT MARKINGS REMOVED	STA	$ 63	100		100		$ 6,300	$ -	$ 6,300			
8.10	SYMBOLS AND LEGENDS REMOVED	EACH	$ 120	10		10		$ 1,200	$ -	$ 1,200			
8.11	GROOVES CUT FOR PAVEMENT MARKINGS	STA	$ 100	124		124		$ 12,400	$ -	$ 12,400			
8.12	GROOVES CUT FOR SYMBOLS AND LEGENDS	EACH	$ 200	34		34		$ 6,800	$ -	$ 6,800			
8.13	SAFETY CLOSURE	EACH	$ 170	20		20		$ 3,400	$ -	$ 3,400			
8.14	TEMPORARY BARRIER RAIL, CONCRETE	LF	$ 18	550		550		$ 9,900	$ -	$ 9,900			
8.15	TEMPORARY TRAFFIC SIGNALS	EACH	$ 40,000	1		1		$ 40,000	$ -	$ 40,000			
8.16	TRAFFIC CONTROL	LS	$ 75,000	1		0.9	0.1	$ 67,500	$ 7,500	$ 75,000	6%	$ 4,500	
8.17	FLAGGERS	EACH	$ 550	20		20		$ 11,000	$ -	$ 11,000			
8.18	TEMPORARY LANE SEPARATOR SYSTEM	LF	$ 8	8,100		8,100		$ 64,800	$ -	$ 64,800			
8.19	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	$ 75	150		150		$ 11,250	$ -	$ 11,250			
	SITE WORK AND LANDSCAPING												
	TOTAL							$ 152,400	$ -	$ 152,400			
	MISCELLANEOUS												
11.01	MOBILIZATION ROADWAY ITEMS (5%)	LS	$ 403,564	1		0.9	0.1	$ 363,208	$ 40,356	$ 403,564	6%	$ 24,214	
11.02	CONSTRUCTION SURVEY	LS	$ 50,000	1		0.9	0.1	$ 45,000	$ 5,000	$ 50,000			
11.03	UNQUANTIFIED ITEMS	LS	$ 980,000	1		1.0		$ 980,000	$ -	$ 980,000			
	JOINT UTILITY TRENCH												
	ITS HANDHOLE, 48x30x36	EA	$ 3,500	42		42		$ 147,000	$ -	$ 147,000			
	JOINT UTILITY TRENCH, 2 INCH CONDUIT, 6 COUNT	LF	$ 100	165		165		$ 16,500	$ -	$ 16,500			
	JOINT UTILITY TRENCH, 2 INCH CONDUIT, 8 COUNT	LF	$ 150	240		240		$ 36,000	$ -	$ 36,000			
	JOINT UTILITY TRENCH, 2 INCH CONDUIT, 12 COUNT	LF	$ 250	1,998		1,998		$ 499,500	$ -	$ 499,500			
	CITY OF ANKENY AND ANKENY SCHOOL FIBER OPTIC SYSTEM	LS	$ 210,000		1		1	$ -	$ 210,000	$ 210,000			
	MOBILIZATION JUT ITEMS (8%)	LS	$ 66,000	1		1		$ 66,000	$ -	$ 66,000			
	TOTAL							$ 765,000	$ 210,000	$ 975,000			
	RIGHT-OF-WAY												
	Total Right of Way Permanent Acquisitions (2)	SF	$ 15			23,143		$ 347,145	$ -	$ 347,145	79%	$ 274,245	
	Temporary Construction Easement (2)	LS	$ 144,000			1		$ 144,000	$ -	$ 144,000	66%	$ 95,040	
							Subtotal:	$ 8,348,000	$ 1,935,000	$ 10,283,000		$ 967,000	Rounded
							Contingency (12%):	$ 1,002,000	$ 233,000	$ 1,235,000		$ 117,000	Rounded
		(1)					CONSTRUCTION TOTAL:	$ 9,350,000	$ 2,168,000	$ 11,518,000		$ 1,084,000	Rounded

Notes:
(1) Based on the D5 cost estimate.
(2) Estimated only. ROW design and acquisition is performed by Iowa DOT.

Safety Cost Notes:
1. Items related to the raised median and turn lanes are included as 100% safety costs.
2. ROW costs were determined based on the costs associated with the safety improvements - 79% for permanent acquisitions and 66% for temporary construction easement.
3. Traffic Control and Mobilization items based on safety cost / total construction cost = 6%
4. Traffic Signal not a "Safety Cost" except Flashing Yellow Arrow at 3rd Street intersection. Four (4) 4-section heads safety cost at 2%.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt a **RESOLUTION** 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 proposed South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required.

EXECUTIVE SUMMARY

The South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project is a joint project with the Iowa Department of Transportation (Iowa DOT). The project includes improving traffic safety and mobility from just south of SE Peterson Drive to First Street by replacing the existing 4-lane street with a new 5-lane street with dedicated left turn lanes and right turn lanes at SE Peterson Drive, Third Street, and First Street along with a new traffic signal at the intersection of South Ankeny Boulevard and Third Street. Other improvements include the replacement of the storm sewer, sanitary sewer, water main, and fiber optic along the corridor.

To facilitate using the U-STEP funding, the Iowa DOT has submitted the attached funding agreement which stipulates the cost-sharing and eligible costs for the construction of this project, to a maximum of $400,000.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the City Council take the following action:

1. Consider motion to authorize the execution of an Urban-State Traffic Engineering Program (U-STEP) funding agreement between the Iowa DOT and the City of Ankeny for the sharing of construction costs for the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's current Capital Improvement Program with construction scheduled for 2026 and 2027. The Iowa DOT will reimburse the City for a portion of the construction costs, as per the Agreement up to a maximum amount of $400,000.

PUBLIC OUTREACH EFFORTS

The Iowa DOT conducted a project information meeting that was held on August 27, 2024.

ACTION REQUESTED

ATTACHMENTS

1. South Ankeny Boulevard Improvements - Resolution for U-STEP Agreement
2. South Ankeny Boulevard Improvements - U-STEP Agreement

RESOLUTION 2025-XXX

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR URBAN-STATE TRAFFIC ENGINEERING PROGRAM (U-STEP) FUNDING BETWEEN THE IOWA DEPARTMENT OF TRANSPORTATION AND THE CITY OF ANKENY, IOWA FOR THE SHARING OF CONSTRUCTION COSTS FOR THE PROPOSED SOUTH ANKENY BOULEVARD IMPROVEMENTS – SE PETERSON DRIVE TO FIRST STREET RPOJECT

WHEREAS, City of Ankeny staff applied to the Iowa Department of Transportation (Iowa DOT) for Urban-State Traffic Engineering Program (U-STEP) funding to facilitate the construction of the South Ankeny Boulevard Improvements – SE Peterson Drive to First Street project, and the Iowa DOT subsequently approved the City's application in the amount of $400,000; and

WHEREAS, the City deems it to be in the best interest of the residents of the City to enter into an agreement for the sharing of project costs for said South Ankeny Boulevard Improvements – SE Peterson Drive to First Street project.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor and City Clerk should be and they are hereby authorized and empowered to execute the said agreement with the Iowa DOT for Urban-State Traffic Engineering Program (U-STEP) funding.

DATED at the City of Ankeny, Iowa, this 17th day of March, 2025.

_____

Todd Shafer, Mayor Pro Tem

ATTEST:

_____

Michelle Yuska, City Clerk

IOWA DEPARTMENT OF TRANSPORTATION
AGREEMENT FOR
URBAN-STATE TRAFFIC ENGINEERING PROGRAM
(U-STEP) PROJECT

City: Ankeny

Project No.: UST-069-4(152)--4A-77

Agreement No.: 1-24-USTEP-032

Staff Action No.: 23-1167

This is an agreement between the city of Ankeny (hereinafter called Recipient), and the Iowa Department of Transportation (hereinafter called Department), to enter into an agreement for joint or cooperative action after appropriate action by ordinance, resolution, or otherwise pursuant to the laws of the governing bodies involved.

The Recipient and the Department previously entered into the following agreement(s) for the following funding sources related to the above referenced project:

Funding Source	Agreement No.	Project No.
3R or HSIPX	2023-P-056	NHSX-069-4(136)--3H-77
Traffic Safety Improvement program	2025-TS-002	TSF-069-4(149)--92-77

The Department provides funds through the Urban-State Traffic Engineering Program (U-STEP), a cooperative program for safety or operational improvements on primary road extensions. The Department has made these funds available for reimbursement and will share eligible construction and right-of-way costs in the ratio of 55% Department funds to 45% local funds, up to a maximum amount in Department funds of $200,000 for a “spot improvement” or $400,000 for a “linear improvement”. The maximum funds available for this project are as noted below.

A “spot improvement” shall mean a limited improvement project such as intersection reconstruction or signalization; and a “linear improvement” shall mean an improvement project such as street or highway widening or reconstruction which spans two or more intersections.

The Recipient proposes to develop and complete the following described linear improvement project:

In the city of Ankeny, PCC Pavement - Replace on South Ankeny Boulevard (US 69) from SE Peterson Dr to 1st St

Pursuant to the terms of this agreement, applicable statutes, and Administrative Rules, the Department agrees to provide U-STEP funding to the Recipient for the authorized and approved costs for eligible items associated with project improvements as described above.

In consideration of the foregoing and the mutual promises contained in this agreement, the parties agree as follows:

1. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement and shall be responsible for the development and completion of the U-STEP project.

2. All notices required under this agreement shall be made in writing to the Department and the Recipient’s contact person. The Department’s contact persons shall be the Department’s District 1 Staff Engineer, Benjamin Adey. The Recipient’s contact person shall be the City Engineer, Amy Quartell.

3. The Department will share eligible construction and right-of-way costs as indicated below:

☒ LINEAR IMPROVEMENT

Department Share	Recipient Share	Department Program Maximum	Estimated Project Cost	Department Project Maximum
55%	45%	$400,000	$ 8,454,845	$ 400,000

4. The maximum Department project funding shall be as noted above in Paragraph 3.

   a. If, upon completion of final plans, the Recipient's cost estimate exceeds the preliminary total estimate contained herein by 20% or more, the increased cost must be approved by the Department prior to advertisement for bids.

   b. Extra work, requested subsequent to the contract letting, must also be approved by the Department prior to commencement of the extra work.

   c. Any amount exceeding the Department project maximum shall be requested in writing by the Recipient and approved through a Staff Action process at the discretion of the Department. The amount requested and approved shall not exceed the Department program maximum.

5. If any part of this agreement is found to be void and unenforceable, then the remaining provisions of this agreement shall remain in effect.

6. This agreement is not assignable without the prior written consent of the Department.

7. This agreement, and the attached Exhibit A and Exhibit B, constitutes the entire agreement between the Department and the Recipient. No representations, promises, or warranties have been made by either party that is not fully expressed in this agreement. Any change or alteration to the terms of this agreement must be made in the form of an addendum to this agreement which shall be effective only upon written approval of the Department and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the date shown opposite its signature below:

City: Ankeny

By: _____ Date _____, _____

Title_____

I, _____, certify that I am the Clerk of the city of

Ankeny, and that _____, who signed said

Agreement for and on behalf of the Recipient was duly authorized to execute the same by

virtue of a formal resolution duly passed and adopted by the Recipient, on the _____day

of _____, _____.

Signed: _____ Date _____, _____
City Clerk of Ankeny, Iowa

IOWA DEPARTMENT OF TRANSPORTATION
Transportation Development Division

Signed: _____ Date _____, _____

By: Allison Smyth, P.E.
District Engineer
District 1

EXHIBIT A

Standard Provisions for U-STEP or C-STEP Project Agreements

1. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Instructional Memorandums to Local Public Agencies (I.M.s), available on-line at: https://www.iowadot.gov/local_systems/publications/im/lpa_ims.htm. The Recipient shall follow the applicable procedures and guidelines contained in the I.M.s in effect at the time project activities are conducted.

2. In accordance with Iowa Code Chapter 216, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.

3. The Recipient shall obtain agreements, as needed, from railroad and utility companies and shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, etc.

4. If right-of-way must be acquired for the project, the Recipient shall negotiate and secure the necessary right-of-way using the most appropriate of the following methods:

   A. When right-of-way is to be acquired, before acquisition procedures are begun, the Recipient shall meet staff from the Department's Right of Way Bureau to assure compliance with the U.S. Code, the Iowa Code, and 761 Iowa Administrative Code (IAC) Chapter 111; and determine what parcels, if any, are to be acquired in the name of the Department and what parcels, if any, in the name of the Recipient.

   B. Should eminent domain proceedings be required, the Recipient will condemn or appeal in the name of the Recipient or the Department, whichever applies. The project letting may not be held until the Recipient has certified that the right-of-way has been acquired. Upon completion of the acquisition for each parcel, all original documents for the acquisition shall be delivered to and become the property of the Department.

   C. The Recipient will meet with the Department's Right of Way Bureau staff to determine who shall be responsible for demolition and/or property management functions.

   D. In accordance with 761 IAC Section 150.3(1)(b), the Recipient will be responsible for providing, without cost to the Department or the project, all right-of-way which involves dedicated streets or alleys, and other Recipient-owned lands, easements, and rights in land except park lands, subject to the condition that the Department will reimburse the Recipient for the value of improvements situated on said Recipient-owned lands, if any. The Recipient has apprised itself of the value of these lands and, as a portion of its participation in the project, voluntarily agrees to make such lands available without further compensation.

5. The Recipient shall be responsible for obtaining all applicable permits from the Department, such as the Right to Occupy and/or Perform Work Within the Department's Right-of-Way, Permit of Access, Utility Accommodation, Right to Install and Maintain Traffic Control Devices, and/or other construction permits required for the project prior to advertisement for bids.

6. The project plans, specifications, and engineer's cost estimate for the project shall be prepared and certified by a registered Professional Engineer licensed in the State of Iowa. The Recipient shall submit the plans, specifications, and other contract documents to the Department for review and approval. If the project will be let by the Department, the most recent edition of the Iowa DOT Standard Specifications for Highway and Bridge Construction shall be used. The Recipient shall also follow the Department's letting procedures. If the project will be let by the Recipient, the project may utilize the Iowa DOT Standard Specifications for Highway and Bridge Construction, the Statewide Urban Design and Specifications, or specifications developed by the Recipient.

7. For projects let by the Department, the Recipient shall submit to the Department an acceptable Project Development Certificate (Form 730002), plans, specifications, and cost estimate by the dates specified in the most current edition of Instructional Memorandum (I.M.) 3.010, Project Development Submittal Dates and Information. The Recipient shall also follow the Department's letting procedures. For projects let by the Recipient, the Project Development Certificate, plans, specifications, and cost estimate shall be submitted to the Department at least fourteen weeks prior to advertisement for bids.

8. Upon Department acceptance of the Project Development Certificate, final plans, proposal forms, specifications, and cost estimate, the Department will give the Recipient a written notice to proceed with the project. If the project will be let by the Recipient, advertisement for bids shall not be made until a written notice to proceed is received from the Department. After receiving the Department's approval, the Recipient shall advertise for bidders, hold a public letting, and provide adequate supervision for the construction work performed under the contract. The Recipient shall submit a copy of the bid tabulations and the letting documents to the Department for concurrence prior to formal action in the award of the contract.

9. If the Recipient lets the project, then the Recipient shall use positive efforts to solicit bids from and to utilize Targeted Small Business (TSB) enterprises as contractors and ensure that the contractors make positive efforts to utilize these enterprises as subcontractors, suppliers or participants in the work covered by this agreement. Efforts shall be made and documented in accordance with Exhibit B.

10. If the Recipient lets the project, as described herein, the Recipient shall include in their Notice to Bidders that Sales Tax Exemption Certificates will be issued, as provided for by Iowa Code section 423.3, subsection 80. The Recipient shall be responsible for obtaining the Sales Tax Exemption Certificates through the Iowa Department of Revenue and Finance. The Recipient shall issue these certificates to the successful bidder and any subcontractors to enable them to purchase qualifying materials for the project free of sales tax.

11. The project must be let to contract within two years of the date this agreement is approved by the Department. If not, the Recipient may be in default, for which the Department may revoke funding commitments. This agreement may be extended for a period of six months upon receipt of a written request from the Recipient at least 30 days prior to the two-year deadline.

12. The Recipient as well as its contractors, if any, agree to maintain all books, documents, papers, accounting records, and other evidence pertaining to all costs incurred under this agreement and to make such materials available at their respective offices at reasonable times during the agreement period and for three years from the date of the final payment under the agreement, for inspection by the Department.

13. The Recipient will be responsible for the initial costs of right of way and construction. The Recipient shall prepare and submit to the Department a detailed billing statement of right of way and construction costs incurred by the Recipient. Billing statements may be submitted periodically during progress of the work. Design, inspection, and administration costs will be the responsibility of the Recipient. If said statement and documentation are in proper form, the Department will reimburse the Recipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the State share of construction costs or 5% of the total State funds available for the project, whichever is less. Reimbursement will be made either by State warrant or by crediting other accounts from which payment was initially made. If, upon final audit or review, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final audit or review is complete and after the Recipient has provided all required paperwork, the Department will release the State funds withheld.

14. Signs and other traffic control devices necessary for construction of the project shall be in accordance with the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) per 761 IAC Chapter 130. The safety of the general public shall be assured through the

use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.

15. If a detour is necessary, the Recipient will designate and sign the route at no cost to the project. The Department will cooperate if primary highways are involved.

16. Parking shall be prohibited on the minor street approaches for a distance of 35 feet in advance of the stop signs and/or crosswalks and on the exit sides of the minor streets for a distance of 35 feet beyond the stop signs and/or crosswalks. These parking restrictions shall go into effect at such time as the project is completed and opened to through traffic.

17. Within 30 days of completion of construction, the Recipient shall provide written notification to the Department. Acceptance of the completed construction shall be with the concurrence of the Department. The Recipient's engineer will certify that the project was completed in substantial compliance with the plans and specifications set out in this agreement before receiving final reimbursement of Department funds.

18. The Recipient shall provide to the Department a copy of "as-built" project plans, within six months after the project is built.

19. The Recipient shall have ownership of traffic signals constructed with this project and shall operate them at its expense so long as signal protection is considered by either party as necessary at said location. If considered by both parties as no longer necessary at said location, the signals are to be removed by the Recipient at the Recipient's expense, and may be installed at another location acceptable to both parties and shall be owned and operated at the expense of the Recipient.

20. The Recipient shall submit a final detailed billing statement to the Department no later than one year after the date the Department concurs in the acceptance of the completed construction. If a final detailed billing statement is not submitted to the Department by the Recipient in the one year period, the Department will close the project's financial records without making additional reimbursement to the Recipient unless a time extension is requested. The time extension should be requested in writing by the Recipient and approved by the Department, at least 30 days prior to the one-year deadline.

21. The Recipient agrees to indemnify, defend, and to hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.

22. In case of dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to Iowa Code Chapter 679A. Either party has the right to submit the matter to arbitration after 10 days' notice to the other party of their intent to seek arbitration. The written notice must include a precise statement of the dispute. The Department and the Recipient agree to be bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the State or Federal courts absent exhaustion of the provisions of this paragraph for arbitration.

EXHIBIT B

UTILIZATION OF TARGETED SMALL BUSINESS (TSB) ENTERPRISES ON NON-FEDERAL AID PROJECTS (THIRD-PARTY STATE-ASSISTED PROJECTS)

In accordance with Iowa Code Section 19B.7, it is the policy of the Iowa Department of Transportation (Iowa DOT) that Targeted Small Business (TSB) enterprises shall have the maximum practicable opportunity to participate in the performance of contracts financed in whole or part with State funds.

Under this policy the Recipient shall be responsible to make a positive effort to solicit bids or proposals from TSB firms and to utilize TSB firms as contractors or consultants. The Recipient shall also ensure that the contractors or consultants make positive efforts to utilize TSB firms as subcontractors, subconsultants, suppliers, or participants in the work covered by this agreement.

The Recipient's "positive efforts" shall include, but not be limited to:

1. Obtaining the names of qualified TSB firms from the Iowa Economic Development Authority (515-348-6200) or from its website at: https://www.iowaeda.com/small-business/targeted-small-business/

2. Notifying qualified TSB firms of proposed projects involving State funding. Notification should be made in sufficient time to allow the TSB firms to participate effectively in the bidding or request for proposal (RFP) process.

3. Soliciting bids or proposals from qualified TSB firms on each project, and identifying for TSB firms the availability of subcontract work.

4. Considering establishment of a percentage goal for TSB participation in each contract that is a part of this project and for which State funds will be used. Contract goals may vary depending on the type of project, the subcontracting opportunities available, the type of service or supplies needed for the project, and the availability of qualified TSB firms in the area.

5. For construction contracts:

    a. Including in the bid proposals a contract provision titled "Targeted Small Business (TSB) Affirmative Action Responsibilities on Non-Federal Aid Projects (Third-Party State-Assisted Projects)" or a similar document developed by the Recipient. This contract provision is available from the Iowa DOT Administering Bureau.

    b. Ensuring that the awarded contractor has and shall follow the contract provisions.

6. For consultant contracts:

    a. Identifying the TSB goal in the Request for Proposal (RFP), if one has been set.

    b. Ensuring that the selected consultant made a positive effort to meet the established TSB goal, if any. This should include obtaining documentation from the consultant that includes a list of TSB firms contacted; a list of TSB firms that responded with a subcontract proposal; and, if the consultant does not propose to use a TSB firm that submitted a subcontract proposal, an explanation why such a TSB firm will not be used.

The Recipient shall provide the Iowa DOT Administering Bureau the following documentation:

1. Copies of correspondence and replies, and written notes of personal and/or telephone contacts with any TSB firms. Such documentation can be used to demonstrate the Recipient's positive efforts and it should be placed in the project file.

2. Bidding proposals or RFPs noting established TSB goals, if any.

3. Form 260017 "Checklist and Certification for the Utilization of Targeted Small Businesses (TSB)" shall be filled out upon completion of each project. https://iowadot.seamlessdocs.com/f/ChecklistandCertforUtilizationofTSBonNonFederalProjects.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa. (Dayton Park LLC)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting street right-of-way and temporary construction easement from Dayton Park LLC to facilitate the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt a RESOLUTION accepting street right-of-way and temporary construction easement from Dayton Park LLC to facilitate the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

November 4, 2024: Council approved a Resolution authorizing the acquisition of property and property interests for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

FISCAL IMPACT

The total compensation for the street right-of-way and temporary construction easement is $47,015.00. The cost for the street right-of-way and temporary construction easement is part of the project costs for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

September 30, 2024: Property owners were notified of the upcoming Project Information Meeting that was held on October 17, 2024.

ACTION REQUESTED

ATTACHMENTS

1. 26 - Dayton Park - Purchase Agreement
2. 26 - Dayton Park - Warranty Deed
3. 26 - Dayton Park - Temporary Construction Easement
4. 26 - Dayton Park - Resolution Purchase Agreement

CITY OF ANKENY, IOWA
OFFER TO PURCHASE

To Seller: Dayton Park, L.L.C.
105 S. 16th St.
Ames, IA 50010-8009

1. Property Description. The City of Ankeny, Iowa, intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s), and is, by this reference, made a part hereof.

2. Price. The City of Ankeny agrees to pay $47,015.00, calculated as follows:

Fee Title (Warranty Deed):	714 SF x $14.00 / SF x 100% =	$ 9,996.00
Permanent Easement (Sidewalk):	0 SF x $14.00 / SF x 100% =	$ 0.00
Permanent Easement (All Others):	0 SF x $14.00 / SF x 50% =	$ 0.00
Temporary Easement:	4,938 SF x $14.00 / SF x 10% x 1.5 years) =	$ 10,370.00
Other Considerations:	Cost to Cure = Sign and Landscaping	$ 23,135.00
Other Considerations:	Cost to Cure = Irrigation Repair	$ 3,015.00
Total Compensation:	(Rounded Up)	$ 47,015.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting (if any), recording, and other fees and expenses involved with this project.

3. Purpose of the Acquisition. The acquisition is for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

4. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

5. Possession. Possession shall be upon receipt of funds.

6. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

7. Time is of the Essence. Time is of the essence in this contract.

8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

9. Execution of Offer. This Offer is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

10. Removal of Sign. The Seller is responsible for removing the existing sign, which must be completed on or before March 15, 2025.

Dated at Ankeny, Iowa, this 27 day of January, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Sean Devine, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 23rd day of January, 2025.

DAYTON PARK, L.L.C.

By: _____

Title: MANAGER

By: _____

Title: _____

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Todd Shafer, Mayor Pro Tem

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa

WHEN RECORDED RETURN TO:
City of Ankeny
Attn: City Clerk
410 West First Street
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450
Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023 (515) 965-6400

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

The undersigned, Dayton Park, L.L.C., an Iowa limited liability company, hereinafter referred to as "Grantor", in consideration of the sum of one dollar ($1.00), and other valuable consideration, do hereby sell, grant, and convey unto the City of Ankeny, Iowa, a municipal corporation, of the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), the following described real estate in Polk County, Iowa:

A PART OF LOT 1, HIDDEN CREEK PLAT 4, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°48'05" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 203.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°48'05" EAST ALONG SAID SOUTH LINE, 21.74 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.31 FEET AND WHOSE CHORD BEARS SOUTH 45°09'12" EAST, 35.39 FEET; THENCE SOUTH 00°08'16" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 11.21 FEET; THENCE NORTH 52°21'47" WEST, 59.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 714 SQUARE FEET, MORE OR LESS. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever. The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 27th day of November, 20 24.

DAYTON PARK, L.L.C.

Signed

DEAN E HUNZIKER MANAGER
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Story } ss:

On this 27 day of November, A.D. 20 24, before me, the undersigned, a Notary Public in and for said State, personally appeared Dean E Hunziker,

✓ to me personally known
or ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

REBECCA M. BARCLAY
NOTARIAL SEAL
IOWA
Commission Number 170182
My Commission Expires
9-27-2027

Rebecca M Barclay (Sign in Ink)

Rebecca M Barclay (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

___ INDIVIDUAL
___ CORPORATE
Title(s) of Corporate Officer(s)
_____
_____
___ Corporate Seal is affixed
___ No Corporate Seal procured
✓ PARTNER(s):
✓ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
___ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
DAYTON PARK LLC
_____
_____

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

_____
City Clerk of the City of Ankeny, Iowa

Plotted By: jsoline, Plotted: Nov 14, 2024 – 8:30am,
Xrefs: 220196_ROW_PROP_08202024.dwg; 220196 ROW.dwg;
Images: ,
Comp. File: (J:\2022\220196\CAD\ROW\Plats\220196_Easement-Exhibits.dwg), Layout: Tab: Parcel 26-27,

ACQUISITION PLAT
OF PERMANENT RIGHT OF WAY

SERVICE PROVIDED FOR:
CITY OF ANKENY
NW IRVINEDALE DRIVE & NW 18TH STREET
INTERSECTION IMPROVEMENTS

REQUESTED BY:
CITY OF ANKENY

LOCATED:
LOT 1 OF HIDDEN CREEK PLAT 4,
SECTION 16–T80N–R24W

RECORD TITLEHOLDER
DAYTON PARK LLC (FEE–26)

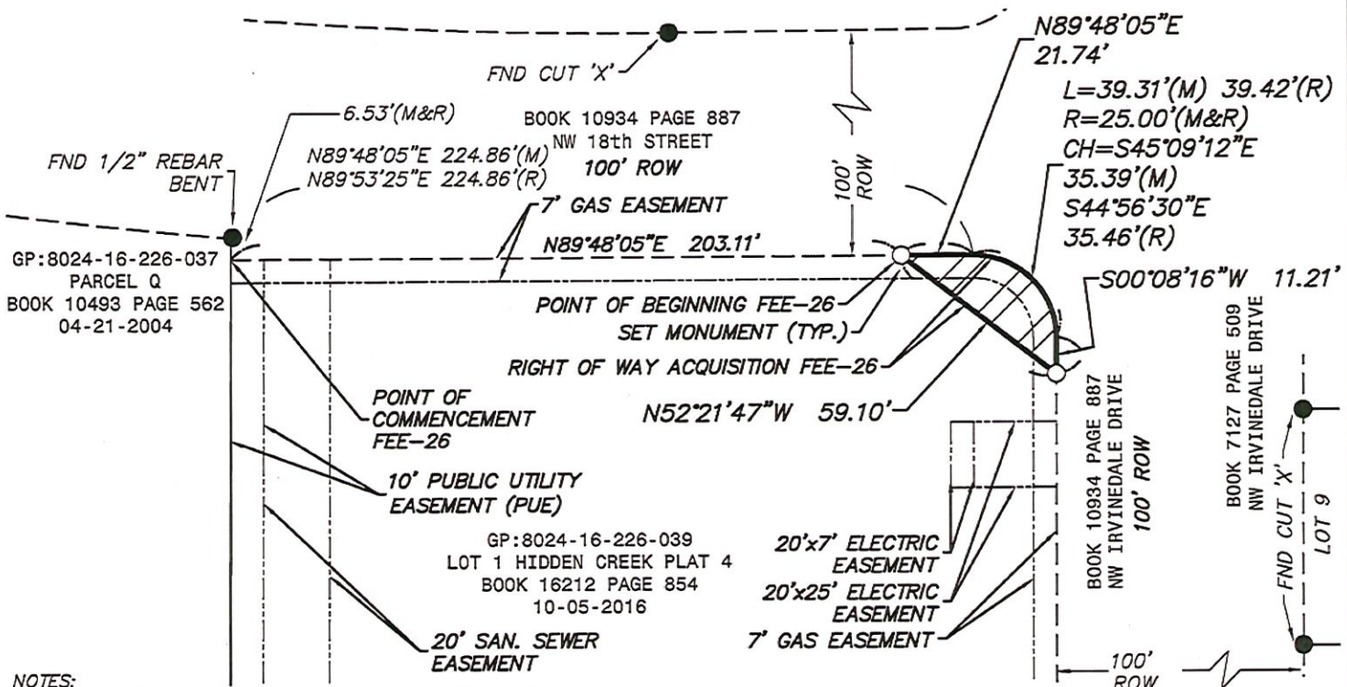
BASIS OF BEARINGS:
IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (NAD83)
IOWA DEPARTMENT OF TRANSPORTATION–
IOWA REAL TIME NETWORK

PROPERTY ADDRESS:
1606 NW IRVINEDALE DRIVE

DESCRIPTION OF FEE TITLE ACQUISITION (FEE–26):

A PART OF LOT 1, HIDDEN CREEK PLAT 4, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°48'05" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 203.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°48'05" EAST ALONG SAID SOUTH LINE, 21.74 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.31 FEET AND WHOSE CHORD BEARS SOUTH 45°09'12" EAST, 35.39 FEET; THENCE SOUTH 00°08'16" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 11.21 FEET; THENCE NORTH 52°21'47" WEST, 59.10 FEET TO THE POINT OF BEGINNING AND CONTAINING CONTAINING 714 SQUARE FEET, MORE OR LESS. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



NOTES:
- *NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED.*
- *NO DISTANCE SHOULD BE ASSUMED BY SCALING.*
- *THIS IS NOT A PLAT OF SURVEY.*
- *FEE–26 CONTAINS 714 SQUARE FEET, MORE OR LESS.*
- *5/8" STEEL BARS SET AT CORNERS UNLESS NOTED OTHERWISE.*

HATCH LEGEND
ACQUISITION AREA (FEE TITLE)
TEMPORARY EASEMENT

40 0 20 40 80
1 inch = N/A ft.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATED NOVEMBER 11, 2024.

JOHN S. BOLINE, PLS
IOWA PROFESSIONAL LAND SURVEYOR NO. 25403
LICENSE EXPIRES: DECEMBER 31, 2024

SIGNATURE AND SEAL APPLY TO SHEET 1

LICENSED LAND SURVEYOR
JOHN S. BOLINE
25403
IOWA

HORIZ. SCALE: N/A	DATE: 11/11/24
VERT. SCALE: N/A	SUBMITTAL:
DRN. BY: NR	DSN. BY:
CHK. BY: JB/MF	
PROJECT NO. 220196	
SHEET NO. 1/1	

SHEET ORIENTATION

ACQUISITION PLAT
NW IRVINEDALE DRIVE & NW 18TH STREET
INTERSECTION IMPROVEMENTS
ANKENY, IA

HRGreen
5525 MERLE HAY ROAD
JOHNSTON, IOWA 50131
PHONE 515-278-2913
www.hrgreen.com

REVISIONS		
#	DATE	BY: DESCRIPTION:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, Dayton Park, L.L.C., an Iowa limited liability company, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate:

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements:

NW IRVINEDALE DRIVE & NW 18TH STREET INTERSECTION IMPROVEMENTS

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after said date for the sole purpose of seeding and surface restoration. Such access shall not interfere with the rights of the Grantor to the use and enjoyment of said real estate.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 27th day of November, 2024.

DAYTON PARK, L.L.C.

Signed

DEAN E HUNZIKER MANAGER
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Story } ss:

On this 27 day of November, A.D. 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Dean E Hunziker,

✓ to me personally known
or ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

REBECCA H BARCLAY
Commission Number 176182
My Commission Expires
9-27-2025

Rebecca H Barclay (Sign in Ink)

Rebecca H. Barclay (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

___ INDIVIDUAL
___ CORPORATE
Title(s) of Corporate Officer(s)
___
___
___ Corporate Seal is affixed
___ No Corporate Seal procured
✓ PARTNER(s):
✓ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
___ OTHER: ___

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
Dayton Park LLC
___
___

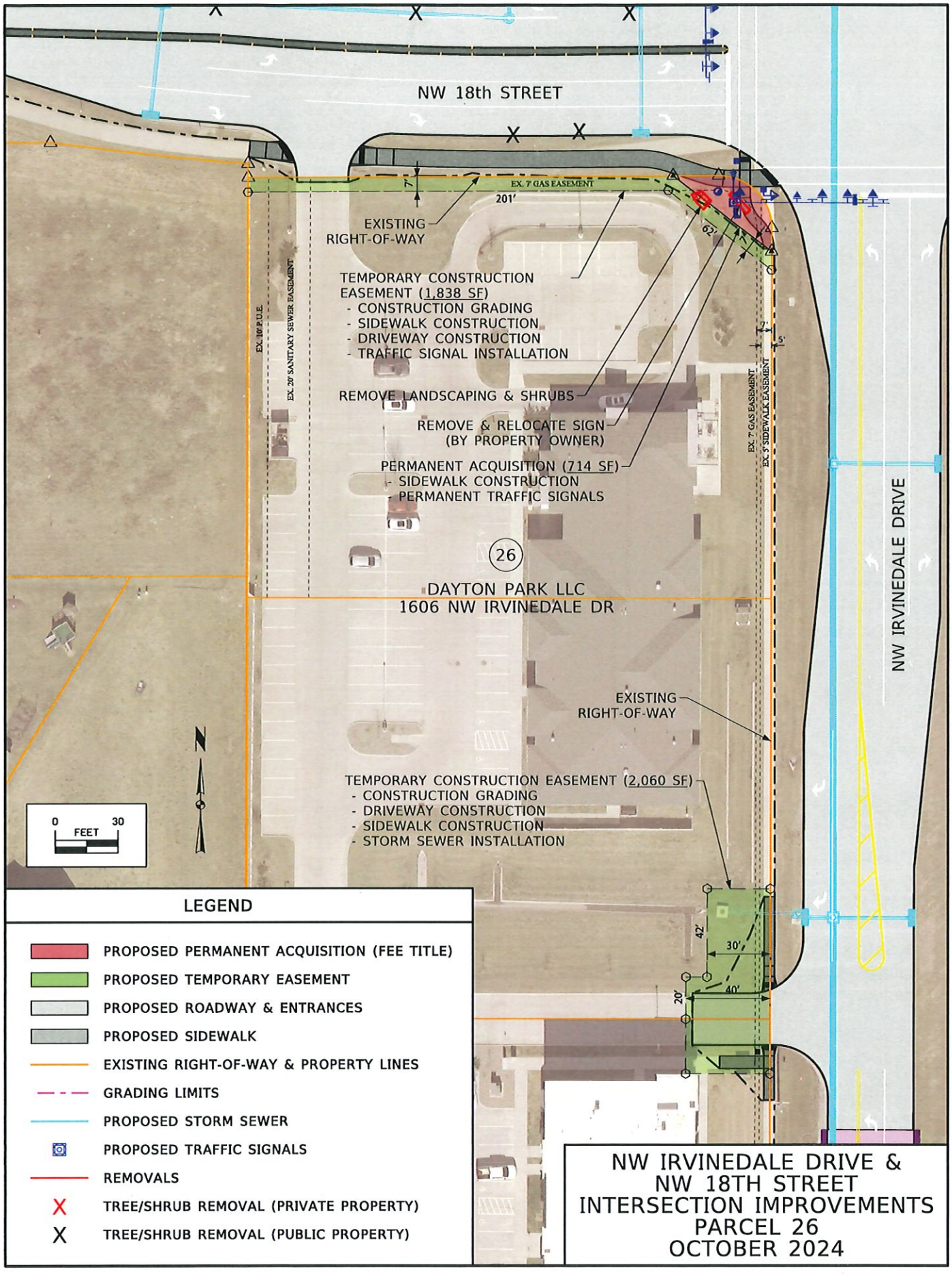
ACCEPTANCE BY CITY

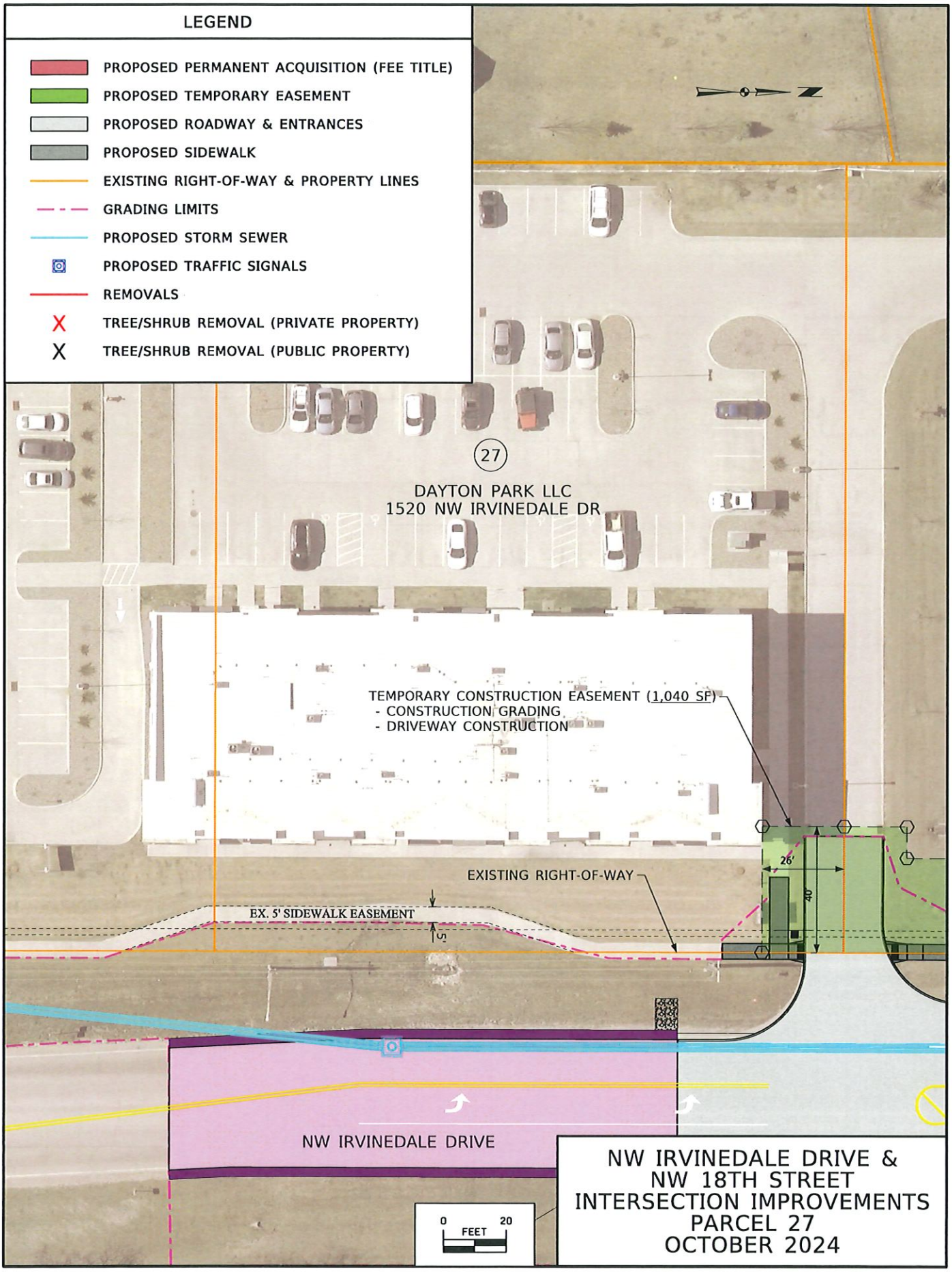
STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa


NW 18th STREET
EX. 7' GAS EASEMENT
201'
7'
EXISTING
RIGHT-OF-WAY
62'
TEMPORARY CONSTRUCTION
EASEMENT (1,838 SF)
- CONSTRUCTION GRADING
- SIDEWALK CONSTRUCTION
- DRIVEWAY CONSTRUCTION
- TRAFFIC SIGNAL INSTALLATION
REMOVE LANDSCAPING & SHRUBS
REMOVE & RELOCATE SIGN
(BY PROPERTY OWNER)
PERMANENT ACQUISITION (714 SF)
- SIDEWALK CONSTRUCTION
- PERMANENT TRAFFIC SIGNALS
EX. 10' P.U.E.
EX. 20' SANITARY SEWER EASEMENT
EX. 7' GAS EASEMENT
EX. 5' SIDEWALK EASEMENT
5'
26
DAYTON PARK LLC
1606 NW IRVINEDALE DR
NW IRVINEDALE DRIVE
EXISTING
RIGHT-OF-WAY
TEMPORARY CONSTRUCTION EASEMENT (2,060 SF)
- CONSTRUCTION GRADING
- DRIVEWAY CONSTRUCTION
- SIDEWALK CONSTRUCTION
- STORM SEWER INSTALLATION
42'
30'
40'
20'
N
0
30
FEET
LEGEND
PROPOSED PERMANENT ACQUISITION (FEE TITLE)
PROPOSED TEMPORARY EASEMENT
PROPOSED ROADWAY & ENTRANCES
PROPOSED SIDEWALK
EXISTING RIGHT-OF-WAY & PROPERTY LINES
GRADING LIMITS
PROPOSED STORM SEWER
PROPOSED TRAFFIC SIGNALS
REMOVALS
TREE/SHRUB REMOVAL (PRIVATE PROPERTY)
TREE/SHRUB REMOVAL (PUBLIC PROPERTY)
NW IRVINEDALE DRIVE &
NW 18TH STREET
INTERSECTION IMPROVEMENTS
PARCEL 26
OCTOBER 2024


LEGEND
PROPOSED PERMANENT ACQUISITION (FEE TITLE)
PROPOSED TEMPORARY EASEMENT
PROPOSED ROADWAY & ENTRANCES
PROPOSED SIDEWALK
EXISTING RIGHT-OF-WAY & PROPERTY LINES
GRADING LIMITS
PROPOSED STORM SEWER
PROPOSED TRAFFIC SIGNALS
REMOVALS
TREE/SHRUB REMOVAL (PRIVATE PROPERTY)
TREE/SHRUB REMOVAL (PUBLIC PROPERTY)
27
DAYTON PARK LLC
1520 NW IRVINEDALE DR
TEMPORARY CONSTRUCTION EASEMENT (1,040 SF)
- CONSTRUCTION GRADING
- DRIVEWAY CONSTRUCTION
EXISTING RIGHT-OF-WAY
EX. 5' SIDEWALK EASEMENT
5'
26'
40'
NW IRVINEDALE DRIVE
0
20
FEET
NW IRVINEDALE DRIVE &
NW 18TH STREET
INTERSECTION IMPROVEMENTS
PARCEL 27
OCTOBER 2024

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF STREET RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT AT 1606 NW IRVINEDALE DRIVE FOR THE NW IRVINEDALE DRIVE & NW 18TH STREET INTERSECTION IMPROVEMENTS PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that street right-of-way and temporary construction easement be granted by Dayton Park, L.L.C., an Iowa limited liability company, at 1606 NW Irvinedale Drive to facilitate the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said street right-of-way and temporary construction easement necessary for the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said street right-of-way and temporary construction easement from Dayton Park, L.L.C., an Iowa limited liability company, at 1606 NW Irvinedale Drive.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement, Warrant Deed, and Temporary Construction Easement for the completion of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 17th day of March, 2025.

_____
Todd Schafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa. (Spenser & Leah Burden)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting street right-of-way and temporary construction easement from Spenser & Leah Burden to facilitate the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt a RESOLUTION accepting street right-of-way and temporary construction easement from Spenser & Leah Burden to facilitate the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

November 4, 2024: Council approved a Resolution authorizing the acquisition of property and property interests for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

FISCAL IMPACT

The total compensation for the street right-of-way and temporary construction easement is $3,540.17. The cost for the street right-of-way and temporary construction easement is part of the project costs for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

September 30, 2024: Property owners were notified of the upcoming Project Information Meeting that was held on October 17, 2024.

ACTION REQUESTED

ATTACHMENTS

1. 41 - Burden - Purchase Agreement
2. 41 - Burden - Warranty Deed
3. 41 - Burden - Temporary Construction Easement
4. 41 - Burden - Resolution Purchase Agreement

CITY OF ANKENY, IOWA
OFFER TO PURCHASE

To Seller: Spenser Burden and Leah Burden
1626 NW North Creek Dr.
Ankeny, IA 50023-5205

1. Property Description. The City of Ankeny, Iowa, intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s), and is, by this reference, made a part hereof.

2. Price. The City of Ankeny agrees to pay $3,540.17, calculated as follows:

Fee Title (Warranty Deed):	281 SF x $8.25 / SF x 100% =	$2,320.00
Permanent Easement (Sidewalk):	0 SF x $8.25 / SF x 100% =	$ 0.00
Permanent Easement (All Others):	0 SF x $8.25 / SF x 50% =	$ 0.00
Temporary Easement:	317 SF x $8.25 / SF x 10% x 1.5 years) =	$ 395.00
Other Considerations:	Damages - Fence Replacement	$ 825.17
Total Compensation:	(Rounded Up)	$3,540.17

The City of Ankeny, Iowa will be responsible for all survey, abstracting (if any), recording, and other fees and expenses involved with this project.

3. Purpose of the Acquisition. The acquisition is for the improvement of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

4. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

5. Possession. Possession shall be upon receipt of funds.

6. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

7. Time is of the Essence. Time is of the essence in this contract.

8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

9. Execution of Offer. This Offer is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

Dated at Ankeny, Iowa, this 27 day of January, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Sean Devine, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 27TH day of January, 2025.

By: _____
Spenser Burden

By: _____
Leah Burden

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Todd Shafer, Mayor Pro Tem

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa

WHEN RECORDED RETURN TO:
City of Ankeny
Attn: City Clerk
410 West First Street
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450
Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023 (515) 965-6400

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

The undersigned, Spenser Burden and Leah Burden, a married couple, hereinafter referred to as "Grantor", in consideration of the sum of one dollar ($1.00), and other valuable consideration, do hereby sell, grant, and convey unto the City of Ankeny, Iowa, a municipal corporation, of the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), the following described real estate in Polk County, Iowa:

A PART OF LOT 10, NORTH CREEK PLAT 6, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 49°39'42" EAST ALONG THE NORTHEAST LINE OF SAID LOT 10, A DISTANCE OF 21.73 FEET; THENCE SOUTH 40°20'18" WEST, 25.81 FEET TO THE WEST LINE OF SAID LOT 10; THENCE NORTH 00°08'16" EAST ALONG SAID WEST LINE, 31.93 FEET; THENCE NORTH ALONG SAID WEST LINE AND A CURVE CONCAVE EAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 1.81 FEET AND WHOSE CHORD BEARS NORTH 02°12'45" EAST, 1.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 281 SQUARE FEET, MORE OR LESS. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever. The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 27th day of January, 2025.

Spenser Burden

Leah Burden

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 27 day of January, A.D. 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Spenser Burden and Leah Burden,
___ to me personally known
or ✓ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) _____ (Sign in Ink)

SEAN DEVINE
Commission Number 834169
My Commission Expires
September 3, 2027

Sean Devine (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

✓ INDIVIDUAL
___ CORPORATE
Title(s) of Corporate Officer(s)
_____
_____
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
___ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
Spenser Burden
Leah Burden
_____

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

_____
City Clerk of the City of Ankeny, Iowa

Plotted By: jboline, Plotted: Nov 14, 2024 – 8:31am,
Xrefs: 220196_ROW_PROP_08302024.dwg; 220196 ROW.dwg,
Images: ,
Comm. File: (s:\2022\220196\CAD\ROW\Plats\220196_Easement-Exhibits.dwg), Layout Tab: Parcel 41,

ACQUISITION PLAT
OF PERMANENT RIGHT OF WAY

SERVICE PROVIDED FOR:
CITY OF ANKENY
NW IRVINEDALE DRIVE & NW 18TH STREET
INTERSECTION IMPROVEMENTS

REQUESTED BY:
CITY OF ANKENY

LOCATED:
LOT 10 OF NORTH CREEK PLAT 6
SECTION 15–T80N–R24W

RECORD TITLEHOLDER
BURDEN, LEAH AND BURDEN, SPENSER (FEE–41)

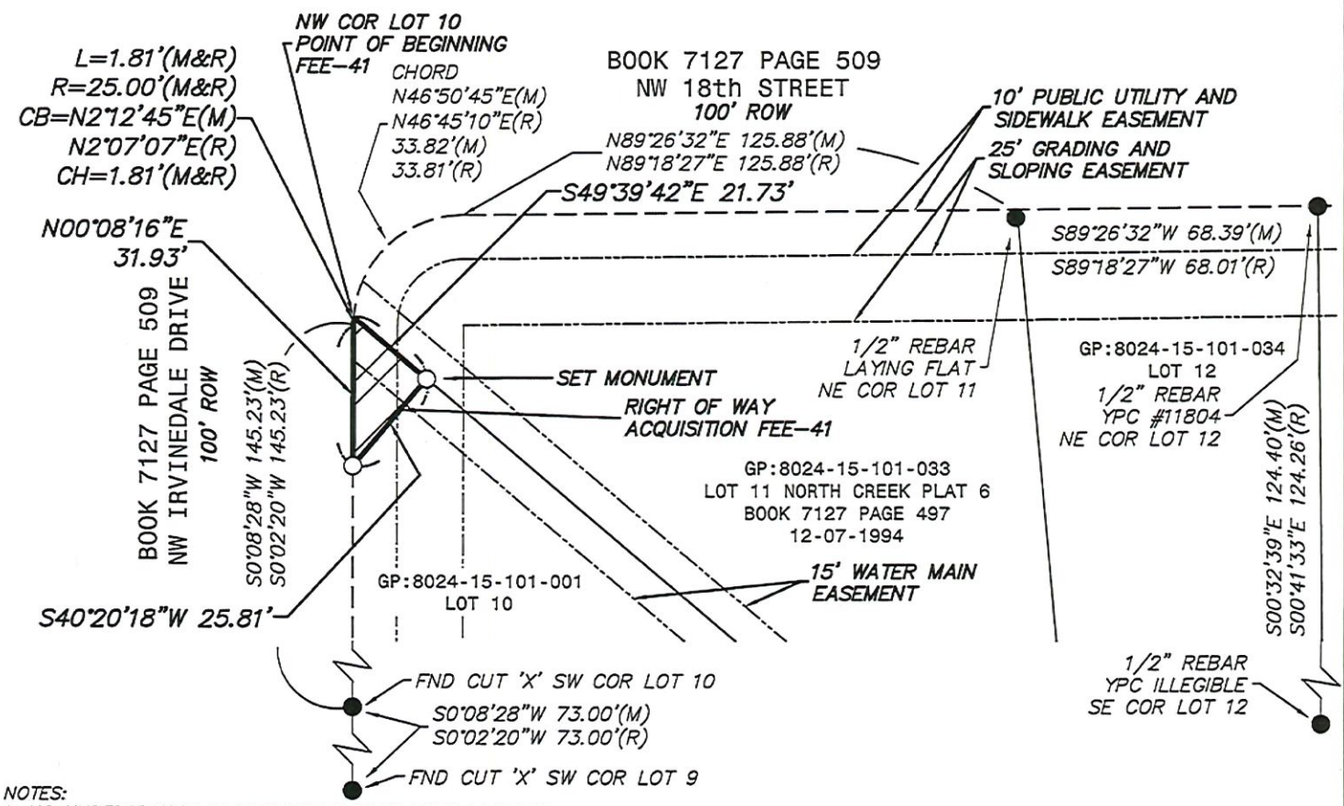
BASIS OF BEARINGS:
IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (NAD83)
IOWA DEPARTMENT OF TRANSPORTATION–
IOWA REAL TIME NETWORK

PROPERTY ADDRESS:
1626 NW NORTH CREEK DRIVE

DESCRIPTION OF FEE TITLE ACQUISITION (FEE–41):

A PART OF LOT 10, NORTH CREEK PLAT 6, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 49°39'42" EAST ALONG THE NORTHEAST LINE OF SAID LOT 10, A DISTANCE OF 21.73 FEET; THENCE SOUTH 40°20'18" WEST, 25.81 FEET TO THE WEST LINE OF SAID LOT 10; THENCE NORTH 00°08'16" EAST ALONG SAID WEST LINE, 31.93 FEET; THENCE NORTH ALONG SAID WEST LINE AND A CURVE CONCAVE EAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 1.81 FEET AND WHOSE CHORD BEARS NORTH 02°12'45" EAST, 1.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 281 SQUARE FEET, MORE OR LESS. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



NOTES:
- *NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED.*
- *NO DISTANCE SHOULD BE ASSUMED BY SCALING.*
- *THIS IS NOT A PLAT OF SURVEY.*
- *FEE–41 CONTAINS 281 SQUARE FEET, MORE OR LESS.*
- *5/8" STEEL BARS SET AT CORNERS UNLESS NOTED OTHERWISE.*

HATCH LEGEND

ACQUISITION AREA (FEE TITLE)

TEMPORARY EASEMENT

30 0 15 30 60

1 inch = N/A ft.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATED NOVEMBER 11, 2024.

JOHN S. BOLINE, PLS
IOWA PROFESSIONAL LAND SURVEYOR NO. 25403
LICENSE EXPIRES: DECEMBER 31, 2024

SIGNATURE AND SEAL APPLY TO SHEET 1

LICENSED LAND SURVEYOR
JOHN S. BOLINE
25403
IOWA

HORIZ. SCALE: N/A	DATE: 11/11/24
VERT. SCALE: N/A	SUBMITTAL:
DWN. BY: NR	DSN. BY:	CHK. BY: JB/MF
PROJECT NO. 220196	
SHEET NO. 1/1	

SHEET ORIENTATION

ACQUISITION PLAT
NW IRVINEDALE DRIVE & NW 18TH STREET
INTERSECTION IMPROVEMENTS
ANKENY, IA

HRGreen
5525 MERLE HAY ROAD
JOHNSTON, IOWA 50131
PHONE 515-278-2913
www.hrgreen.com

REVISIONS			
#	DATE:	BY:	DESCRIPTION:
1.			
2.			
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TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, Spenser Burden and Leah Burden, a married couple, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate:

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements:

NW IRVINEDALE DRIVE & NW 18TH STREET INTERSECTION IMPROVEMENTS

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after said date for the sole purpose of seeding and surface restoration. Such access shall not interfere with the rights of the Grantor to the use and enjoyment of said real estate.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 27th day of January, 20 25.

Spenser Burden

Leah Burden

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 27 day of January, A.D. 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Spenser Burden and Leah Burden,

___ to me personally known
or ✓ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SEAN DEVINE (SEAL)
Commission Number 834180
My Commission Expires
September 3, 2027

Sean Devine (Sign in Ink)

Sean Devine (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

✓ INDIVIDUAL
___ CORPORATE
Title(s) of Corporate Officer(s)
_____
_____
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
___ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
Spenser Burden
Leah Burden
_____

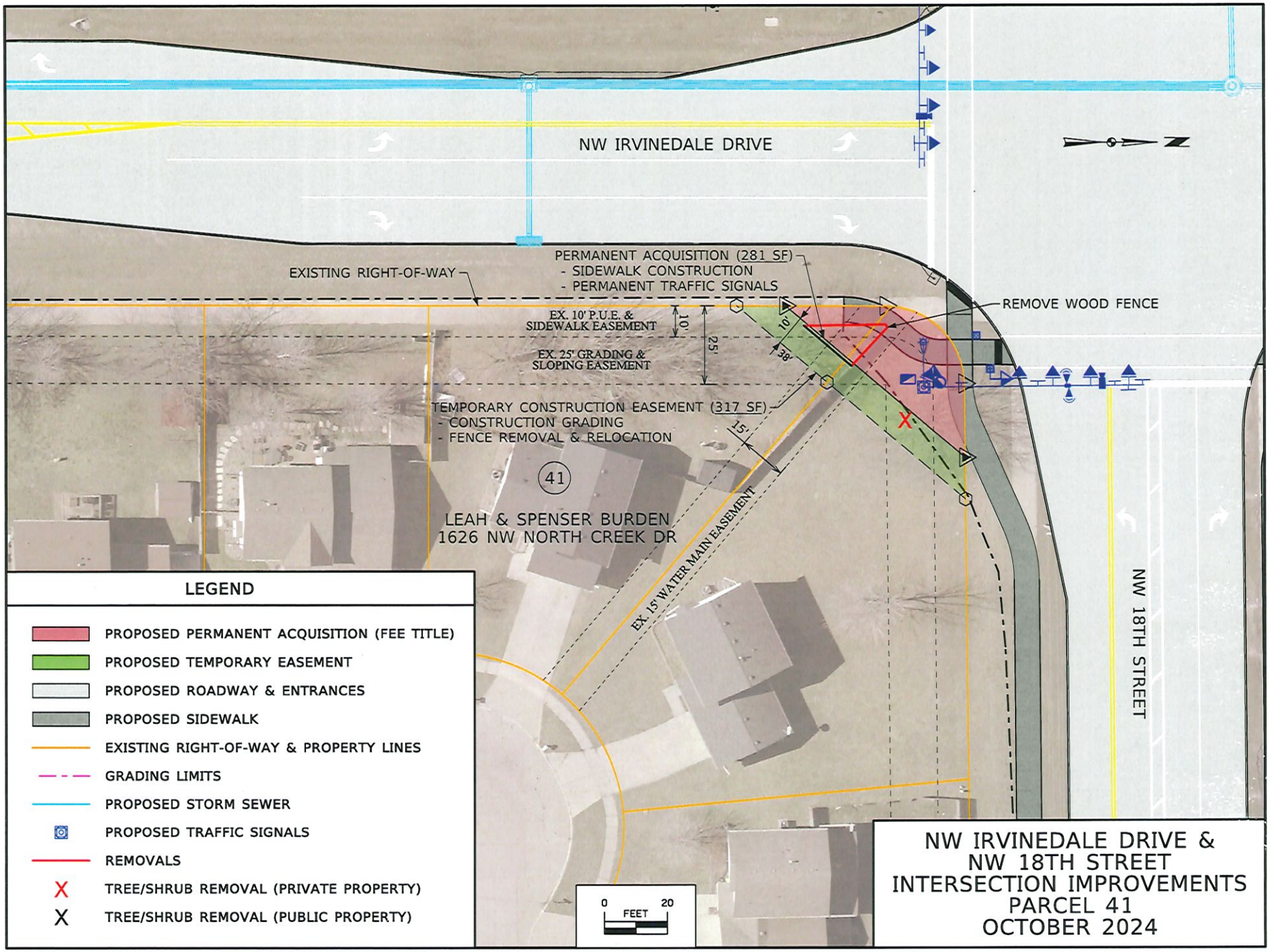
ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

_____
City Clerk of the City of Ankeny, Iowa


NW IRVINEDALE DRIVE
EXISTING RIGHT-OF-WAY
PERMANENT ACQUISITION (281 SF)
- SIDEWALK CONSTRUCTION
- PERMANENT TRAFFIC SIGNALS
REMOVE WOOD FENCE
EX. 10' P.U.E. & SIDEWALK EASEMENT
EX. 25' GRADING & SLOPING EASEMENT
10'
25'
10'
38'
TEMPORARY CONSTRUCTION EASEMENT (317 SF)
- CONSTRUCTION GRADING
- FENCE REMOVAL & RELOCATION
15'
41
LEAH & SPENSER BURDEN
1626 NW NORTH CREEK DR
EX. 15' WATER MAIN EASEMENT
NW 18TH STREET
LEGEND
PROPOSED PERMANENT ACQUISITION (FEE TITLE)
PROPOSED TEMPORARY EASEMENT
PROPOSED ROADWAY & ENTRANCES
PROPOSED SIDEWALK
EXISTING RIGHT-OF-WAY & PROPERTY LINES
GRADING LIMITS
PROPOSED STORM SEWER
PROPOSED TRAFFIC SIGNALS
REMOVALS
TREE/SHRUB REMOVAL (PRIVATE PROPERTY)
TREE/SHRUB REMOVAL (PUBLIC PROPERTY)
0
20
FEET
NW IRVINEDALE DRIVE &
NW 18TH STREET
INTERSECTION IMPROVEMENTS
PARCEL 41
OCTOBER 2024

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF STREET RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT AT 1626 NW NORTH CREEK DRIVE FOR THE NW IRVINEDALE DRIVE & NW 18TH STREET INTERSECTION IMPROVEMENTS PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that street right-of-way and temporary construction easement be granted by Spenser Burden and Leah Burden, a married couple, at 1626 NW North Creek Drive to facilitate the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said street right-of-way and temporary construction easement necessary for the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said street right-of-way and temporary construction easement from Spenser Burden and Leah Burden, a married couple, at 1626 NW North Creek Drive.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement, Warrant Deed, and Temporary Construction Easement for the completion of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 17th day of March, 2025.

_____
Todd Schafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa. (Cheryl Sidler)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting street right-of-way and temporary construction easement from Cheryl Sidler to facilitate the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt a RESOLUTION accepting street right-of-way and temporary construction easement from Cheryl Sidler to facilitate the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

November 4, 2024: Council approved a Resolution authorizing the acquisition of property and property interests for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

FISCAL IMPACT

The total compensation for the street right-of-way and temporary construction easement is $9,065.00. The cost for the street right-of-way and temporary construction easement is part of the project costs for the NW Irvinedale Drive & NW 18th Street Intersection Improvements project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

September 30, 2024: Property owners were notified of the upcoming Project Information Meeting that was held on October 17, 2024.

ACTION REQUESTED

ATTACHMENTS

1. 42 - Sidler - Purchase Agreement
2. 42 - Sidler - Warranty Deed
3. 42 - Sidler - Temporary Construction Easement
4. 42 - Sidler - Resolution Purchase Agreement

CITY OF ANKENY, IOWA
OFFER TO PURCHASE

To Seller: Cheryl J. Sidler Trust
2910 NW 17th Ct.
Ankeny, IA 50023-1097

1. Property Description. The City of Ankeny, Iowa, intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s), and is, by this reference, made a part hereof.

2. Price. The City of Ankeny agrees to pay $9,065.00, calculated as follows:

Fee Title (Warranty Deed):	957 SF x $8.25 / SF x 100% =	$7,900.00
Permanent Easement (Sidewalk):	0 SF x $8.25 / SF x 100% =	$ 0.00
Permanent Easement (All Others):	0 SF x $8.25 / SF x 50% =	$ 0.00
Temporary Easement:	534 SF x $8.25 / SF x 10% x 1.5 years) =	$ 665.00
Other Considerations:	Cost to Cure - Removal of Tree =	$ 500.00
Total Compensation:	(Rounded Up)	$9,065.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting (if any), recording, and other fees and expenses involved with this project.

3. Purpose of the Acquisition. The acquisition is for the improvement of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

4. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

5. Possession. Possession shall be upon receipt of funds.

6. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

7. Time is of the Essence. Time is of the essence in this contract.

8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

9. Execution of Offer. This Offer is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

Dated at Ankeny, Iowa, this 7 day of January, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Sean Devine, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 7th day of January, 2025.

CHERYL J. SIDLER TRUST

By: _____
Cheryl J. Sidler, Trustee

By: _____
James G. Reavis, Trustee

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Todd Shafer, Mayor Pro Tem

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa

WHEN RECORDED RETURN TO:
City of Ankeny
Attn: City Clerk
410 West First Street
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450
Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023 (515) 965-6400

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

The undersigned, Cheryl J. Sidler and James G Reavis, as Trustees of the Cheryl J. Sidler Trust dated May 23, 2024, hereinafter referred to as "Grantor", in consideration of the sum of one dollar ($1.00), and other valuable consideration, do hereby sell, grant, and convey unto the City of Ankeny, Iowa, a municipal corporation, of the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), the following described real estate in Polk County, Iowa:

A PART OF LOT 11, NORTH CREEK PLAT 6, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 89°26'32" WEST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 102.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40°20'18" WEST, 49.10 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 11; THENCE NORTH 49°39'42" WEST ALONG SAID SOUTHWESTERLY LINE, 21.73 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 11; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.14 FEET AND WHOSE CHORD BEARS NORTH 46°50'45" EAST, 33.82 FEET TO SAID NORTH LINE OF LOT 11; THENCE NORTH 89°26'32" EAST ALONG SAID NORTH LINE, 23.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 957 SQUARE FEET, MORE OR LESS. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever. The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 7th day of January, 20 25.

CHERYL J. SIDLER TRUST

Cheryl J. Sidler, Trustee

James G. Reavis, Trustee

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF IOWA }
COUNTY OF Polk } ss:

On this 7 day of January, A.D. 20 25, before me, the undersigned, a Notary Public in and for said State, personally appeared Cheryl J. Sidler, Trustee
James G. Reavis, Trustee,
___ to me personally known
or ✓ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SEAL

Sean Devine (Sign in Ink)

Sean Devine (Print Name)

Notary Public in and for the State of IOWA

SEAN DEVINE
Commission Number 834186
My Commission Expires
September 3, 2027

CAPACITY CLAIMED BY SIGNER:

___ INDIVIDUAL
___ CORPORATE
Title(s) of Corporate Officer(s)
_____
_____
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
✓ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
___ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
Cheryl J. Sidler Trust
_____
_____

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

_____
City Clerk of the City of Ankeny, Iowa

Plotted By: jboline, Plotted: Nov 14, 2024 – 8:32am,
Xrefs: 220196_ROW_PROP_20220224.dwg; 220196 ROW.dwg;
Images: ,
Comp. File: (J:\2022\220196\CAD\ROW\Plats\220196_Easement-Exhibits.dwg), Layout Tab: Parcel 42,

ACQUISITION PLAT
OF PERMANENT RIGHT OF WAY

SERVICE PROVIDED FOR:
CITY OF ANKENY
NW IRVINEDALE DRIVE & NW 18TH STREET
INTERSECTION IMPROVEMENTS

REQUESTED BY:
CITY OF ANKENY

LOCATED:
LOT 11 OF NORTH CREEK PLAT 6
SECTION 15–T80N–R24W

RECORD TITLEHOLDER
CHERYL J SIDLER TRUST (FEE–42)

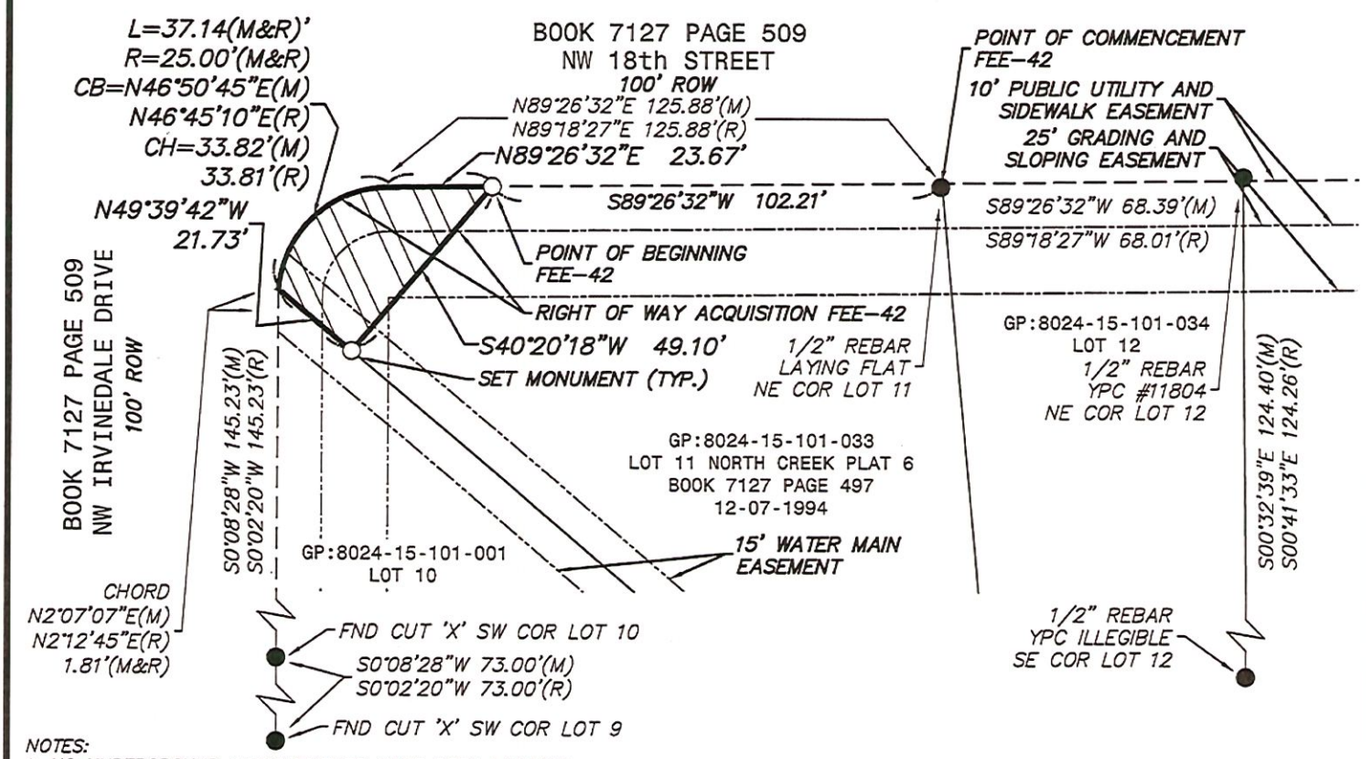
BASIS OF BEARINGS:
IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (NAD83)
IOWA DEPARTMENT OF TRANSPORTATION–
IOWA REAL TIME NETWORK

PROPERTY ADDRESS:
2910 NW 17th COURT

DESCRIPTION OF FEE TITLE ACQUISITION (FEE–42):

A PART OF LOT 11, NORTH CREEK PLAT 6, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 89°26'32" WEST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 102.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40°20'18" WEST, 49.10 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 11; THENCE NORTH 49°39'42" WEST ALONG SAID SOUTHWESTERLY LINE, 21.73 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 11; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.14 FEET AND WHOSE CHORD BEARS NORTH 46°50'45" EAST, 33.82 FEET TO SAID NORTH LINE OF LOT 11; THENCE NORTH 89°26'32" EAST ALONG SAID NORTH LINE, 23.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 957 SQUARE FEET, MORE OR LESS. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



NOTES:
* NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED.
* NO DISTANCE SHOULD BE ASSUMED BY SCALING.
* THIS IS NOT A PLAT OF SURVEY.
* FEE–42 CONTAINS 957 SQUARE FEET, MORE OR LESS.
* 5/8" STEEL BARS SET AT CORNERS UNLESS NOTED OTHERWISE.

HATCH LEGEND
ACQUISITION AREA (FEE TITLE)
TEMPORARY EASEMENT

30 0 15 30 60
1 inch = N/A ft.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATED NOVEMBER 11, 2024.

JOHN S. BOLINE, PLS
IOWA PROFESSIONAL LAND SURVEYOR NO. 25403
LICENSE EXPIRES: DECEMBER 31, 2024

SIGNATURE AND SEAL APPLY TO SHEET 1

LICENSED LAND SURVEYOR
JOHN S. BOLINE
25403
IOWA

HORIZ. SCALE: N/A	DATE: 11/11/24
VERT. SCALE: N/A	SUBMITTAL:
DWN. BY: NR	DSN. BY:	CHK. BY: JB/MF
PROJECT NO. 220196	
SHEET NO. 1/1	

SHEET ORIENTATION

ACQUISITION PLAT
NW IRVINEDALE DRIVE & NW 18TH STREET
INTERSECTION IMPROVEMENTS
ANKENY, IA

HRGreen
5525 MERLE HAY ROAD
JOHNSTON, IOWA 50131
PHONE 515-278-2913
www.hrgreen.com

REVISIONS			
#	DATE	BY:	DESCRIPTION:
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, Cheryl J. Sidler and James G. Reavis, as Trustees of the Cheryl J. Sidler Trust dated May 23, 2024, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate:

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements:

NW IRVINEDALE DRIVE & NW 18TH STREET INTERSECTION IMPROVEMENTS

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after said date for the sole purpose of seeding and surface restoration. Such access shall not interfere with the rights of the Grantor to the use and enjoyment of said real estate.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 7th day of January, 20 25.

CHERYL J. SIDLER TRUST

Cheryl J Sidler
Cheryl J. Sidler, Trustee

James G Reavis
James G. Reavis, Trustee

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 7 day of January, A.D. 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Cheryl J. Sidler, Trustee James G Reavis, Trustee,

___ to me personally known
or ✓ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SEAN DEVINE (SEAL)
Commission Number 834186
My Commission Expires
September 3, 2027

Sean Devine (Sign in Ink)

Sean Devine (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

- ___ INDIVIDUAL
- ___ CORPORATE
  Title(s) of Corporate Officer(s)
  _____
  _____
  ___ Corporate Seal is affixed
  ___ No Corporate Seal procured
- ___ PARTNER(s):
  ___ Limited Partnership
  ___ General Partnership
- ___ ATTORNEY-IN-FACT
- ✓ EXECUTOR(s) or TRUSTEE(s)
- ___ GUARDIAN(s) or CONSERVATOR(s)
- ___ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
Cheryl J. Sidler Trust

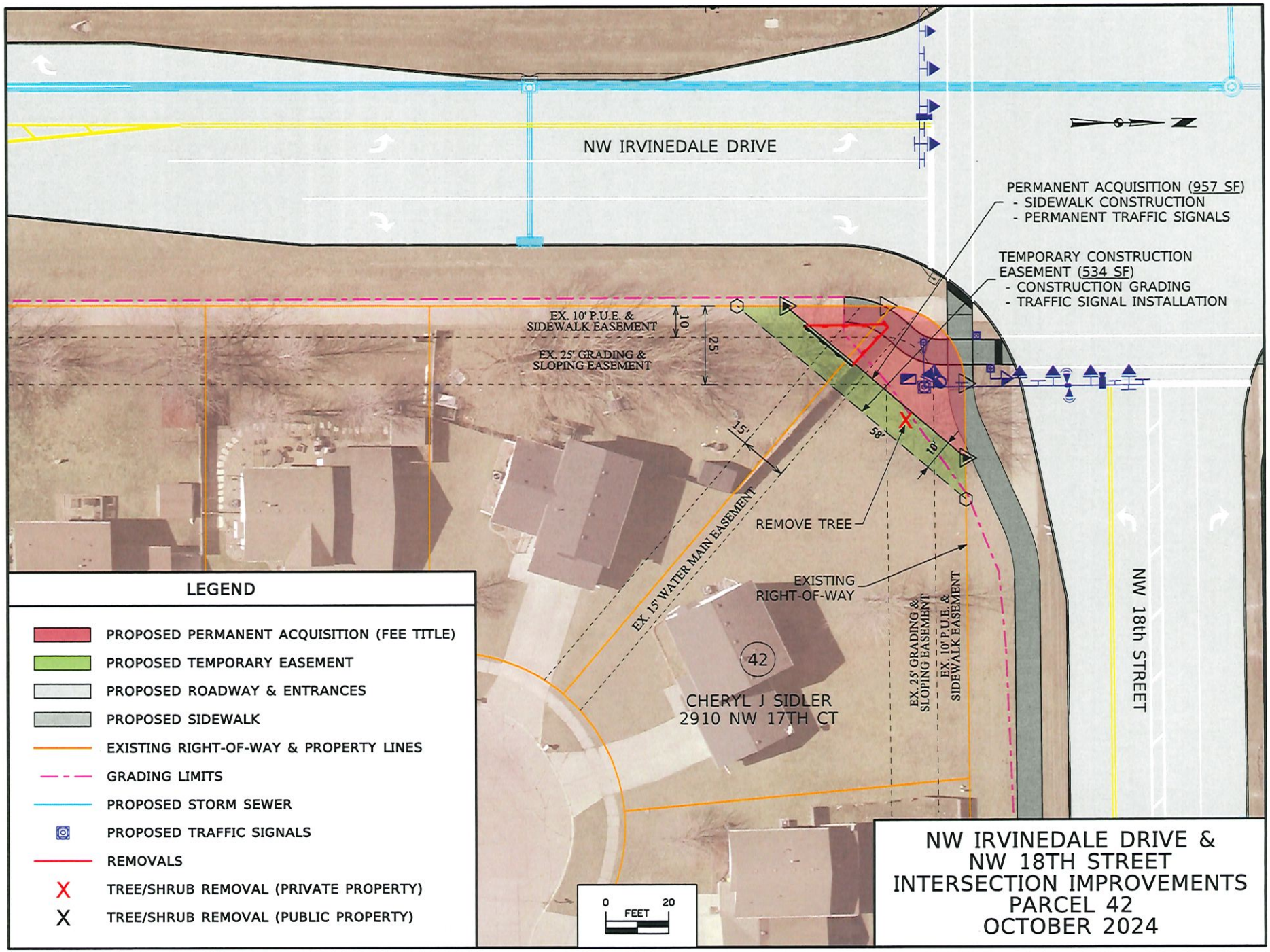
ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

_____
City Clerk of the City of Ankeny, Iowa


NW IRVINEDALE DRIVE
PERMANENT ACQUISITION (957 SF)
- SIDEWALK CONSTRUCTION
- PERMANENT TRAFFIC SIGNALS
TEMPORARY CONSTRUCTION EASEMENT (534 SF)
- CONSTRUCTION GRADING
- TRAFFIC SIGNAL INSTALLATION
EX. 10' P.U.E. & SIDEWALK EASEMENT
10'
25'
EX. 25' GRADING & SLOPING EASEMENT
15'
58'
10'
REMOVE TREE
EXISTING RIGHT-OF-WAY
EX. 15' WATER MAIN EASEMENT
42
CHERYL J SIDLER
2910 NW 17TH CT
EX. 25' GRADING & SLOPING EASEMENT
EX. 10' P.U.E. & SIDEWALK EASEMENT
NW 18th STREET
LEGEND
PROPOSED PERMANENT ACQUISITION (FEE TITLE)
PROPOSED TEMPORARY EASEMENT
PROPOSED ROADWAY & ENTRANCES
PROPOSED SIDEWALK
EXISTING RIGHT-OF-WAY & PROPERTY LINES
GRADING LIMITS
PROPOSED STORM SEWER
PROPOSED TRAFFIC SIGNALS
REMOVALS
X TREE/SHRUB REMOVAL (PRIVATE PROPERTY)
X TREE/SHRUB REMOVAL (PUBLIC PROPERTY)
0 FEET 20
NW IRVINEDALE DRIVE &
NW 18TH STREET
INTERSECTION IMPROVEMENTS
PARCEL 42
OCTOBER 2024

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF STREET RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT AT 2910 NW 17TH COURT FOR THE NW IRVINEDALE DRIVE & NW 18TH STREET INTERSECTION IMPROVEMENTS PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that street right-of-way and temporary construction easement be granted by Cheryl J. Sidler and James G Reavis. As Trustees of the Cheryl J. Sidler Trust dated May 23, 2024, at 2910 NW 17th Court to facilitate the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said street right-of-way and temporary construction easement necessary for the construction of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said street right-of-way and temporary construction easement from Cheryl J. Sidler and James G Reavis, as Trustees of the Cheryl J. Sidler Trust dated May 23, 2024, at 2910 NW 17th Court.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement, Warrant Deed, and Temporary Construction Easement for the completion of the NW Irvinedale Drive & NW 18th Street Intersection Improvements project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 17th day of March, 2025.

_____
Todd Schafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt a **RESOLUTION** accepting a proposal from TK Concrete, Inc. in the amount of $175,000 for the construction of the 2025 Pedestrian Ramp Improvements Program - Briarwood South.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution

LEGAL
No review required

EXECUTIVE SUMMARY

The 2025 Pedestrian Ramp Improvements Program – Briarwood South project includes the removal and replacement of pedestrian ramps within the Briarwood South neighborhood, generally located between North Ankeny Boulevard and NE Trilein Drive and NE 18th Street and NE 28th Street in the City of Ankeny.

The construction improvements include the removal and replacement of 33 ramps at 12 intersections, totaling approximately 625 SY of 7” thick PCC patches, 650 SY of sidewalk removal, 450 SY of 4” thick PCC sidewalk, and 275 SY of 6” thick PCC sidewalk. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

Bid invitations were sent to fifteen (15) contractors. On Tuesday, March 11, 2025, seven (7) bids were received as follows:

1. TK Concrete, Inc.	$ 175,000.00
2. HV Property Services, Inc. dba Vice Construction	$ 180,995.00
3. Iowa Contracting Inc.	$ 185,978.50
4. I-80 Concrete	$ 187,291.00
5. Howser Concrete Unlimited, LLC	$ 192,592.00
6. Concrete Connection LLC	$ 197,927.00
7. The Concrete Contracting Company Inc.	$ 294,855.00

The Engineer's Estimate for the project was $197,530.00. The bids ranged from approximately 12% below to 49% above the estimate. TK Concrete, Inc. has completed similar projects in the City of Ankeny and has the technical experience to complete this project. The Public Works Department recommends awarding the 2025 Pedestrian Ramp Improvements Program - Briarwood South project to TK Concrete, Inc. of Pella, Iowa.

Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than May 27, 2025 and no later than June 9, 2025.

The Contractor shall substantially complete the overall project within fifty-five (55) working days. Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction completed, with the new streets and sidewalks fully open to traffic. The Contractor shall fully complete the overall project within five (5) working days after the punch list has been provided to the Contractor following substantial completion of the overall project. Full completion for the overall project shall be defined as all work including temporary surface restoration and punch list items completed, and all improvements ready for final acceptance.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Consider motion to adopt **RESOLUTION** accepting a proposal from TK Concrete, Inc. in the amount of $175,000.00 for the construction of the 2025 Pedestrian Ramp Improvements Program - Briarwood South project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

This project is included in the current Capital Improvement Program with construction scheduled for 2025.

PUBLIC OUTREACH EFFORTS

Property owners and residents have received letters notifying them of this project in the fall of 2024 and will receive another letter before construction commences in the summer of 2025.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Bid Tabulation
3. Location Map
4. Contract - 2025 Pedestrian Ramp Imp - Briarwood South

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PROPOSAL FROM TK CONCRETE, INC IN THE AMOUNT OF $175,000.00 FOR THE CONSTRUCTION OF THE 2025 PEDESTRIAN RAMP IMPROVEMENTS PROGRAM – BRIARWOOD SOUTH PROJECT.

WHEREAS, the City of Ankeny desires to bring 33 ramps at 12 intersections into ADA compliance within the Briarwood South neighborhood, generally located between North Ankeny Boulevard and NE Trilein Drive and NE 18th Street and NE 28th Street in the City of Ankeny, and;

WHEREAS, a request for proposal was sent out to fifteen (15) contractors, and;

WHEREAS, the results of the request for proposal are as follows:

TK Concrete, Inc.	$175,000.00
HV Property Services, Inc. dba Vice Construction	$180,995.00
Iowa Contractring Inc.	$185,978.50
I-80 Concrete	$187,291.00
Howser Concrete Unlimited, LLC	$192,592.00
Concrete Connection LLC	$197,927.00
The Concrete Contracting Company Inc.	$294,855.00
Engineer's Estimated Cost	$197,530.00

+NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from TK Concrete, Inc. in the amount of $175,000.00 be accepted for the construction of the 2025 Pedestrian Ramp Improvements Program – Briarwood South project, the Mayor be authorized to sign the construction Contract, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 17th day of March, 2025.

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

Bid Tabulation

2025 Pedestrian Ramp Improvements Program - Briarwood South

Pedestrian Ramp Improvements in the Briarwood South Neighborhood

March 11, 2025

				Engineer's Estimate			TK Concrete, Inc.			HV Property Services, Inc. dba Vice Construction			Iowa Contracting Inc.			I-80 Concrete		
Item No.	**SUDAS No.**	**Item**	**Unit**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**
	DIVISION 6	STRUCTURES FOR SANITARY AND STORM SEWERS																
6.01	6010-E-1	Manhole Adjustment, Sanitary, Minor, SELFLEVEL® Casting	EA	2	$ 2,000.00	$ 4,000.00	2	$ 2,500.00	$ 5,000.00	2	$ 2,250.00	$ 4,500.00	2	$ 2,450.00	$ 4,900.00	2	$ 1,800.00	$ 3,600.00
6.02	6010-E-1	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	4	$ 1,500.00	$ 6,000.00	4	$ 1,750.00	$ 7,000.00	4	$ 1,200.00	$ 4,800.00	4	$ 1,800.00	$ 7,200.00	4	$ 1,500.00	$ 6,000.00
6.03	6010-E-1	Manhole Adjustment, Storm, Minor, SELFLEVEL® Casting	EA	2	$ 2,000.00	$ 4,000.00	2	$ 2,250.00	$ 4,500.00	2	$ 1,800.00	$ 3,600.00	2	$ 2,450.00	$ 4,900.00	2	$ 1,800.00	$ 3,600.00
6.04	6010-E-1	Manhole Adjustment, Storm, Minor, Two-Piece Casting	EA	1	$ 1,500.00	$ 1,500.00	1	$ 1,500.00	$ 1,500.00	1	$ 1,200.00	$ 1,200.00	1	$ 1,500.00	$ 1,500.00	1	$ 1,800.00	$ 1,800.00
	DIVISION 7	STREETS AND RELATED WORK																
7.01	7010-E	Curb and Gutter, PCC, Class C-SUD, 2.0' Wide, 7" Thick	LF	131	$ 50.00	$ 6,550.00	131	$ 50.00	$ 6,550.00	131	$ 50.00	$ 6,550.00	131	$ 44.00	$ 5,764.00	131	$ 46.00	$ 6,026.00
7.02	7030-A-1	Removal of Sidewalk	SY	653	$ 15.00	$ 9,795.00	653	$ 10.00	$ 6,530.00	653	$ 15.00	$ 9,795.00	653	$ 8.50	$ 5,550.50	653	$ 18.00	$ 11,754.00
7.03	7030-E	Sidewalk, PCC, Class C, 4" Thick	SY	446	$ 75.00	$ 33,450.00	446	$ 60.00	$ 26,760.00	446	$ 60.00	$ 26,760.00	446	$ 64.00	$ 28,544.00	446	$ 65.00	$ 28,990.00
7.04	7030-E	Sidewalk, PCC, Class C, 6" Thick	SY	270	$ 100.00	$ 27,000.00	270	$ 80.00	$ 21,600.00	270	$ 100.00	$ 27,000.00	270	$ 74.00	$ 19,980.00	270	$ 90.00	$ 24,300.00
7.05	7030-G	Detectable Warnings, Galvanized Steel	SF	352	$ 55.00	$ 19,360.00	352	$ 47.50	$ 16,720.00	352	$ 55.00	$ 19,360.00	352	$ 59.00	$ 20,768.00	352	$ 55.00	$ 19,360.00
7.06	7040-A	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	619	$ 100.00	$ 61,900.00	619	$ 85.00	$ 52,615.00	619	$ 90.00	$ 55,710.00	619	$ 118.00	$ 73,042.00	619	$ 94.00	$ 58,186.00
7.07	7040-I	Curb and Gutter Removal, 2.0' Wide	LF	131	$ 25.00	$ 3,275.00	131	$ 25.00	$ 3,275.00	131	$ 20.00	$ 2,620.00	131	$ 10.00	$ 1,310.00	131	$ 25.00	$ 3,275.00
	DIVISION 8	TRAFFIC CONTROL																
8.01	8030-A	Temporary Traffic Control	LS	1	$ 6,000.00	$ 6,000.00	1	$ 3,500.00	$ 3,500.00	1	$ 7,000.00	$ 7,000.00	1	$ 3,500.00	$ 3,500.00	1	$ 5,000.00	$ 5,000.00
	DIVISION 9	SITE WORK AND LANDSCAPING																
9.01	9040-Q-2	Erosion Control Mulching, Hydromulching, BFM with Temporary Seeding	AC	0.3	$ 10,000.00	$ 3,000.00	0.3	$ 11,500.00	$ 3,450.00	0.3	$ 12,500.00	$ 3,750.00	0.3	$ 4,400.00	$ 1,320.00	0.3	$ 10,000.00	$ 3,000.00
	DIVISION 11	MISCELLANEOUS																
11.01	11,020-A	Mobilization	LS	1	$ 10,000.00	$ 10,000.00	1	$ 12,000.00	$ 12,000.00	1	$ 7,000.00	$ 7,000.00	1	$ 5,000.00	$ 5,000.00	1	$ 10,500.00	$ 10,500.00
11.02	11,050-A	Concrete Washout	LS	1	$ 1,500.00	$ 1,500.00	1	$ 3,500.00	$ 3,500.00	1	$ 1,000.00	$ 1,000.00	1	$ 1,700.00	$ 1,700.00	1	$ 400.00	$ 400.00
11.03	11,999-A	Conduit Pipe for Repair of Irrigation Lines, PVC, 2" Diameter	EA	10	$ 20.00	$ 200.00	10	$ 50.00	$ 500.00	10	$ 35.00	$ 350.00	10	$ 100.00	$ 1,000.00	10	$ 150.00	$ 1,500.00
		TOTAL AMOUNT BID =				**$ 197,530.00**			**$ 175,000.00**			**$ 180,995.00**			**$ 185,978.50**			**$ 187,291.00**

Bid Tabulation

2025 Pedestrian Ramp Improvements Program - Briarwood South

Pedestrian Ramp Improvements in the Briarwood South Neighborhood

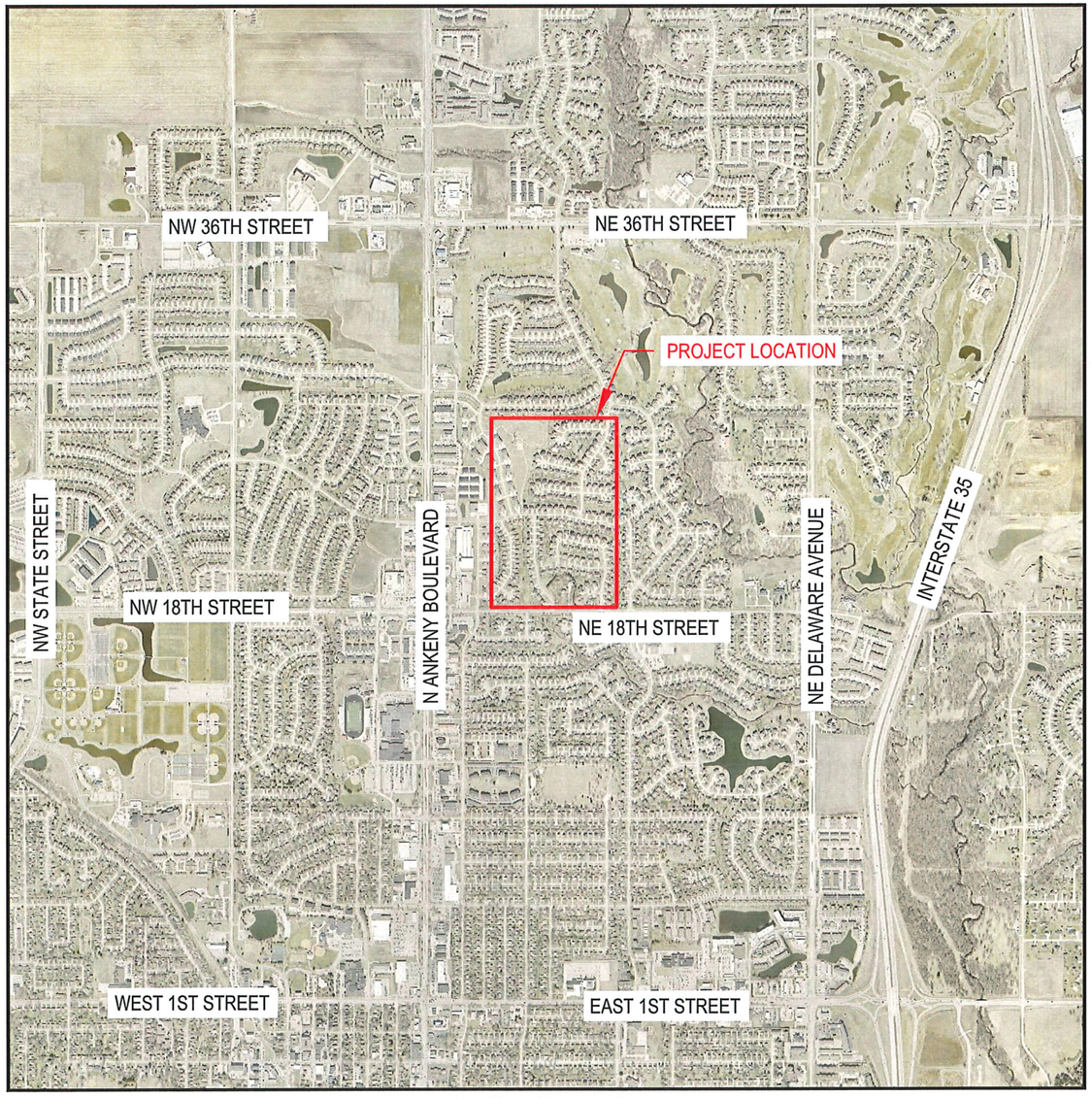
March 11, 2025

				Engineer's Estimate			Howser Concrete Unlimited, LLC			Concrete Connection LLC			The Concrete Contracting Company Inc.					
Item No.	SUDAS No.	Item	Unit	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price			
	DIVISION 6	STRUCTURES FOR SANITARY AND STORM SEWERS																
6.01	6010-E-1	Manhole Adjustment, Sanitary, Minor, SELFLEVEL® Casting	EA	2	$ 2,000.00	$ 4,000.00	2	$ 1,400.00	$ 2,800.00	2	$ 1,850.00	$ 3,700.00	2	$ 3,875.00	$ 7,750.00			
6.02	6010-E-1	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	4	$ 1,500.00	$ 6,000.00	4	$ 750.00	$ 3,000.00	4	$ 1,500.00	$ 6,000.00	4	$ 4,500.00	$ 18,000.00			
6.03	6010-E-1	Manhole Adjustment, Storm, Minor, SELFLEVEL® Casting	EA	2	$ 2,000.00	$ 4,000.00	2	$ 1,400.00	$ 2,800.00	2	$ 1,850.00	$ 3,700.00	2	$ 3,875.00	$ 7,750.00			
6.04	6010-E-1	Manhole Adjustment, Storm, Minor, Two-Piece Casting	EA	1	$ 1,500.00	$ 1,500.00	1	$ 750.00	$ 750.00	1	$ 1,500.00	$ 1,500.00	1	$ 4,500.00	$ 4,500.00			
	DIVISION 7	STREETS AND RELATED WORK																
7.01	7010-E	Curb and Gutter, PCC, Class C-SUD, 2.0' Wide, 7" Thick	LF	131	$ 50.00	$ 6,550.00	131	$ 45.00	$ 5,895.00	131	$ 35.00	$ 4,585.00	131	$ 90.00	$ 11,790.00			
7.02	7030-A-1	Removal of Sidewalk	SY	653	$ 15.00	$ 9,795.00	653	$ 16.50	$ 10,774.50	653	$ 18.00	$ 11,754.00	653	$ 30.00	$ 19,590.00			
7.03	7030-E	Sidewalk, PCC, Class C, 4" Thick	SY	446	$ 75.00	$ 33,450.00	446	$ 50.00	$ 22,300.00	446	$ 63.00	$ 28,098.00	446	$ 65.00	$ 28,990.00			
7.04	7030-E	Sidewalk, PCC, Class C, 6" Thick	SY	270	$ 100.00	$ 27,000.00	270	$ 132.00	$ 35,640.00	270	$ 72.00	$ 19,440.00	270	$ 135.00	$ 36,450.00			
7.05	7030-G	Detectable Warnings, Galvanized Steel	SF	352	$ 55.00	$ 19,360.00	352	$ 55.00	$ 19,360.00	352	$ 65.00	$ 22,880.00	352	$ 115.00	$ 40,480.00			
7.06	7040-A	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	619	$ 100.00	$ 61,900.00	619	$ 118.00	$ 73,042.00	619	$ 105.00	$ 64,995.00	619	$ 120.00	$ 74,280.00			
7.07	7040-I	Curb and Gutter Removal, 2.0' Wide	LF	131	$ 25.00	$ 3,275.00	131	$ 25.00	$ 3,275.00	131	$ 25.00	$ 3,275.00	131	$ 25.00	$ 3,275.00			
	DIVISION 8	TRAFFIC CONTROL																
8.01	8030-A	Temporary Traffic Control	LS	1	$ 6,000.00	$ 6,000.00	1	$ 2,750.00	$ 2,750.00	1	$ 10,000.00	$ 10,000.00	1	$ 15,000.00	$ 15,000.00			
	DIVISION 9	SITE WORK AND LANDSCAPING																
9.01	9040-Q-2	Erosion Control Mulching, Hydromulching, BFM with Temporary Seeding	AC	0.3	$ 10,000.00	$ 3,000.00	0.3	$ 16,400.00	$ 4,920.00	0.3	$ 15,000.00	$ 4,500.00	0.3	$ 20,000.00	$ 6,000.00			
	DIVISION 11	MISCELLANEOUS																
11.01	11,020-A	Mobilization	LS	1	$ 10,000.00	$ 10,000.00	1	$ 1,785.50	$ 1,785.50	1	$ 9,500.00	$ 9,500.00	1	$ 10,000.00	$ 10,000.00			
11.02	11,050-A	Concrete Washout	LS	1	$ 1,500.00	$ 1,500.00	1	$ 1,500.00	$ 1,500.00	1	$ 1,500.00	$ 1,500.00	1	$ 3,500.00	$ 3,500.00			
11.03	11,999-A	Conduit Pipe for Repair of Irrigation Lines, PVC, 2" Diameter	EA	10	$ 20.00	$ 200.00	10	$ 200.00	$ 2,000.00	10	$ 250.00	$ 2,500.00	10	$ 750.00	$ 7,500.00			
		TOTAL AMOUNT BID =				**$ 197,530.00**			**$ 192,592.00**			**$ 197,927.00**			**$ 294,855.00**			

PUBLIC IMPROVEMENT PLANS FOR

2025 PEDESTRIAN RAMP IMPROVEMENTS PROGRAM - BRIARWOOD SOUTH

CITY OF ANKENY
POLK COUNTY, IOWA
PROJECT NO. 2025-016



VICINITY MAP
1 INCH = 2,000 FEET

APPLICABLE SUDAS FIGURES

6010.601	CASTINGS FOR SANITARY SEWER MANHOLES
6010.602	CASTINGS FOR STORM SEWER MANHOLES
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7030.201	CLASSES OF SIDEWALK
7030.204	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
7030.205	GENERAL SIDEWALK AND CURB RAMP DETAILS
7030.206	CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
7030.207	CURB RAMP FOR CLASS B OR C SIDEWALK
7030.210	DETECTABLE WARNING PLACEMENT
8030.101	TEMPORARY TRAFFIC CONTROL GENERAL INFORMATION
8030.102	WORK OFF OF PAVEMENT WITH MINOR ENCROACHMENT ONTO TRAVELED WAY
8030.104	LANE CLOSURE ON LOW VOLUME STREET (SELF-REGULATING)
8030.117	SIDEWALK DETOUR

INDEX OF SHEETS

A.1	TITLE SHEET
A.2	LEGEND AND SYMBOL INFORMATION SHEET
C.1-C.4	QUANTITIES AND GENERAL INFORMATION
J.1-J.5	TRAFFIC CONTROL PLAN AND STAGING NOTES
S.1-S.2	NE INNSBRUCK DRIVE & NE 19TH COURT
S.3-S.5	NE INNSBRUCK DRIVE & NE 20TH STREET
S.6-S.9	NE 20TH STREET & NE CORTINA DRIVE
S.10-S.12	NE BEL-AIRE DRIVE & NE 20TH STREET
S.13-S.14	NE GEORGETOWN BOULEVARD & NE BEL-AIRE DRIVE
S.15-S.17	NE GEORGETOWN BOULEVARD & NE INNSBRUCK DRIVE
S.18-S.20	NE INNSBRUCK DRIVE & NE 24TH COURT
S.21-S.23	NE INNSBRUCK DRIVE & NE HANOVER COURT
S.24-S.25	NE INNSBRUCK DRIVE & NE LIBERTY COURT
S.26-S.28	NE INNSBRUCK DRIVE & NE MISSION COURT
S.29-S.32	NE GEORGETOWN BOULEVARD & NE OAK DRIVE (N)
S.33-S.35	NE GEORGETOWN BOULEVARD & NE OAK DRIVE (S)

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com
Know what's below. Call before you dig.

The most recent editions of the SUDAS Standard Specifications, the Iowa DOT Standard Specifications, and the Iowa DOT Materials I.M.s shall apply to all work performed on this project unless otherwise noted herein, or within the City of Ankeny Supplemental Specifications or Special Provisions.

This project does not require an Iowa Department of Natural Resources NPDES General Permit No. 2 or COSESCO permit. The Contractor shall install erosion control measures as shown in the Contract Documents and as needed to ensure that no sediment is found leaving the site(s).

LICENSED PROFESSIONAL ENGINEER
MATTHEW J. GRGURICH
P28127
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Matthew J. Grgurich, P.E. — Date 2/18/2025

License Number: P28127
My license renewal date is December 31, 2026.
Pages or sheets covered by this seal:
ALL

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

2025 PEDESTRIAN RAMP IMPROVEMENTS PROGRAM - BRIARWOOD SOUTH

TITLE SHEET

SHEET A.1

S:\PUBWORKS\ENGINEERINGDIVISION\PUBLIC WORKS PROJECTS\2025 PUBLIC WORKS\2025 PEDESTRIAN RAMP IMPROVEMENTS PROGRAM - BRIARWOOD SOUTH - 2025-016\2 - DESIGN INFO\2025 PEDESTRIAN RAMP IMPROVEMENTS PROGRAM - BRIARWOOD SOUTH

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 17th day of March, 2025, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and TK Concrete, Inc., hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the Ankeny Public Services Building. This Contract includes all Contract Documents. The work under this Contract shall be constructed in accordance with the SUDAS Standard Specifications, Most Recent Edition, and as further modified by the Supplemental Specifications and Special Provisions included in said Contract Documents. The Contractor further agrees to complete the work in strict accordance with said Contract Documents, and to guarantee the work as required by law, for the time required in said Contract Documents, after its acceptance by the Jurisdiction.

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices shown on the Contract Attachment: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvement:

2025 PEDESTRIAN RAMP IMPROVEMENTS PROGRAM – BRIARWOOD SOUTH

The 2025 Pedestrian Ramp Improvements Program – Briarwood South project includes the removal and replacement of pedestrian ramps within the Briarwood South neighborhood, generally located between North Ankeny Boulevard and NE Trilein Drive and NE 18th Street and NE 28th Street in the City of Ankeny.

The construction improvements include the removal and replacement of 33 ramps at 12 intersections, totaling approximately 625 SY of 7" thick PCC patches, 650 SY of sidewalk removal, 450 SY of 4" thick PCC sidewalk, and 275 SY of 6" thick PCC sidewalk. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of One Hundred and Seventy-Five Thousand and 00/100 DOLLARS ($175,000.00), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders as noted below:

The Contractor shall substantially complete the overall project within **fifty-five (55) working days.** Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction completed, with the new streets 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 substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project within **five (5) working days** after the punch list has been provided to the Contractor following substantial completion of the overall project. Full completion for the overall project shall be defined as all work including temporary surface restoration and 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 **Two Hundred and Fifty Dollars ($250.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION:

By _____
Todd Shafer, Mayor Pro Tem

(Seal)
ATTEST:

_____
Michelle Yuska, City Clerk

CONTRACTOR:

TK Concrete, Inc.
Contractor

By Tony Verhoeven
Signature

President
Title

1608 Fifield Rd
Street Address

Pella, IA 50219
City, State, Zip Code

641 6284590
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number---C0923-36--- issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.

2. Out-of-State Contractors:

   A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the Division of Labor Services of the Iowa Department of Workforce Development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.

   B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE:

1. **All signatures on this Contract must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS
Polk County)

On this 17 day of March, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tony Vermeer and _____, to me known, who, being by me duly sworn, did say that they are the President, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Tony Vermeer and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

NOTARIAL SEAL IOWA
BLANE REUTTER
Commission Number
788949
My Commission Expires
3-10-27

Blane Reutter
Notary Public in and for the State of Iowa
My commission expires 3-10, 2027

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____County)

On this _____day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

_____
Notary Public in and for the State of _____
My commission expires _____, 20____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____County)

On this _____day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

_____
Notary Public in and for the State of _____
My commission expires _____, 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____County)

On this _____day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

_____
Notary Public in and for the State of _____
My commission expires _____, 20____

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices tabulated below as proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to 20% or less of the amount bid shall not affect the unit bid price.

Item No.	Item	Unit	Total	Unit Price	Total Price
	STRUCTURES FOR SANITARY AND STORM SEWERS				
6.01	Manhole Adjustment, Sanitary, Minor, SELFLEVEL® Casting	EA	2	$ 2,500.00	$ 5,000.00
6.02	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	4	$ 1,750.00	$ 7,000.00
6.03	Manhole Adjustment, Storm, Minor, SELFLEVEL® Casting	EA	2	$ 2,250.00	$ 4,500.00
6.04	Manhole Adjustment, Storm, Minor, Two-Piece Casting	EA	1	$ 1,500.00	$ 1,500.00
	STREETS AND RELATED WORK				
7.01	Curb and Gutter, PCC, Class C-SUD, 2.0' Wide, 7" Thick	LF	131	$ 50.00	$ 6,550.00
7.02	Removal of Sidewalk	SY	653	$ 10.00	$ 6,530.00
7.03	Sidewalk, PCC, Class C, 4" Thick	SY	446	$ 60.00	$ 26,760.00
7.04	Sidewalk, PCC, Class C, 6" Thick	SY	270	$ 80.00	$ 21,600.00
7.05	Detectable Warnings, Galvanized Steel	SF	352	$ 47.50	$ 16,720.00
7.06	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	619	$ 85.00	$ 52,615.00
7.07	Curb and Gutter Removal, 2.0' Wide	LF	131	$ 25.00	$ 3,275.00
	TRAFFIC CONTROL	0			
8.01	Temporary Traffic Control	LS	1	$ 3,500.00	$ 3,500.00
	SITE WORK AND LANDSCAPING	0			
9.01	Erosion Control Mulching, Hydromulching, BFM with Temporary Seeding	AC	0.3	$ 11,500.00	$ 3,450.00
	MISCELLANEOUS				
11.01	Mobilization	LS	1	$ 12,000.00	$ 12,000.00
11.02	Concrete Washout	LS	1	$ 3,500.00	$ 3,500.00
11.03	Conduit Pipe for Repair of Irrigation Lines, PVC, 2" Diameter	EA	10	$ 50.00	$ 500.00

TOTAL CONTRACT AMOUNT = $ 175,000.00

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, TK Concrete, Inc., as Principal (hereinafter the "Contractor" or "Principal") and Old Republic Surety Company , as Surety, are held and firmly bound unto the **City of Ankeny, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of One Hundred and Seventy Five Thousand 00/100 DOLLARS ($175,000.00), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 17th day of March, 2025, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

2025 PEDESTRIAN RAMP IMPROVEMENTS PROGRAM – BRIARWOOD SOUTH

The 2025 Pedestrian Ramp Improvements Program – Briarwood South project includes the removal and replacement of pedestrian ramps within the Briarwood South neighborhood, generally located between North Ankeny Boulevard and NE Trilein Drive and NE 18th Street and NE 28th Street in the City of Ankeny.

The construction improvements include the removal and replacement of 33 ramps at 12 intersections, totaling approximately 625 SY of 7" thick PCC patches, 650 SY of sidewalk removal, 450 SY of 4" thick PCC sidewalk, and 275 SY of 6" thick PCC sidewalk. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. PERFORMANCE: The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvement, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor's default or failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.

2. PAYMENT: The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.

3. MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:

   A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **four (4)** years from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;

   B. To keep all work in continuous good repair; and

   C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

   A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;

   B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this Bond shall then be released as to such excess increase; and

   C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

   D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorneys' fees (including overhead expenses of the Jurisdiction's staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety's obligation under this Bond shall not exceed 125% of the penal sum of this Bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be **Polk** County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all of the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a word, term, or phase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Witness our hands, in triplicate, this 17th day of March, 2025.

PRINCIPAL:

TK Concrete, Inc.
Contractor

By _____
Signature

President
Title

SURETY:

Old Republic Surety Company
Surety Company

By _____
Signature Attorney-in-Fact Officer

Zachary Matter
Printed Name of Attorney-in-Fact Officer

Zip Bonds, LLC
Company Name

3737 Woodland Ave. Suite 505
Company Address

West Des Moines, IA 50266
City, State, Zip Code

888-435-4191
Company Telephone Number

NOTE:

1. **All signatures on this Performance, Payment, and Maintenance Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**
2. **This Bond must be sealed with the Surety's raised, embossing seal.**
3. **The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.**
4. **The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.**

OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint: ZACHARY MEFFERD, ZACHARY MATTER, HAVILAH WATSON, JIMMY L. BROWN, TINA BOCKHOLT, TYLER WEBB, ISAAC WOOD

OF WEST DES MOINES, IA

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, ***(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds),*** as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18,1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

(i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or

(ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or

(iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 14th day of January, 2025.

OLD REPUBLIC SURETY COMPANY

Karen J. Haffner
Assistant Secretary

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 14th day of January, 2025, personally came before me, Alan Pavlic and Karen J Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.

KATHRYN R. PEARSON NOTARY PUBLIC STATE OF WISCONSIN

Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

40-0605

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Signed and sealed at the City of Brookfield, WI this 17th day of March, 2025.

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-06)

Zip Bonds, LLC.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Great Plains, LLC
4200 University Ave., Suite 200
West Des Moines IA 50266-5945
License#: 1001000272

CONTACT NAME: Nick Ford
PHONE (A/C, No, Ext): 515-453-9357 FAX (A/C, No): 515-453-9357
E-MAIL ADDRESS: nick.ford@assuredpartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Middlesex Insurance Company	23434
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
TK Concrete Inc
1608 Fifield Road
Pella IA 50219
TKCONCR-01

COVERAGES **CERTIFICATE NUMBER:** 1889494181 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	A0177539	9/1/2024	9/1/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	$ 10,000
	POLICY X PRO-JECT X LOC						PERSONAL & ADV INJURY	$ 1,000,000
	OTHER:						GENERAL AGGREGATE	$ 3,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY	Y	Y	A0177539	9/1/2024	9/1/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR	Y	Y	A0177539	9/1/2024	9/1/2025	EACH OCCURRENCE	$ 7,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 7,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N		Y	A0177539	9/1/2024	9/1/2025	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? Y	N / A					E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 2025 Pedestrian Ramp Improvements Program – Briarwood South

The City of Ankeny is Additional Insured - Owners, Lessees or Contractors - Ongoing Operations with respects to the General Liability policy per form CG2010 (07/04)

The City of Ankeny is Additional Insured - Owners, Lessees or Contractors - Completed Operations with respects to the General Liability policy per form CG2037 (07/04)

See Attached...

CERTIFICATE HOLDER

City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny IA 50023

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: TKCONCR-01

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
AssuredPartners Great Plains, LLC	TK Concrete Inc 1608 Fifield Road Pella IA 50219
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

General Liability policy is Primary and Noncontributory when required or agreed to in a written contract per form CG2001 (12/19)
Waiver of subrogation applies to the General Liability Policy per form CG2404 (12/19)

General Liability Aggregate applies separately per construction project per form CG7118 (06/20)

Umbrella policy is follow form over the General Liability, Auto Liability and Workers Compensation policies with respects to Additional Insured on a Primary Non-Contributory basis and Waiver of Subrogation's when required by contract.

The City of Ankeny is Additional Insured - Designated Person or Organization on a primary and non-contributory basis when required in a written contract or agreement with respects to the Auto Liability policy per form CA7601 (06/15)
Waiver of Subrogation applies when required in a written contract to the Auto Liability policy per form CA7616 (06/18)

Waiver of subrogation applies to the Workers Compensation policy per form WC000313 (04/84)

Cancellation Notice - 30 Days with respects to the General Liability policy per form IL7060 (08/15)

Cancellation Notice - 30 Days with respects to the Umbrella Liability policy per form IL7060 (08/15)

Cancellation Notice - 30 Days with respects to the Auto Liability policy per form IL7060 (08/15)

Cancellation Notice - 30 Days with respects to the Workers Compensation policy per form WC990035 (04/18)

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the 2025 Sanitary Manhole Rehabilitation project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/15/25 @ 10:30 A.M. / date of hrg: 4/21/25 @ 5:30 P.M.)

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the 2025 Sanitary Manhole Rehabilitation project which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract), estimated total cost, and setting a date for the filing of bids on the project.

The 2025 Sanitary Manhole Rehabilitation Project includes the restoration/repair of aging sanitary sewer manholes across various locations within the City limits. The scope of construction includes the inspection, cleaning, surface preparation, and application of high strength liners utilizing polymer or cementitious methods. This project will reduce inflow and infiltration (I/I), and extend the life of the manholes. The proposed project includes the rehabilitation of 74 manholes (72-48”, two-60”) with a total vertical depth of 924 LF. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project no later than April 28, 2025. The contractor will have until October 31, 2025 to fully complete the overall project. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: March 17, 2025
2. Post Notice to Bidders and Notice of Public Hearing: March 19, 2025

3. Publish Notice to Bidders and Notice of Public of Hearing: April 4, 2025
4. Bid Opening (10:30 A.M., Public Services Building): April 15, 2025
5. Public Hearing and Contract Award: April 21, 2025

(Hold Public Hearing on the plans, specifications, form of contract, estimated total cost, review bids, award contract, and approve contract and bonds.)

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as April 15, 2025 and setting the public hearing date as April 21, 2025 for the 2025 Sanitary Manhole Rehabilitation project, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted on the Iowa League of Cities and Master Builders of Iowa websites on March 19, 2025 and to be published in the Des Moines Register on April 4, 2025.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

This project is included in the City's current Capital Improvement Program with construction scheduled for 2025.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. 2025 Sanitary Manhole Rehabilitation Project Notice to Bidders and Notice of Public Hearing
3. 2025 Sanitary MH Rehab Project - Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2025 SANITARY MANHOLE REHABILITATION PROJECT, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE 2025 SANITARY MANHOLE REHABILITATION PROJECT, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the 2025 Sanitary Manhole Rehabilitation Project; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA:

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the 2025 Sanitary Manhole Rehabilitation Project, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The 2025 Sanitary Manhole Rehabilitation Project includes the restoration/repair of aging sanitary sewer manholes across various locations within the City limits.

The scope of construction includes the inspection, cleaning, surface preparation, and application of high strength liners utilizing polymer or cementitious methods. This project will reduce inflow and infiltration (I/I), and extend the life of the manholes. The proposed project includes the rehabilitation of 74 manholes (72-48", two-60") with a total vertical depth of 924 LF.

Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to April 15, 2025, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on April 21, 2025, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on April 21, 2025.

PASSED AND APPROVED this 17th day of March, 2025.

_____
Mayor Pro Tem

ATTEST:

_____
City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

2025 SANITARY MANHOLE REHABILITATION PROJECT

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 **2025 Sanitary Manhole Rehabilitation Project** at its meeting at **5:30 P.M. on the 21st day of April 2025,** 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=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09
   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 **15th day of April, 2025,** 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 15th day of April, 2025,** 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 21st day of April, 2025,** 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 later than April 28, 2025,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in April 2025.

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

2025 SANITARY MANHOLE REHABILITATION PROJECT

The 2025 Sanitary Manhole Rehabilitation Project includes the restoration/repair of aging sanitary sewer manholes across various locations within the City limits.

The scope of construction includes the inspection, cleaning, surface preparation, and application of high strength liners utilizing polymer or cementitious methods. This project will reduce inflow and infiltration (I/I), and extend the life of the manholes. The proposed project includes the rehabilitation of 74 manholes (72-48", two-60") with a total vertical depth of 924 LF.

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. If manufacturer's warranty exceeds four (4) years, then the manufacturer's warranty shall govern the maintenance period.

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 95% of the work completed during a payment period, with the remaining 5% 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 no later than **October 31, 2025.** Full completion for the overall project shall be defined as all work including 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 **Six Hundred Dollars ($600.00) 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 17th **day of March, 2025.**

_____

Todd Shafer, Mayor Pro Tem

ATTEST:

_____

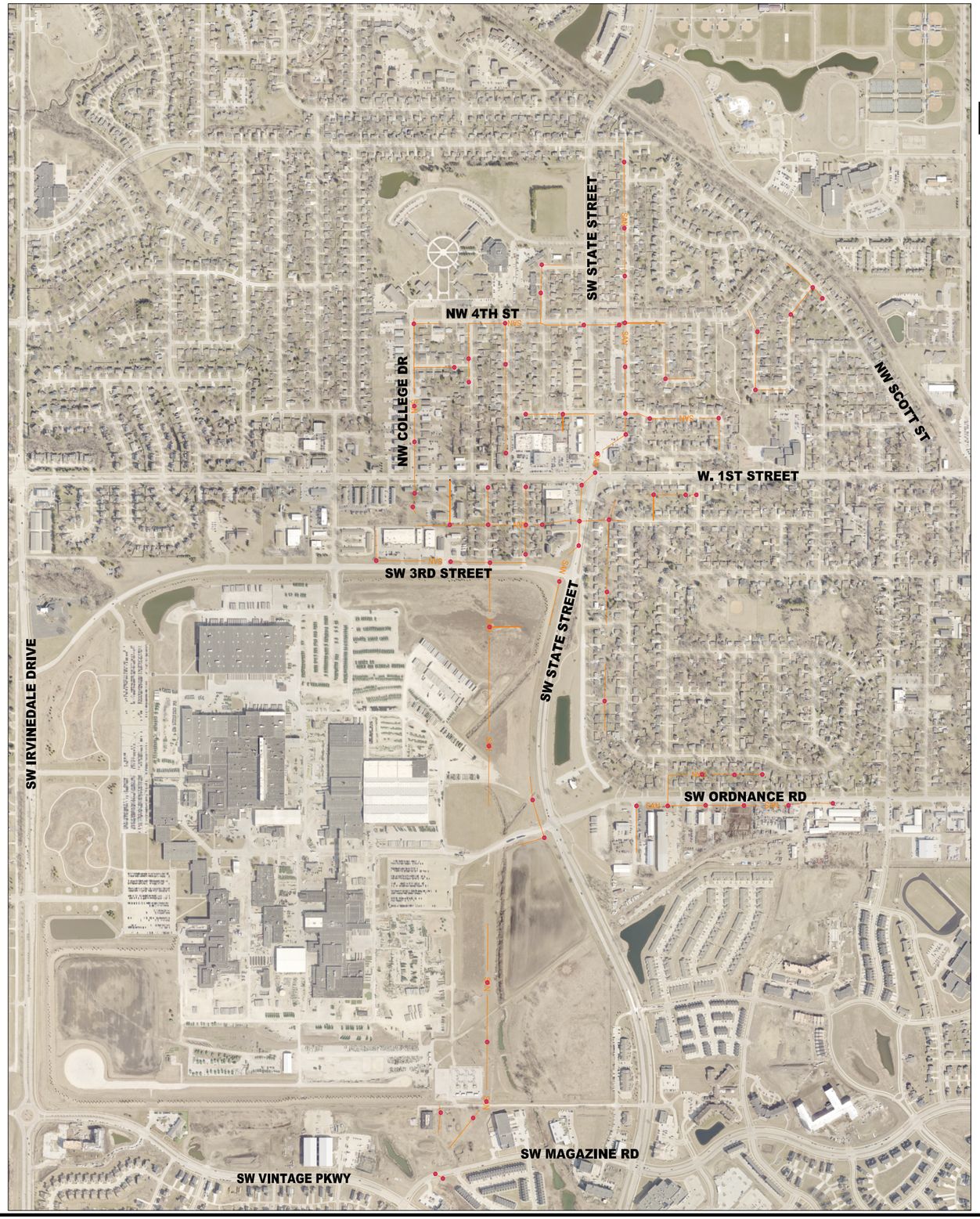
Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **19th day of March, 2025.**

Published in the Des Moines Register the **4th day of April, 2025.**

2025 SANITARY MANHOLE REHABILITATION PROJECT
LOCATION MAP

CITY OF ANKENY
POLK COUNTY, IOWA



N

1" =1,500'

MUNICIPAL UTILITIES DEPARTMENT
DEV. ENGINEERING DIVISION

city of Ankeny
bringing it all together

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2025 SANITARY MANHOLE REHABILITATION PROJECT
LOCATION MAP

SHEET
1 OF 1

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the 2025 Sanitary Manhole Grouting project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/15/25 @ 10:30 A.M. / date of hrg: 4/21/25 @ 5:30 P.M.)

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the 2025 Sanitary Manhole Grouting project which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract), estimated total cost, and setting a date for the filing of bids on the project.

The 2025 Sanitary Manhole Grouting Project includes the elimination of infiltration/inflow into sanitary sewer manholes that are otherwise structurally sound, using various products and methods either singularly or in combination. The project encompasses various locations within the City limits. The scope of construction includes the inspection, cleaning, surface preparation, and application of chemical grout to seal leaks and prevent infiltration. There are 28 manholes that will be grouted with the proposed project. Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project no later than April 28, 2025. The contractor will have until October 31, 2025 to fully complete the overall project. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: March 17, 2025
2. Post Notice to Bidders and Notice of Public Hearing: March 19, 2025
3. Publish Notice to Bidders and Notice of Public of Hearing: April 4, 2025

4. Bid Opening (10:30 A.M., Public Services Building): April 15, 2025
5. Public Hearing and Contract Award: April 21, 2025

(Hold Public Hearing on the plans, specifications, form of contract, estimated total cost, review bids, award contract, and approve contract and bonds.)

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as April 1, 2025 and setting the public hearing date as April 21, 2025 for the 2025 Sanitary Manhole Grouting project, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted on the Iowa League of Cities and Master Builders of Iowa websites on March 19, 2025 and to be published in the Des Moines Register on April 4, 2025.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

This project is included in the City's current Capital Improvement Program with construction scheduled for 2025.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. 2025 Sanitary Manhole Grouting Project Notice to Bidders and Notice of Public Hearing
3. 2025 Sanitary MH Grouting - Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2025 SANITARY MANHOLE GROUTING PROJECT, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE 2025 SANITARY MANHOLE GROUTING PROJECT, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the 2025 Sanitary Manhole Grouting Project; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA:

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the 2025 Sanitary Manhole Grouting Project, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The 2025 Sanitary Manhole Grouting Project includes the elimination of infiltration/inflow into sanitary sewer manholes that are otherwise structurally sound, using various products and methods either singularly or in combination. The project encompasses various locations within the City limits.

The scope of construction includes the inspection, cleaning, surface preparation, and application of chemical grout to seal leaks and prevent infiltration. There are 28 manholes that will be grouted with the proposed project.

Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to April 15, 2025, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on April 21, 2025, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on April 21, 2025.

PASSED AND APPROVED this 17th day of March, 2025.

_____
Mayor Pro Tem

ATTEST:

_____
City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

2025 SANITARY MANHOLE GROUTING PROJECT

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 **2025 Sanitary Manhole Grouting Project** at its meeting at **5:30 P.M. on the 21st day of April 2025,** in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.

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   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 **15th day of April, 2025,** 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 15th day of April, 2025,** 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 21st day of April, 2025,** 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 later than April 28, 2025,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in April 2025.

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.

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General Nature of the Public Improvement

2025 SANITARY MANHOLE GROUTING PROJECT

The 2025 Sanitary Manhole Grouting Project includes the elimination of infiltration/inflow into sanitary sewer manholes that are otherwise structurally sound, using various products and methods either singularly or in combination. The project encompasses various locations within the City limits.

The scope of construction includes the inspection, cleaning, surface preparation, and application of chemical grout to seal leaks and prevent infiltration. There are 28 manholes that will be grouted with the proposed project.

Other associated improvements include temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

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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. If manufacturer's warranty exceeds four (4) years, then the manufacturer's warranty shall govern the maintenance period.

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 95% of the work completed during a payment period, with the remaining 5% 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 no later than **October 31, 2025.** Full completion for the overall project shall be defined as all work including 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 **Six Hundred ($600.00) 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 **17th day of April, 2025.**

_____

Todd Shafer, Mayor Pro Tem

ATTEST:

_____

Michelle Yuska, City Clerk

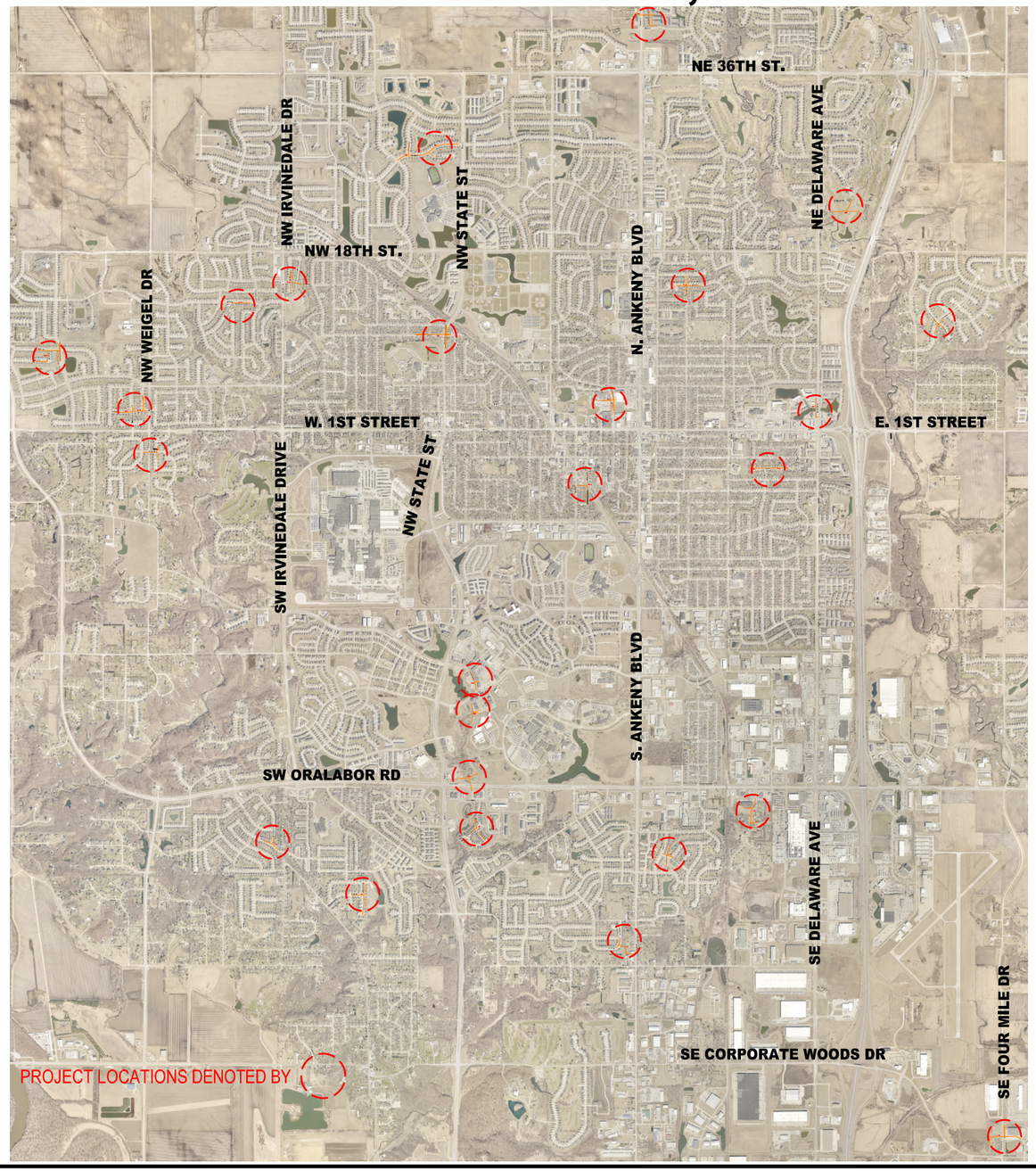
Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **19th day of March, 2025.**

Published in the Des Moines Register the **4th day of April, 2025**

2025 SANITARY MANHOLE GROUTING PROJECT - LOCATION MAP

CITY OF ANKENY

POLK COUNTY, IOWA



N

1" =4,000'

city of Ankeny
Bringing it all together

2025 SANITARY MANHOLE GROUTING PROJECT
LOCATION MAP

SHEET
1 OF 1

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the 2025 PCC Street Patching Program project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 4/15/25 @ 10:30 A.M. / date of hrg: 4/21/25 @ 5:30 P.M.)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the 2025 PCC Street Patching Program project which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract), and estimated total cost; and setting a date for the filing of bids on the project.

The 2025 PCC Street Patching Program project includes the full depth removal and replacement of PCC street pavement at six (6) separate locations, generally located on:

Site 1 – NW Prairie Ridge Dr between NW State St and NW Ash Dr,
Site 2 – Fire Station #1,
Site 3 - E First St between N Ankeny Blvd and NE Delaware Ave,
Site 4 – SW Ordnance Rd between NW State St and SW Westview Dr,
Site 5 – SE Magazine Rd between S Ankeny Blvd and SE Delaware Ave,
Site 6 – SW Glenbrooke Blvd between SW Fox Run Dr and SW Sunnybrooke Dr, and SW Meadow Ridge Dr between SW Fox Run Dr and SW Sunnybrooke Dr

The construction improvements include approximately 1,000 SY of 9” thick PCC Class C-SUD full depth patches, 2,300 SY of 8” thick PCC Class C-SUD full depth patches, and 700 SY of 7” thick PCC Class C-SUD street pavement. Other associated improvements include sidewalk and pedestrian ramp removal and replacement, installation of new intake structure, minor adjustments to storm sewer structures, partial rebuild of an existing intake, temporary traffic control, maintenance of

postal service and solid waste collection, temporary surface restoration, mobilization, and miscellaneous associated work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project any time after a written Notice to Proceed is issued, except that work on Site 1, Site 4, and Site 5 shall begin no earlier than May 27, 2025 and no later than June 9, 2025. The contractor will have the following Working Days associated with each site to substantially complete the overall project:

Site 1 – fifteen (15) Working Days,
Site 2 – fifteen (15) Working Days,
Site 3 – twenty-five (25) Working Days,
Site 4 – five (5) Working Days,
Site 5 – twenty-five (25) Working Days, and
Site 6 – ten (10) Working Days

The Contractor shall fully complete the overall project no later than October 31, 2025. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: March 17, 2025
2. Post Notice to Bidders and Notice of Public Hearing: March 19, 2025
3. Publish Notice to Bidders and Notice of Public of Hearing: April 4, 2025
4. Bid Opening (10:30 A.M., Public Services Building): April 15, 2025
5. Public Hearing and Contract Award: April 21, 2025

(Hold Public Hearing on the plans, specifications, form of contract, and estimated total cost; review bids, award contract, and approve contract and bonds.)

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as April 15, 2025 and setting the public hearing date as April 21, 2025 for the 2025 PCC Street Patching Program project, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted on the Iowa League of Cities and Master Builders of Iowa websites on March 19, 2025 and to be published in the Des Moines Register on April 4, 2025.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

This project is included in the City's current Capital Improvement Program with construction scheduled for 2025.

PUBLIC OUTREACH EFFORTS

During construction property owners and residents will be updated via letters.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Notice to Bidders and Notice of Public Hearing
3. Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2025 PCC STREET PATCHING PROGRAM, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE 2025 PCC STREET PATCHING PROGRAM, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the 2025 PCC Street Patching Program; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA:

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the 2025 PCC Street Patching Program, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The 2025 PCC Street Patching Program project includes the full depth removal and replacement of PCC street pavement at six (6) separate locations, generally located on:

Site 1 – NW Prairie Ridge Dr between NW State St and NW Ash Dr,

Site 2 – Fire Station #1,

Site 3 - E First St between N Ankeny Blvd and NE Delaware Ave,

Site 4 – SW Ordnance Rd between NW State St and SW Westview Dr,

Site 5 – SE Magazine Rd between S Ankeny Blvd and SE Delaware Ave,

Site 6 – SW Glenbrooke Blvd between SW Fox Run Dr and SW Sunnybrooke Dr, and SW Meadow Ridge Dr between SW Fox Run Dr and SW Sunnybrooke Dr.

The construction improvements include approximately 1,000 SY of 9" thick PCC Class C-SUD full depth patches, 2,300 SY of 8" thick PCC Class C-SUD full depth patches, and 700 SY of 7" thick PCC Class C-SUD street pavement. Other associated improvements include sidewalk and pedestrian ramp removal and replacement, installation of new intake structure, minor adjustments to storm sewer structures, partial rebuild of an existing intake, temporary traffic control, maintenance of postal service and solid waste collection, temporary surface restoration, mobilization, and miscellaneous associated work necessary to complete the project.

A truss screed shall be utilized on all patches greater than or equal to three panels in length.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to April 15, 2025, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on April 21, 2025, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on April 21, 2025.

PASSED AND APPROVED this 17th day of March, 2025.

_____
Mayor Pro Tem

ATTEST:

_____
City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

2025 PCC STREET PATCHING PROGRAM

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 **2025 PCC Street Patching Program** project at its meeting at **5:30 P.M. on the 21st day of April, 2025,** 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=OEFocWZGS0NYUmtnVHNxcWZFak9Pdz09
   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 City of Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **15th day of April, 2025,** 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 15th day of April, 2025,** in said City of 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 21st day of April, 2025,** 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, **except that work on Site 1, Site 4, and Site 5 shall begin no earlier than May 27, 2025 and no later than June 9, 2025,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in April 2025.

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

2025 PCC STREET PATCHING PROGRAM

The 2025 PCC Street Patching Program project includes the full depth removal and replacement of PCC street pavement at six (6) separate locations, generally located on:

Site 1 – NW Prairie Ridge Dr between NW State St and NW Ash Dr,
Site 2 – Fire Station #1,
Site 3 - E First St between N Ankeny Blvd and NE Delaware Ave,
Site 4 – SW Ordnance Rd between NW State St and SW Westview Dr,
Site 5 – SE Magazine Rd between S Ankeny Blvd and SE Delaware Ave,
Site 6 – SW Glenbrooke Blvd between SW Fox Run Dr and SW Sunnybrooke Dr, and SW Meadow Ridge Dr between SW Fox Run Dr and SW Sunnybrooke Dr

The construction improvements include approximately 1,000 SY of 9" thick PCC Class C-SUD full depth patches, 2,300 SY of 8" thick PCC Class C-SUD full depth patches, and 700 SY of 7" thick PCC Class C-SUD street pavement. Other associated improvements include sidewalk and pedestrian ramp removal and replacement, installation of new intake structure, minor adjustments to storm sewer structures, partial rebuild of an existing intake, temporary traffic control, maintenance of postal service and solid waste collection, temporary surface restoration, mobilization, and miscellaneous associated work necessary to complete the project.

A truss screed shall be utilized on all patches greater than or equal to three panels in length.

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.

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 95% of the work completed during a payment period, with the remaining 5% 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 substantially complete each of the six (6) separate Sites within a specified number of working days for each Site as noted below:

Site 1 – fifteen (15) Working Days,
Site 2 – fifteen (15) Working Days,
Site 3 – twenty-five (25) Working Days,
Site 4 – five (5) Working Days,
Site 5 – twenty-five (25) Working Days, and
Site 6 – ten (10) Working Days

More than one (1) Site is permitted to be under construction simultaneously, but not without prior approval by the Engineer. Working Days will be tracked separately for each Site.

Substantial completion for each Site shall be defined as all utility, grading, and pavement construction completed, temporary surface restoration completed, permanent pavement markings completed, with the new street and sidewalk pavement fully open to traffic. **A mandatory six-day work week is not required; however, working days will be charged on Saturdays and Sundays if the Contractor elects to perform bid item work on Saturdays or Sundays.** Should the Contractor fail to substantially complete the work at each Site within these timeframes, liquidated damages of **One Thousand Dollars ($1,000.00) per calendar day** will be assessed for work at each Site not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project **no later than October 31, 2025**. Full completion for the overall project shall be defined as all work including punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work within 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 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 **17th day of March, 2025.**

_____
Todd Shafer, Mayor Pro Tem

ATTEST:

_____
Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **19th day of March, 2025.**
Published in the Des Moines Register the **4th day of April, 2025.**

NW 36TH STREET
NE 36TH STREET
NW IRVINEDALE DRIVE
NW STATE STREET
N ANKENY BLVD
NE DELAWARE AVENUE
INTERSTATE 35
NW 18TH STREET
NE 18TH STREET
SITE 1
SITE 2
WEST 1ST STREET
EAST 1ST STREET
SITE 3
SITE 4
SW IRVINEDALE DRIVE
SW STATE STREET
S ANKENY BLVD
SE DELAWARE AVENUE
SITE 5
SW ORALABOR ROAD
SE ORALABOR ROAD
SITE 6
N
0
3000
SCALE

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

LOCATION MAP
2025 PCC STREET PATCHING PROGRAM

SHEET 1

S:\PUBWORKS\ENGINEERINGDIVISION\PUBLIC WORKS PROJECTS\2025 PUBLIC WORKS\2025 PCC STREET PATCHING PROGRAM - 2025-015\2 - DESIGN INFO\2025 PCC STREET PATCHING PROGRAM.DWG

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve the Professional Services Agreement with Civil Design Advantage, LLC for the preliminary and final design of the Westlawn Place Area Utility Improvements - Phase 1 project in an amount not to exceed $314,241.00.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

The action before the City Councill is the approval of a Professional Services Agreement with Civil Design Advantage, LLC for the preliminary and final design of the Westlawn Place Area Utility Improvements - Phase 1 project.

The Westlawn Place Area neighborhood has deteriorated infrastructure. The overall neighborhood project plans to address critical street defects, provide a functional sanitary sewer system by reducing inflow and infiltration, replace an under-sized 4-inch water main, provide significant drainage improvements, reduce long-term maintenance issues, and address resident concerns. It is anticipated that the reconstruction of the overall neighborhood's infrastructure will occur with approximately 15 to 16 projects over approximately 8 to 10 years. The Phase 1 project will consist of the following areas:

- SW Westlawn Drive just north and just south of the SW Westlawn Drive and SW 4th Street intersection,
- SW 4th Street from SW State Street Frontage Road to SW Westlawn Drive, and
- Expansion of the Ankeny Art Center detention basin.

The preliminary and final design for the Phase 1 project needs to be undertaken at this time to maintain the following project schedule:

- 2025 - preliminary design, final design, right-of-way acquisitions, and utility relocations

- 2026 - construction

Civil Design Advantage, LLC has completed the conceptual design of the overall neighborhood's Westlawn Place Area Utility Improvements. The Public Works Department proposes to continue to use Civil Design Advantage, LLC to complete the preliminary and final design for the Phase 1 project, including the following items:

- Preliminary, Check, and Final Plan Preparation
- Acquisition Plat and Easement Preparation
- Public Outreach and Public Information Meeting
- Project Coordination Meetings with City Staff
- Topographic Survey
- Right-of-Way Services (via sub-consultant)
- Stormwater Preliminary and Final Design (via sub-consultant)
- Structural Design (via sub-consultant)

The scope of the preliminary and final design and corresponding fees are shown in the attached Professional Services Agreement. The total fee for the preliminary and final design is $314,241.00.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with Civil Design Advantage, LLC for the preliminary and final design of the Westlawn Place Area Utility Improvements - Phase 1 project in an amount not to exceed $314,241.00 and authorize the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the current City of Ankeny Capital Improvement Program for 2025 design and 2026 construction.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Westlawn Place Area Utility Improvements - Phase 1 - Professional Services Agreement

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
Westlawn Place Area Utility Improvements
Phase 1 Services

THIS AGREEMENT is made and entered into this 17th day of March, 2025, between the City of Ankeny, Iowa, hereinafter referred to as the "Owner", and Civil Design Advantage hereinafter referred to as the "Consultant".

WITNESSETH:

WHEREAS the Owner desires to proceed with the preliminary and final design services for the Phase 1 segment of the overall neighborhood Westlawn Place Area Utility Improvement project. It is anticipated that the overall neighborhood project will be completed in approximately 16 phases over the course of 8 to 10 years starting in 2026. Refer to Exhibit "B" for general limits of the overall neighborhood project and the Phase 1 segment.

> The Westlawn Place Area neighborhood has deteriorated infrastructure. This project plans to address critical street defects, provide a functional sanitary sewer system by reducing inflow and infiltration, replace an under-sized 4-inch water main, provide significant drainage improvements, reduce long-term maintenance issues, and address resident concerns.
>
> The Consultant has previously completed conceptual design (approximately 30% complete plans) for the entire multi-phase, multi-year project. The conceptual design plans shall be the basis for the preliminary and final design of each Phase moving forward. The Phase 1 project limits consist of the following (with approximate lengths):
>
> SW State Street Frontage Road = 330'
> SW 4th Street – Frontage Rd. to Westlawn = 360'
> SW Westlawn Drive – North & South of Westlawn/4th Int. = 270'
> SW Westlawn Drive (partial) – Ex. sideyard to Westside Park = 345'
> Art Center Basin = 1900'
> Side and Rear Yard Storm & Westside Park = 605'

WHEREAS the Owner desires to employ the Consultant to provide final design engineering services in connection with the project; and

WHEREAS the Consultant is willing to perform such engineering work in accordance with the terms hereinafter provided and represents that it is in compliance with Iowa statutes relating to the registration of Professional Engineers.

NOW THEREFORE;

The parties hereto, for consideration hereinafter set forth, mutually agree as follows:

I. DEFINITIONS

Whenever in this Contract the following terms or pronouns used in their stead occur, they shall have the meaning here given:

Owner – the City of Ankeny, Iowa, or its authorized representative acting as liaison officer for the Owner for the purpose of coordinating and administering the work under the Contract.

Consultant – the firm of Civil Design Advantage, Urbandale, Iowa

Iowa DOT – Iowa Department of Transportation

IDNR – Iowa Department of Natural Resources

Corps – the United States Army Corps of Engineers

EPA – the Environmental Protection Agency

EDA – the Economic Development Agency

Project Manager – the principal project manager assigned to the project and employed by and working directly under the authority of the Consultant.

Project Engineer – the design engineer assigned to the project and employed by the Consultant, working directly under the authority of the Project Manager.

Construction Observer – the construction observer assigned to the project and employed by the Consultant, working directly under the authority of the Project Manager or Project Engineer.

II. GENERAL

A. The Owner has decided to proceed with the preliminary and final design of Phase 1 of the Westlawn Place Area Utility Improvements project. This Contract covers the preliminary and final design of the sanitary sewer, water main, storm sewer, and street paving improvements within the Phase 1 portion of the neighborhood project. This Contract does not include any construction related services; however, these can be added by amendment or separate agreement.

   A description of the necessary tasks to accomplish the above goals is itemized in Section III, Scope of Services.

B. The work under this Contract shall at all times be subject to the general supervision and direction of the Owner and shall be subject to

the approval of the Owner. Design and construction documents shall conform to the Owner's requirements.

C. Obligations of the Owner to the Consultant: All existing information, including previous construction plans, record drawings, utility information, previous studies, drainage maps, drainage design support, etc. applicable to the project will be made available to the Consultant without cost.

D. Submittal of documents: During the progress of the project design, various PDF's of the preliminary, check, and final plans for the final design and other documents prepared by the Consultant will be required by the Owner. Unless specified elsewhere in this Contract, five (5) copies of the Contract Documents shall be provided by the Consultant to the Owner at the final submittal.

E. This Contract shall be subject to the Standard Fee Schedule billing rates as established in Exhibit "A" and hereby made a part of this Contract.

III. SCOPE OF SERVICES

A. General – The Consultant shall provide Basic Design Services and Additional Design Services (if required) for the design of the project in accordance with general engineering principles. The work to be performed under this Contract by the Consultant shall consist of the following Scope of Services. Additional engineering services beyond the Contract Scope of Services shall be authorized in writing by the Owner before the Consultant shall proceed. Additional fees shall be based on the hourly rates by employee classification as established in Exhibit "A" to this Contract.

B. Basic Engineering Services

Preliminary and Final Design Phase Services:

Task 1 – Limited Topographic Survey

The Consultant has previously acquired survey data to support the conceptual design for the project. This field survey shall be the basis for the preliminary and final design of Phase 1. Additional, limited topographic survey may be required during the preliminary and final design of the project. Additional topographic survey and rear yard property pin location/research, if required, shall be obtained and merged with the overall mapping to create the base mapping for the final construction documents. A bathymetric survey of the Art Center Basin shall be included.

Task 2 – Right-of-Way Services
The Consultant will utilize the services of a sub-consultant for the right-of-way services for the project's preliminary and final design. Right-of-way services shall follow the scope as outlined in Exhibit "C". Right-of-way services, with the exception of the property located at 322 SW Westview Drive, shall be accomplished for Phase 1 only.

Task 3 – Stormwater Preliminary and Final Design
The Consultant previously utilized a sub-consultant for the conceptual stormwater design for the entire project. The Consultant plans to utilize the services of this sub-consultant for the preliminary and final stormwater design and analysis for Phase 1. Final stormwater analysis shall follow the scope as outlined in Exhibit "D".

Task 4 – Structural Design
The Consultant plans to utilize the services of a sub-consultant for structural design services for Phase 1. Structural design services shall follow the scope as outlined in Exhibit "E".

Task 5 – Geotechnical Consultation
The Consultant plans to utilize the services of a sub-consultant for geotechnical engineering services for Phase 1. Geotechnical consultation services shall follow the scope as outlined in Exhibit "F".

Task 6 – Private Utility Coordination
The Consultant shall coordinate with private utilities during the preliminary and final design of the Phase 1 improvements. This shall include providing plans to private utility companies at milestone plan turn-ins, consulting with private utility companies on known conflicts, and meeting with private utility companies (estimate a total of 1 virtual meeting) to discuss utility relocation or conflict avoidance.

Task 7 – Public Outreach
Based on the approved conceptual design plans, the Consultant shall conduct a formal public information meeting to present the Phase 1 project to the property owners and residents within the vicinity of the Phase 1 construction limits, discuss general staging plans and provide a general project development schedule. Additional time will be made available if specific property owners would like to meet one-on-one to discuss detailed staging or access items/questions.

Task 8 – Construction Drawing Preparation (Preliminary Plans – 60%)
The Consultant shall prepare preliminary construction drawings for approximately 2,200 lineal feet of roadway and storm sewer improvements. This shall include the SW State Street Frontage Road, SW 4th Street, SW Westlawn Drive, Art Center Basin Stormwater Outfall, and side and/or rear yard storm water alignments as previously described and illustrated on Exhibit "B". Preliminary plans will be based on the approved conceptual design plans. The plans shall show proposed storm sewer, new sidewalk, proposed sanitary sewer main/services, proposed water main/services, proposed street improvements, and other design details within the construction limits.

Preliminary plans and cost estimate with 10% contingency shall be prepared and submitted to the Owner to support the intended letting schedule for the Phase 1 project.

Task 9 – Construction Drawing Preparation (Check Plans – 90%)
Once preliminary plan comments are received from the Owner, the Consultant shall proceed with preparation of check plans.

Utilizing the previously prepared field survey data, the Consultant shall prepare construction drawings for the proposed improvements. The consultant shall review the previously prepared geotechnical report and incorporate applicable recommendations into the plans.

Check plan sheet layout shall generally consist of the following:

- Title Sheet/Legend & Symbols – A Sheets
- Details and Typical Sections – B Sheets
- Tab. of Project Quantities and General Notes – C Sheets
- Street Plan & Profile Sheets – D Sheets
- Removal Sheets – F Sheets
- Survey Reference Information – G Sheets
- Right-of-Way Sheets – H Sheets
- Traffic Control/Staging Sheets – J Sheets
- Geometric Staking and Jointing Sheets – L Sheets
- Storm Sewer Plan & Profile Sheets – M Sheets
- Water Main Plan & Profile Sheets – MWM Sheets
- Sanitary Sewer Plan & Profile Sheets – MSA Sheets
- Striping & Permanent Signage Sheets – P Sheets
- Grading/Erosion Control Sheets – R Sheets
- Sidewalk Layout & Details – S Sheets
- Cross Sections – W Sheets

As part of the check plan preparation, the Consultant shall prepare a Storm Water Management Plan (SWMP) to confirm storm sewer sizing for the proposed improvements. The consultant shall also prepare and submit the IDNR construction permit applications for the proposed public water and public sanitary sewer improvements.

Check plans and cost estimate with 5% contingency shall be prepared and submitted to the Owner to support the intended letting schedule for the Phase 1 project.

The Consultant shall utilize the Owner's Storm Water Pollution Prevention Plan (SWPPP) template for the project and submit the Notice of Intent and General Permit #2 to the Iowa DNR. The Owner shall be responsible for implementation/monitoring.

The Consultant shall continue to coordinate with private utility providers along the corridor for utility relocations, if necessary.

Task 10 – Easement/Acquisition Plat Preparation

The Consultant shall prepare acquisition plat(s) for each parcel as necessary to define the necessary right-of-way for the roadway corridor. The Consultant shall also prepare the necessary permanent and temporary easement documents associated with the sanitary sewer, storm sewer, water main, and/or sidewalk outside of the platted right-of-way.

Task 11 – Construction Drawing Preparation (Final Plans – 100%)

Once check plan comments are received from the Owner, the Consultant shall proceed with preparation of final plans.

Final plan sheet layout shall generally consist of the following:

- Title Sheet/Legend & Symbols – A Sheets
- Details and Typical Sections – B Sheets
- Tab. of Project Quantities and General Notes – C Sheets
- Street Plan & Profile Sheets – D Sheets
- Removal Sheets – F Sheets
- Survey Reference Information – G Sheets
- Right-of-Way Sheets – H Sheets
- Traffic Control/Staging Sheets – J Sheets
- Geometric Staking and Jointing Sheets – L Sheets
- Storm Sewer Plan & Profile Sheets – M Sheets
- Water Main Plan & Profile Sheets – MWM Sheets
- Sanitary Sewer Plan & Profile Sheets – MSA Sheets
- Striping & Permanent Signage Sheets – P Sheets
- Grading/Erosion Control Sheets – R Sheets
- Sidewalk Layout & Details – S Sheets
- Cross Sections – W Sheets

Final plans and cost estimate with no contingency shall be prepared and submitted to the Owner to support the intended letting schedule for the Phase 1 project. The cost estimate shall be based on engineering judgement and does not represent a guarantee of the actual construction cost. In conjunction with the submittal, the Consultant shall provide a breakdown of the estimated amount of Working Days needed for the construction of the project.

Consultant shall provide 3-D linework/breakline data in digital AutoCAD format for the contractor's use in bidding and machine control grading operations (if applicable) with the understanding the Consultant will require the contractor to sign an electronic file transfer agreement prior to transmittal.

Task 12 – Meetings

The Consultant shall attend design coordination meetings, property owner meetings, and utility coordination meetings during the preliminary and final design phase of the project. The Consultant has estimated 10 meetings during the course of final design.

C. Additional Services

Services other than those defined within Basic Engineering Services shall be considered "additional services" and compensated on an hourly basis at rates defined in Exhibit "A" or as negotiated. Items considered "additional services" may include but not limited to items shown in Exhibit "G".

IV. TIME OF BEGINNING AND COMPLETION

Work under this Contract to be performed by the Consultant for the Owner shall commence immediately upon execution of this Agreement by both the Consultant and the Owner. This fully executed Agreement will authorize the Scope of Services in Section III. The intent of the Owner and the Consultant is to complete the preliminary and final design for Phase 1 in summer 2025 and finalize Phase 1 plans/bid during fall 2025. Phase 1 is targeted for construction in 2026.

The following is a general timeline for the preliminary and final design of Phase 1 of the Westlawn Place Area Utility Improvements project:

Milestone	Target/Estimated Date
Notice to Proceed	March 2025
Preliminary Plans (60%)	April/May 2025
Check Plans (90%)	July/Aug 2025
Final Plans (100%)	Sept/Oct 2025
Phase 1 Bid Letting	Nov 11, 2025

The schedule is intended to be target dates for tasks identified. Consultant (or their sub-consultants) is not responsible/liable for schedule delays outside of their control, including but not limited to access to project site, unanticipated site conditions, weather, etc.

V. FEES AND PAYMENTS

A. Fees

The Owner shall pay the Consultant for engineering services rendered under this Contract an amount based on the Consultant's labor costs and direct labor cost burden. The Consultant-incurred reimbursable expenses will be passed through directly to the Owner. A definition of each of the above follows:

1. Labor costs – salary and wages paid to all personnel engaged directly on the project including, but not limited to: engineers, project managers, planners, surveyors, designers, CADD technicians, estimators, observers, other technical personnel, typists, and administrative staff.
2. Labor cost burden – customary and statutory benefits including but not limited to: social security and Medicare contributions, unemployment taxes, excise and payroll taxes, workers compensation, health, pension, and retirement benefits, sick leave, vacation, and holiday pay applicable hereto.
3. Reimbursable Expenses – these costs are in addition to labor cost and labor cost burden and are those expenses necessary to fulfill the terms of this Contract. They may include transportation and incidentals, reproduction, postage, photography and printing, computer services, and miscellaneous costs. The Consultant shall submit with each monthly invoice a detailed listing of reimbursable expenses incurred.

The total engineering fee under this Contract shall be based on an hourly rate. The Owner will be furnished copies of the Consultant's subcontracts. All reimbursable expenses shall be billed as "pass-through" and are part of the maximum not-to-exceed amount (unless specifically noted).

The sum to be paid to the Consultant for tasks in Section III, Scope of Services of this Contract, shall be a maximum not-to-exceed fee of $314,241 (three hundred fourteen thousand, two hundred forty-one and no/100 dollars). Refer to Exhibit "I" for a task-fee breakdown by employee classification.

B. Payments

Payments for the Consultant's engineering services shall be made monthly upon presentation of the Consultant's statement of services rendered on Owner's form.

Upon receipt of the invoice and review/approval by the Owner, the Owner shall promptly pay the Consultant for the engineering services rendered as indicated on the invoice. Payments are due thirty (30) days from the date of invoice.

VI. INSURANCE

The Consultant shall maintain insurance to protect the Consultant from claims under Worker's Compensation Acts; claims due to personal injury or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the Consultant is legally liable. Refer to Exhibit "H" for the minimum amounts and extent of such insurance.

VII. MISCELLANEOUS PROVISIONS

A. Use of Documents

All documents, including drawings, specifications, and electronic media prepared or furnished by the Consultant (and the Consultant's subsidiaries, independent professional associates, and sub-consultants) pursuant to this Contract shall be the property of the Owner. Such documents are intended as instruments of service, as such, these documents are not intended or represented to be suitable for use or reuse by the Owner or others to complete the project, or for extensions of the project, or on any other project without written consent of the Consultant. Any use or reuse by the Owner will be at the Owner's sole risk, and without liability or legal exposure to the Consultant or to the Consultant's subsidiaries, independent professional associates, and sub-consultants. The Owner agrees to defend, indemnify, and hold harmless the Consultant from any and all costs, expenses (including reasonable litigation costs), fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of such reuse or alteration by the Owner or liaisons acting through the Owner. Upon completion or other termination of this Contract, the Consultant shall deliver to the Owner machine reproducible copies of any and all materials pertaining to this Contract. For calculations, etc. on letter or legal-size sheets, the copies shall be of the type possible to reproduce on a Xerox-type copier. For maps, drawings, sketches, plans, etc. not on such letter or legal-size sheets, a photographically reproduced print shall be provided as the machine reproducible copy mentioned above. No

sheets shall exceed 11”x17”. The Consultant shall also provide the CAD design file in AutoCAD format upon completion of this Contract. The CAD file must be georeferenced to State-Plane Coordinates (NAD83 / Iowa South) and Sea Level Elevation (NAVD88) and contain the following information:

1. All utility pipe linework and points for structures and appurtenances, including manholes, intakes, cleanouts, aprons, hydrants, hydrant valves, mainline valves, tracer stations, and water shut offs (curb stops).
2. All pavement linework, including back of curb, driveways, sidewalks, trails, and shared use paths.
3. All existing right-of-way lines, property lines, existing easement lines, and proposed right-of-way lines and easement lines per original scope of boundary and topographic survey.
4. Streetlight poles, traffic signal poles, pedestal and pushbutton poles, controller and hub cabinets, signal and fiber optic conduits, handholes, street signs/posts, and street trees, when applicable.

The Consultant’s reuse of designs under this Contract is prohibited unless authorized by the Owner.

B. Changes in the Scope of Work

When there is a substantial change in the scope, complexity, or character of the work performed, or if the Owner requests the Consultant to alter the completion dates established, the specified fee as listed under Section V of this Contract will be reappraised. If the Consultant believes that he/she has been asked to perform work beyond the Scope of Services covered by this Contract or by a supplemental agreement hereto, he/she shall promptly notify the Owner, in writing, of his/her intention to make claim for such extra compensation. The Consultant shall not proceed with any such work until a supplemental agreement is fully executed, or written intent of said execution is provided.

C. Delays

The Consultant shall notify the Owner in writing of any unusual delay, including the reason therefore, to his/her normal progress in completing the work under this Contract, either actual or prospective, and request an appropriate extension of time. Authorization for the time extension will be at the discretion of the Owner. If completion of the Consultant’s work is delayed by events beyond the control of the Consultant, the established engineering fees and schedules of completion will be subject to review upon request by the Consultant to the Owner, accompanied by adequate substantiating data to justify a change.

D. Suspension and Termination of Contract

1. In the event of the death of any member or partner of the Consultant's firm, the surviving members shall complete the work, unless otherwise mutually agreed upon by the Owner and the survivors.

2. The right is reserved by the Owner to terminate this Contract at any time, upon not less than fourteen (14) days' written notice to the Consultant. The Consultant may also terminate this Contract on fourteen (14) days written notice.

3. In the event the Contract is terminated by the Owner without fault on the part of the Consultant, the Consultant shall be paid for work performed and delivered up to the date established in the termination notice.

4. The right is reserved by the Owner to suspend this Contract at any time. Such suspension may be affected by the Owner by giving the Consultant written notice and will be effective as of the date established in the suspension notice. Payment of the Consultant's services will be made by the Owner for services performed to the date established in the suspension notice in accordance with Paragraph 3 above.

5. Should the Owner wish to reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of one (1) year after such suspension, unless this period be extended by written consent of the Consultant.

E. Disputes

All claims, disputes, and other matters in question between the parties of this Contract arising out of or relating to this Contract or the breach thereof shall be initiated in the District Court for Polk County, Iowa, if the parties are unable to resolve such claims, disputes, or other matters in question by negotiation.

F. Responsibility for Claims and Liability

The Consultant shall indemnify and hold harmless the Owner from any and all claims and liabilities due solely to any negligent acts, errors, or omissions of the Consultant, its members, employees, or agents.

G. General Compliance with Laws

The Consultant shall comply with federal, state, and local laws and ordinances applicable to the work as defined in Section III.

H. Subletting, Assignment, or Transfer

Subletting, assignment, or transfer of all or part of the interest of the Consultant is prohibited unless written consent is obtained from the Owner.

I. Forbidding the Use of Outside Agents

The Consultant warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Contract, and that he/she has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, the Owner shall have the right to annul this Contract without liability, or in its discretion, to deduct from the Contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

J. Employment of the Owner's Personnel

The Consultant shall not engage the services of any person or persons then in the employment of the Owner for work covered by this Contract without the written consent of the employers of such persons.

This Contract expresses the entire agreement between the parties, and no representations, promises, or warranties have been made by either of the parties that are not fully expressed herein.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their proper officials thereunto duly authorized as of the dates below indicated:

OWNER
CITY OF ANKENY, IOWA

Todd Shafer, Mayor Pro Tem

ATTEST:

Michelle Yuska, City Clerk

CONSULTANT
CIVIL DESIGN ADVANTAGE

Gary L. Reed, P.E.
President

EXHIBIT "A"

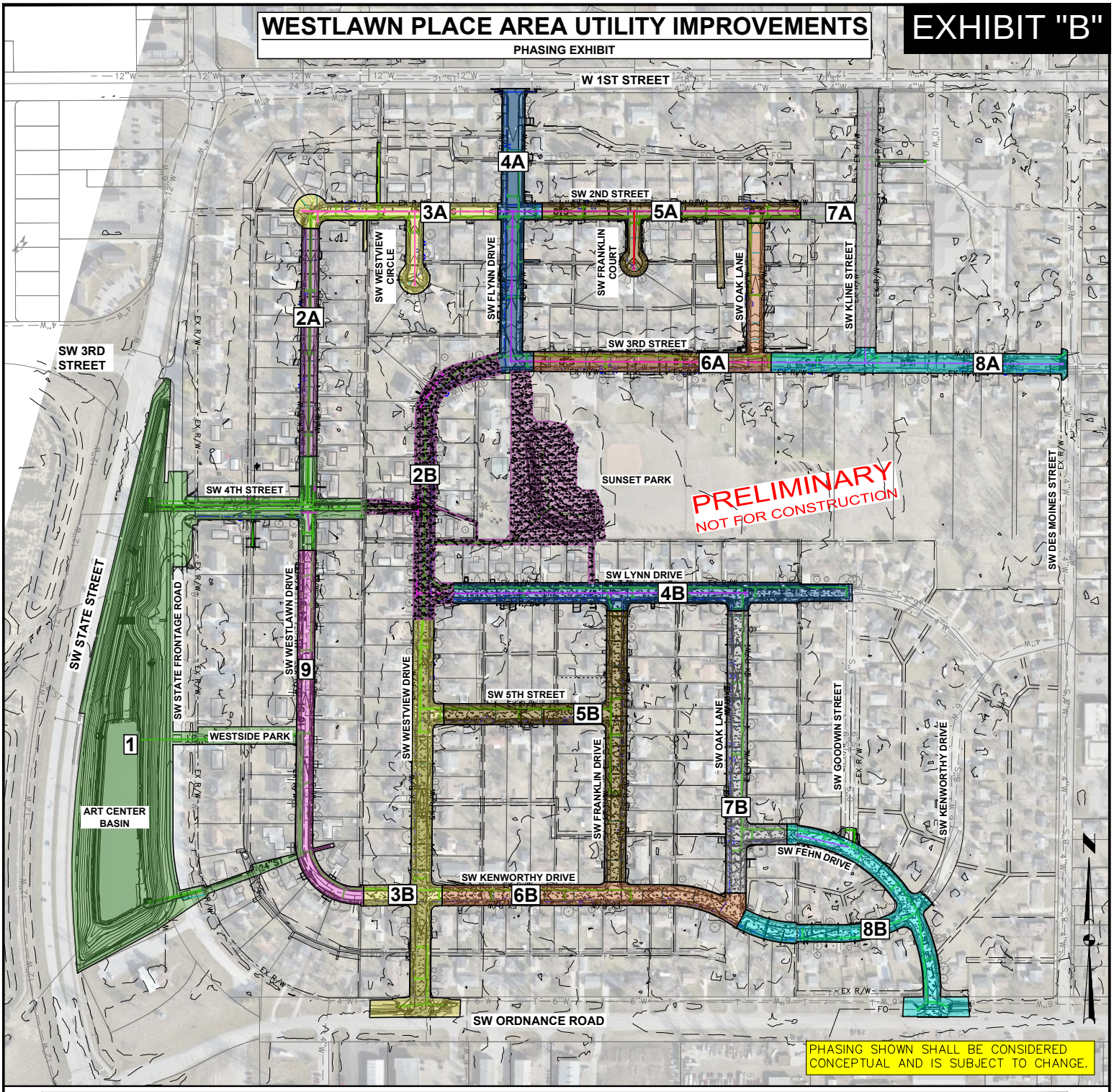
Standard Fee Schedule
2024-2025
Civil Design Advantage, LLC

Classification	Billing Rate		Unit
Principal / Senior Engineer	$215	/	hour
Principal / Senior Land Surveyor	$215	/	hour
Senior Engineer	$204	/	hour
Engineer 8	$187	/	hour
Engineer 7	$174	/	hour
Engineer 6	$160	/	hour
Engineer 5	$149	/	hour
Engineer 4	$136	/	hour
Engineer 3	$123	/	hour
Engineer 2	$110	/	hour
Engineer 1	$102	/	hour
Senior Technician	$158	/	hour
Technician 8	$145	/	hour
Technician 7	$134	/	hour
Technician 6	$122	/	hour
Technician 5	$112	/	hour
Technician 4	$101	/	hour
Technician 3	$87	/	hour
Technician 2	$76	/	hour
Technician 1	$62	/	hour
Senior Project Manager	$198	/	hour
Project Manager 8	$184	/	hour
Project Manager 7	$167	/	hour
Project Manager 6	$158	/	hour
Project Manager 5	$150	/	hour
Project Manager 4	$139	/	hour
Administrative 3	$99	/	hour
Administrative 2	$77	/	hour
Administrative 1	$52	/	hour
Mileage	Current IRS Rate	/	mile
Plots (Black & White)	$1.75	/	sheet
Plots (Color)	$35	/	sheet
Mylar Plots	$15	/	sheet
Copies (Black & White)	$0.10	/	page
Copies (Color)	$0.75	/	page

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS

PHASING EXHIBIT

EXHIBIT "B"



PHASING SUMMARY

YEAR	PHASE COLOR	PHASE # - COLOR
1 - 2026		PHASE 1 - GREEN
2 - 2027		PHASE 2A - PURPLE
		PHASE 2B - PURPLE W/ DOTS
3 - 2028		PHASE 3A - YELLOW
		PHASE 3B - YELLOW W/ DOTS
4 - 2029		PHASE 4A - BLUE
		PHASE 4B - BLUE W/ DOTS

YEAR	PHASE COLOR	PHASE # - COLOR
5 - 2030		PHASE 5A - BROWN
		PHASE 5B - BROWN W/ DOTS
6 - 2031		PHASE 6A - ORANGE
		PHASE 6B - ORANGE W/ DOTS
7 - 2032		PHASE 7A - GRAY
		PHASE 7B - GRAY W/ DOTS
8 - 2033		PHASE 8A - CYAN
		PHASE 8B - CYAN W/ DOTS
9 - 2034		PHASE 9 - PINK

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 1

PHASING EXHIBIT

EXHIBIT "B"

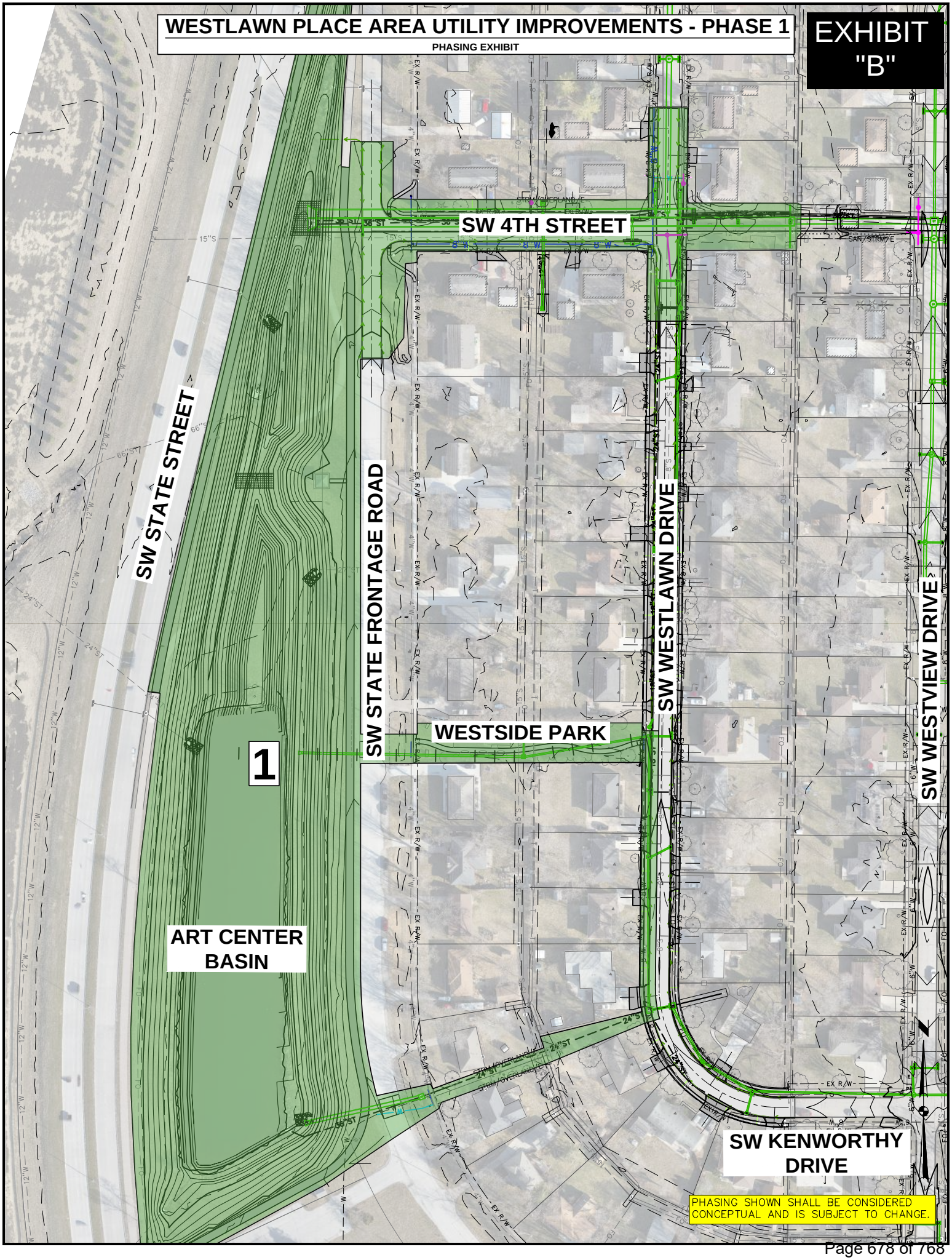


EXHIBIT "C"



CLIENT
Civil Design Advantage

PROJECT NAME
Westlawn Area Utility Improvements - Phase 1

BID DATE
3/10/2025

ADDRESS
4121 NW Urbandale Drive

CITY/STATE/ZIP
Urbandale, IA 50322

PHONE
515-369-4400

E-MAIL
GaryR@CDA-eng.com

PREPARED BY:
Justin Walton

ROW Services Cost Estimate Breakdown

CDA | Westlawn Area Utility Improvements - Phase 1

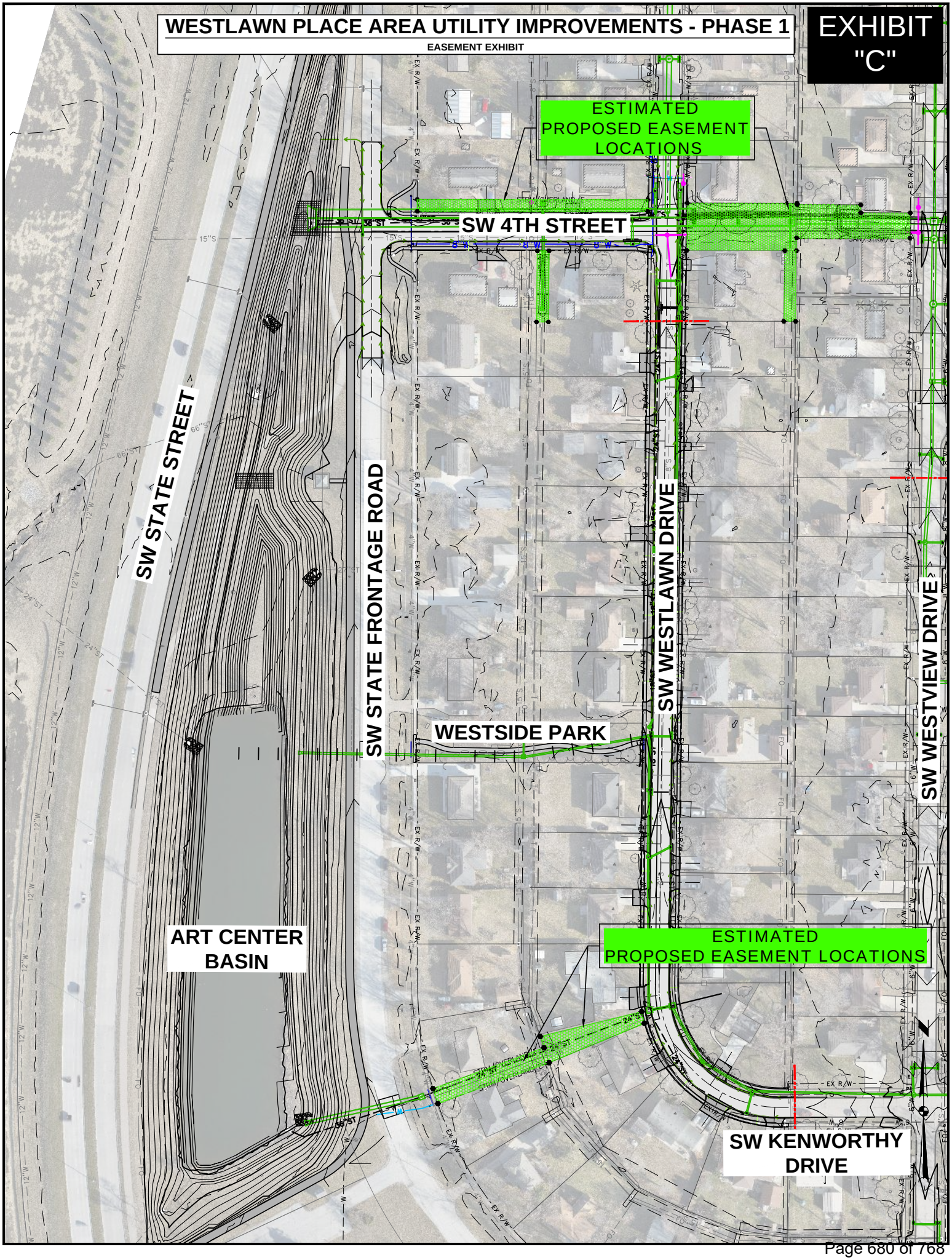
Estimated Number of Parcels: 12

Description of Expenses	Amount	Hours	Unit Price	Total
Title Reports (Sub-Consultant to JCG)	12		$450.00	**$5,400.00**
Project Data Book				**$0.00**
Compensation - Appraisals (Sub-Consultant to JCG)	1		$4,500.00	**$4,500.00**
Compensation - Appraisal Waivers	11	26		**$2,730.00**
GIS/GPS Easement Exhibits				**$0.00**
GIS/GPS Easement Mapping				**$0.00**
Title Research, Plat Review & Transfer Doc Prep.		78		**$8,310.00**
Acquisition Process		264		**$30,360.00**
Project Management		104		**$14,560.00**
JCG Expenses (mileage, lodging, per diem, postage, misc.)			$2,140.00	**$2,140.00**
			JCG In-House Fees	**$58,100.00**
			Sub-Consultant Fees	**$9,900.00**
			Total ROW Cost Estimate	**$68,000.00**
			Cost Estimate Per Parcel	**$5,666.67**

This project cost estimate is valid for 90 days from the bid date listed above.

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP DATE


WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 1
EASEMENT EXHIBIT
EXHIBIT "C"
ESTIMATED PROPOSED EASEMENT LOCATIONS
SW 4TH STREET
SW STATE STREET
SW STATE FRONTAGE ROAD
SW WESTLAWN DRIVE
SW WESTVIEW DRIVE
WESTSIDE PARK
ART CENTER BASIN
ESTIMATED PROPOSED EASEMENT LOCATIONS
SW KENWORTHY DRIVE

RDG PLANNING ● DESIGN

March 10, 2025

RDG Scope of Services

Westlawn Area Utility Improvements
Phase 1 Construction Documents

RDG Planning & Design shall provide technical civil engineering and water resource design support to Civil Design Advantage (CDA), who shall be the prime consultant and engineer of record for this project, providing civil engineering services for this project on behalf of the City of Ankeny.

RDG's scope of services will be limited to the following support tasks:

1. Storm sewer design support to CDA as they prepare Construction Documents for Phase 1 of this project, based on the design parameters set forth in the original Westlawn Area Stormwater Master Plan (referred to as the Master Plan), which was previously prepared by RDG on behalf of CDA. The following tasks to be completed by RDG are included within this item:

    a. Perform a design review of preliminary plans for the "storm sewer spine", defined as the primary storm sewer conduit which is proposed to run between Sunset Park and the storm sewer outlet to the expanded Art Center basin. This would be completed as part of CDA's preparation of "60% level" design plans.

    b. Complete a design review of the storm sewer improvements proposed within the entirety of the Phase 1 construction limits, to affirm that the proposed storm sewer improvements are in alignment with the capacity requirements identified in the Master Plan. This would be completed as part of CDA's preparation of 60% design plans and final construction documents.

    c. Update and revise storm sewer pipe and inlet calculations prepared in the Master Plan, based on any Phase 1 design changes. Final calculation updates would be completed as part of review of the final construction plan documents.

2. RDG shall coordinate with CDA, their selected structural engineer and a local precast concrete manufacturer to evaluate draft construction details for the proposed double 10' x 4' reinforced concrete box (RCB) storm sewer. It is expected that this coordination may involve up to three virtual meetings or phone conversations with each of CDA, the structural engineer and local precaster. This coordination will specifically be related to:

    a. Connection points with trunk storm sewer line connecting RCB from north (along SW Westlawn Drive) at the intersection of SW 4th Street and SW Westlawn Drive.

RDG Planning & Design, Inc.
301 Grand Avenue
Des Moines, Iowa 50309-1718
Tel 515.288.3141
Fax 515.288.8631
www.rdgusa.com

b. Details of inlet openings and grates for area inlets at the upstream end of the double RCB section, expected to be located within the vicinity of the SW Westlawn Drive and SW 4th Street intersection.

c. Outfall of the double RCB section at the Art Center basin.

d. For items a, b, and c above, RDG shall provide conceptual design sketches and information about grate materials, support connections, and other related items. CDA would develop preliminary and final details of these items.

e. RDG shall review and comment on details and notes to be prepared by CDA related to items a through d, during preparation of preliminary and final construction documents.

f. Note that RDG shall not be completing structural design services as part of completion of items a through e, but will be coordinating with CDA and their selected structural engineer to evaluate methods of construction so that the overall intent of the Master Plan is satisfied.

3. Finalize detention basin designs for the Sunset Park and Art Center basins. RDG shall complete the following tasks related to this item:

    a. Conduct or participate in a meeting with City staff to review the concept designs for these two detention basins described in the Master Plan and discuss any adjustments to be considered when proceeding with preliminary and final design.

    b. The proposed detention basin designs will address items such as:

        i. Site grading in the area immediately surrounding each basin

        ii. Perimeter and shoreline slopes

        iii. Pretreatment measures (proposed forebay at Art Center basin)

        iv. Sunset Park basin bioretention cell design

        v. Art Center basin permanent pool grading

        vi. Outfall protection at double RCB outlet to Art Center basin

    c. An initial 30% conceptual design will be prepared based on the layouts set forth in the Master Plan and previous City input.

        i. At this stage, the plan sets will include the site layout plan, site grading plan, preliminary details of:

            1. Basin outlet structures

            2. Perimeter and shoreline slopes

3. Art Center basin forebay
4. Cross-section of bioretention elements
5. Cross-sections of Art Center basin pool grading
6. Outfall protection at double RCB outlet to Art Center basin.

ii. This will also include markups or comments to include in the overall site preparation or staging plans related to work in these areas.

iii. RDG shall provide CDA with information related to the design of these two detention areas for inclusion in the overall project Engineer's Opinion of Probable Cost (EOPC).

iv. Design elements will be provided to CDA in AutoCAD format, for inclusion in their plan sets, prior to sending to the City for their review.

v. Conduct or participate in a virtual meeting with City staff to review their comments on the conceptual design plans.

d. Refine the conceptual design plans into a 60% "design development" set of drawings.

i. This will include refinement of the site layout plan, site grading plan, and project details.

ii. RDG shall provide CDA with information related to the design of these two detention areas for inclusion in the overall project EOPC.

iii. Design elements will be provided to CDA in AutoCAD format, for inclusion in their plan sets, prior to sending to the City for their review.

iv. Conduct or participate in a virtual meeting with City staff to review their comments on the conceptual design plans.

e. Refine the design development plans into a final set of drawings, for public bidding.

i. This will include preparation of the site layout plan, site grading plan, and project details.

ii. Preparation of plan notes, bid estimate reference notes, and specifications (or special provisions) for those bid items specifically related to work within the Sunset Park and Art Center basins.

iii. RDG shall provide CDA with information related to the design of these two detention areas for inclusion in the overall project EOPC.

iv. Design elements will be provided to CDA in AutoCAD format, for inclusion in their plan sets, prior to sending to the City for their review.

v. Conduct or participate in a virtual meeting with City staff to review their comments on the conceptual design plans.

4. Through coordination with CDA, RDG shall aid the City of Ankeny in pursuit of State of Iowa grant funding opportunities through the Water Quality Initiative (WQI) ,program.

    a. RDG shall prepare narrative information, conceptual design plans, modeling calculations and an EOPC for the Sunset Park basin, to be included as supporting documentation in the City's applications for potential funding sources.

    b. Potential grant applications would be prepared for the late 2025 and/or early 2026 grant funding review cycles.

    c. For WQI grant review, this item includes providing information for pre-application and full application process.

    d. Preparation of information for additional grant opportunities could be provided as part of a separate amendment to this agreement.

<u>Requirements from the Owner and/or the Prime Consultant (CDA)</u>

1. AutoCAD files of any updated topographic, and boundary survey information from the Prime Consultant.

    a. Include bathymetric survey information of existing Art Center basin.

2. AutoCAD files of construction plan documents as needed at various stages of design. This would include updated topographic information as surfaces in AutoCivil3D format (or as XML format files) and Civil3D pipe network systems as needed to complete designs or reviews as described in this scope of services.

3. Frequent communication and coordination with CDA and the Owner in advance of any interim and final project deadlines.

<u>RDG Deliverables include:</u>

1. AutoCAD files of conceptual design plans, design development plans, and construction document drawings to CDA for inclusion in design review sets.

2. Updated Stormwater Master Plan calculations with a short narrative of any significant deviations from the original Master Plan (in PDF format)

3. Review and comment markup of details and notes to be prepared by CDA related to RDG Scope Item #2. Conceptual design information about intake grate materials, support connections, and other items related to RDG Scope Item #2.

4. Narrative information, conceptual design plans, modeling calculations, and separate EOPCs for the Sunset Park bioretention cell, to be included as supporting documentation in the City's applications for potential funding sources.

RDG PLANNING ● DESIGN

time-task analysis

March 10, 2025

Westlawn Area Utility Improvements - Phase 1
3006.431.01

TASK	TASK DESCRIPTION	STAFF HOURS: Water Resource Engineer V $ 225	Water Resource Engineer IV $ 175	Water Resource Engineer I $ 130	Water Resource Designer I $ 120	SUBTOTALS
1.00	STORM SEWER DESIGN SUPPORT					
1.01	Preliminary review of plans for storm sewer spine	6.0	1.0	2.0	1.0	$ 1,905
1.02	Design review of all Phase 1 improvements - 60% stage	16.0	2.0	8.0	1.0	$ 5,110
1.03	Design review of all Phase 1 improvements - final	16.0	2.0	8.0	1.0	$ 5,110
1.04	Update Master Plan pipe and inlet calculations	16.0	2.0	24.0	16.0	$ 8,990
	TOTAL HOURS TASK 1	54.0	7.0	42.0	19.0	**122.0**
	TOTAL STAFF FEE TASK 1	$ 12,150	$ 1,225	$ 5,460	$ 2,280	**$ 21,115**

2.00	DESIGN COORDINATION - DOUBLE RCB STORM SEWER					
2.01	Connection points with trunk storm from north	6.0		2.0		8.0
2.02	Details of inlet openings and grates east of SW Westlawn	2.0		3.0	6.0	11.0
2.03	Details of RCB outfall	2.0		2.0	2.0	6.0
2.04	Provide schematic design info about items 2.01 to 2.03	2.0		2.0	2.0	6.0
2.05	Review and comment on CDA notes and plans	12.0	1.0	2.0		15.0
	TOTAL HOURS TASK 2	24.0	1.0	11.0	10.0	**46.0**
	TOTAL STAFF FEE TASK 2	$ 5,400	$ 175	$ 1,430	$ 1,200	**$ 8,205**

RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309

RDG PLANNING ● DESIGN

time-task analysis

March 10, 2025

Westlawn Area Utility Improvements - Phase 1
3006.431.01

TASK	TASK DESCRIPTION	STAFF HOURS: Water Resource Engineer V $ 225	Water Resource Engineer IV $ 175	Water Resource Engineer I $ 130	Water Resource Designer I $ 120	SUBTOTALS
3.00	DETENTION BASIN DESIGNS FOR ART CENTER AND SUNSET PARK BASINS					
3.01	Review previous concept designs with City staff	4.0		4.0		8.0
3.02	Conceptual design (30%) plan information -- items i and ii	12.0	2.0	24.0	32.0	70.0
3.03	Conceptual design (30%) EOPC	1.0	1.0		2.0	4.0
3.04	Conceptual design (30%) design information to CDA		1.0		2.0	3.0
3.05	Conceptual design (30%) meeting with City	3.0		3.0		6.0
3.06	Design development (60%) plan information -- item i	8.0	12.0	16.0	24.0	60.0
3.07	Design development (60%) EOPC		1.0		1.0	2.0
3.08	Design development (60%) design information to CDA		1.0		2.0	3.0
3.09	Design development (60%) meeting with City	3.0		3.0		6.0
3.10	Construction document plan information -- item i	8.0	12.0	12.0	16.0	48.0
3.11	Construction document notes and specifications	8.0	6.0	14.0	8.0	36.0
3.12	Construction document EOPC	1.0	1.0		2.0	4.0
3.13	Construction document information to CDA		1.0		2.0	3.0
3.14	Construction document meeting with City	3.0		3.0		6.0
	TOTAL HOURS TASK 3	51.0	38.0	79.0	91.0	**259.0**
	TOTAL STAFF FEE TASK 3	$ 11,475	$ 6,650	$ 10,270	$ 10,920	**$ 39,315**

4.00	WQI GRANT SUPPORT					
4.01	Grant support information	12.0	2.0	24.0	8.0	46.0
	TOTAL HOURS TASK 4	12.0	2.0	24.0	8.0	**46.0**
	TOTAL STAFF FEE TASK 4	$ 2,700	$ 350	$ 3,120	$ 960	**$ 7,130**

	PROJECT TOTALS	
	Total Design Fee	$ 75,765
	Design Fee Contingency	$ -
	Total Design Fee + Contingency	$ 75,765
	Reimbursable Expenses	$ 500
	PROJECT TOTAL FEE (Design Fee + Reimbursable Expenses)	**$ 76,265**

Tometich Engineering, Inc.
consulting structural engineers

10501 Buena Vista Court, Urbandale, Iowa 50322

26-Feb-25 TE Job # U25-071

Attn: Gary L. Reed, P.E.
CDA
4121 NW Urbandale Dr
Urbandale, IA

Thank you for the opportunity to quote the Structural Engineering Services for the new precast concrete culvert, connections, and shoring for installation in Ankeny, IA.

Our Understanding of the scope of work is as follows:

- Design of approximately 536 LF of Twin 10'x4' RCBC
- Design of approximately 154 LF of Single 10'x4' RCBC
- Design of wing and headwalls
- Design of Connections to the RCBC - Type 7, Type E, Type F, and Type R
- Design of Temporary Shoring for RCBC installation/construction
- 322 SW Westview Drive Garage Foundation review
- Preparation of contract documents for bidding.
- Editing of pertinent structural specifications.
- Construction administration (which includes shop drawing review of: concrete mix designs, rebar, etc. and also includes construction related correspondence, as well as trips to the project site) **is not** included in this proposal.

We propose to provide the professional design services outlined above based on a lump sum fee of **$16,880** . See breakdown below. Billing shall occur monthly. Additional services beyond the original scope would be provided on our standard hourly rates.

Changes made after the Construction Documents have been produced will be done so on an hourly basis or an updated proposal. See attached hourly rates.

We look forward to working with you on this project. Please sign below indicating acceptance of this proposal and return one copy to our office. Please do not hesitate to contact me if you have any questions.

Sincerely,

Jim Tometich, PE
Tometich Engineering Inc.

Approved by:

Attn: Gary L. Reed, P.E.
CDA

phone: 515-280-8022 fax: 515-727-9124 email: jet@tometichengineering.com

Tometich Engineering, Inc.
consulting structural engineers

10501 Buena Vista Ct. **Urbandale, IA** **50322**

SCHEDULE OF FEES

January 2025

- **ENGINEERING**
  Structural, Architectural, etc.

Senior Forensic Engineer	$ 240.00/hour
Senior Principal	$ 210.00/hour
Principal	$ 194.00/hour
Associate Principal	$ 182.00/hour
Senior Engineer	$ 170.00/hour
Senior Engineer II	$ 164.00/hour
Engineer I (P.E.)	$ 150.00/hour
Engineer II (E.I.T.)	$ 142.00/hour
Engineer III (E.I.T.)	$ 134.00/hour

- **DRAFTING**
  Structural, Architectural, etc.

Senior Drafter I	$ 120.00/hour
Senior Drafter II	$ 110.00/hour
Drafter I	$ 104.00/hour
Clerical	$ 90.00/hour

- **Additional Services**
  Structural, Architectural, etc.

Drone Operator	$ 140.00/hour
Research Assistant	$ 140.00/hour
Building Inspections	$ 240.00/hour
Legal (deposition)	$ 360.00/hour
Legal (court)	$ 480.00/hour
Mileage	$ 0.60/mile

Prices may change without notice

Phone: 515-280-8022 Fax: 515-727-9124 Email: www.tometichengineering.com

EXHIBIT "F"

ALLENDER BUTZKE ENGINEERS INC.

GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION Q. C.

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

PROJECT NAME:	Westlawn Place Area Utility Improvements – Phase I	**PN:**	231430A
PROJECT ADDRESS:	In the Vicinity of the SW Westlawn Drive and SW 4th Street Intersection		
	Ankeny, Iowa		
CLIENT:	Civil Design Advantage - Attn: Eric Schulte, P.E.		
ADDRESS:	4121 NW Urbandale Drive		
	Urbandale, Iowa 50322		

SCOPE: Geotechnical Consultation - Review plans, provide recommendations for pavement sections over box culvert, and provide written addendum letter.

COMPENSATION TERMS: Total cost for the above scope of services will be $1,500. Consultation subsequent to completion of report will be invoiced at current engineering rates.

REMARKS: Review and analysis could be scheduled to be conducted within one week of receiving authorization. The written addendum to be provided within two weeks of authorization.

Services covered by the Agreement will be performed in accordance with the GENERAL CONDITIONS stated on the following page and any attachments or schedules. This Agreement supersedes all prior agreements and understandings and may only be changed by written amendment executed by both parties.

PROPOSED BY ABE INC.		ACCEPTED FOR CLIENT	
By:		By:	
	Stacy G. Brocka, P.E.		Printed Name
Title:	Principal Engineer	Title:	
Date:	March 7, 2025	Date:	

PLEASE SIGN AND RETURN ACCEPTANCE AGREEMENT TO OUR OFFICE, THANK YOU!

Email – Above

Exhibit ‘G’

Additional Services

The following is a list of services not included in the current scope of services or compensation. This list is provided to further define the agreement scope. The list includes, but is not limited to:

- Wetland Delineation/Mitigation Services
- Phase 1/2 Environmental Site Assessment Services
- Additional Topographic or Boundary Survey other than noted in scope
- Monitoring of the Storm Water Pollution Prevention Plan
- Subdivision Platting
- Separate Site Plan Preparation
- Playground Design
- Traffic Engineering/Studies
- Submittal/Permitting Fees
- Structural Engineering other than noted in scope
- Technical Specification Preparation (Refer to SUDAS)
- Private Utility Design
- Easement Verbiage Document Preparation
- Relocation Assistance
- Preconstruction Meeting
- Construction Services
- Construction Staking
- Construction Administration
- Construction Observation
- Any additional services identified in subconsultant agreements

EXHIBIT "H"

City of Ankeny Insurance Requirements for Professional Services

1. Civil Design Advantage (CDA) shall furnish a signed Certificate of Insurance to the City of Ankeny, Iowa for the coverage required in Exhibit A prior to commencing work and at the end of the project if the term of work is longer than 60 days. Providers presenting annual certificate shall present a Certificate at the end of each project with the final billing. Each Certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent. Each Certificate shall include a statement under Description of Operations as to why issued. Eg: Project # _____ or Lease of premises at _____ or construction of _____.

2. All policies of insurance required hereunder shall be with a carrier authorized to do business in Iowa and all carriers shall have a rating of A or better in the current A.M. Best's Rating Guide.

3. Each Certificate shall be furnished to the contracting department of the City of Ankeny.

4. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Ankeny. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

5. Subcontractors and sub subcontractor performing work or service shall provide a Certificate of Insurance in accord with Attachment A.

6. All required endorsements to various policies shall be attached to Certificate of Insurance.

7. Whenever a specific ISO form is listed, an equivalent form may be substituted subject to the provider identifying and listing in writing all deviations and exclusions that differ from the ISO form.

8. Provider shall be required to carry the minimum coverage / limits, or greater if required by law or other legal agreement, in Attachment A.

9. Whenever an ISO form is referenced the current edition of the form must be used.

10. By requiring such insurance, the City of Ankeny shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor its agents, representatives, employees, or sub-consultants under this Contract. The insurance requirements herein for this Contract in no way limit the indemnity covenants contained in the Contract.

11. The City of Ankeny in no way warrants that the limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees, or subcontractors. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

Attachment A

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	$	2,000,000
Products-Completed Operations Aggregate Limit	$	2,000,000
Personal and Advertising Injury Limit	$	1,000,000
Each Occurrence	$	1,000,000
Fire Damage Limit (any one occurrence)	$	50,000
Medical Payments	$	5,000

a) Coverage shall be written on an occurrence, not claims made, form. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 0002, shall be clearly identified.
b) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit" or CG 25 03 "Designated Construction Project (s) General Aggregate Limit" as appropriate.
c) Include endorsement indicating that coverage is primary and non-contributory.
d) Include endorsement to preserve Governmental Immunity. (Sample attached).
e) Include an endorsement that deletes any fellow employee exclusion.
f) Include additional insured endorsement for:

The City of Ankeny, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2026.

B) AUTOMOBILE LIABILITY $ 1,000,000 (Combined Single Limit)

C) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85 as amended.

Coverage A	Statutory – State of Iowa
Coverage B	Employers Liability

Each Accident	$500,000
Each Employee-Disease	$500,000
Policy Limit-Disease	$500,000

Policy shall include an endorsement providing a waiver of subrogation to the City of Ankeny. Coverage B limits shall be greater if required by Umbrella Carrier.

D) UMBRELLA LIABILITY $ 2,000,000

Umbrella liability coverage must be at least following form with the underlying policies included herein.

E) PROFESSIONAL LIABILITY $ 2,000,000

- The Contractor shall maintain Errors and Omissions Liability covering negligent acts, errors and/or omissions, including design errors of the Contractor for damage sustained by reason of or in the course of operations under this Contract. ~~The policy/coverages shall be amended to include the following:~~

  ~~Amendment of any Contractual Liability Exclusion to state: "This exclusion does not apply to any liability of others which you assume under a written contract provided such liability is caused by your negligent acts."~~

- In the event that any professional liability insurance required by this Contract is written on a claims-made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of three (3) years beginning at the time work under this Contract is completed.

- Policy shall contain a waiver of subrogation against the City of Ankeny.

F) CONTRACTOR'S ENVIRONMENTAL LIABILITY $ 2,000,000

- Applicable if Professional Services performed includes Environmental activities included but not limited to: use or application of hazardous materials, environmental testing, monitoring, assessment or cleanup, transportation of hazardous materials, pesticide spraying and certain recycling and waste reduction activities.

Preservation of Governmental Immunities Endorsement

1. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Ankeny, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Ankeny, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Governmental Immunity. The City of Ankeny, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier.

4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Ankeny, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Ankeny, Iowa.

5. No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under this policy.

Exhibit "I"

Estimate of Hours by Task/Employee Classification

	Principal	Proj. Mngr.	Land Surveyor	Project Engineer	Design Technician	CADD Operator	Construction Observor	Survey Field Crew	Clerical	Subconsultant Fee	Total Fee
Task 1 - Limited Topographic Survey								32			$7,200
Task 2 - Right-of-way Services**	4	8		8						$68,000	$71,132
Task 3 - Stormwater Preliminary and Final Design		24		40						$76,265	$84,841
Task 4 - Structural Design		8		16						$16,880	$20,032
Task 5 - Geotechnical Consultation										$1,500	$1,500
Task 6 - Private Utility Coordination	2	16		16							$4,974
Task 7 - Public Outreach	12	24		30							$10,056
Task 8 - Construction Drawing Preparation (Prelim Plans)	16	100		100	100				6		$46,802
Task 9 - Construction Drawing Preparation (Check Plans)	10	60		60	60				8		$28,506
Task 10 - Easement/Acquisition Plat Preparation**			12		60						$11,280
Task 11 - Construction Drawing Preparation (Final Plans)	4	24		24	24				4		$11,464
Task 12 - Meetings***	16	40		40					2		$14,954
									Subtotal		$312,741
									Estimated Expenses		$1,500
									Total		$314,241

* No construction phase services are included with this fee estimate
** Assume 12 plats/parcels for Phase 1.
*** Assume 10 meetings for Phase 1.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to receive and file City Development Board Notice of Meeting for the proposed City of Altoona annexation.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend to receive and file notice.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. City of Altoona Annexation - CDB Notice of Meeting

RECEIVED
MAR 3 2025
CITY OF ANKENY

CITY DEVELOPMENT BOARD
STATE OF IOWA

IN THE MATTER OF THE CITY OF ALTOONA VOLUNTARY ANNEXATION INCLUDING NON-CONSENTING OWNERS WITHIN THE URBANIZED AREA OF THE CITIES OF BONDURANT, ANKENY AND DES MOINES	)))))	NO. NC25-07 / ALTOONA NOTICE OF MEETING TO CONSIDER VOLUNTARY ANNEXATION

TO: Cities of Altoona, Bondurant, Ankeny and Des Moines, Polk County Board of Supervisors, Polk County Attorney, Des Moines Area Metropolitan Planning Organization, Iowa Attorney General, Iowa Department of Transportation, Public Utilities and Interested Persons

You and each of you are hereby notified that the City Development Board will, pursuant to Iowa Code Section 368.7, consider the above captioned matter at its regular meeting at 1:00 p.m. on March 12, 2025, at the Iowa Economic Development Authority, 1963 Bell Avenue, Suite 200, Helmick Conference Room, Des Moines, Iowa. A copy of a map and legal description of the annexation territory is enclosed.

To participate in this meeting via Teams, go to https://akaiowa.us/cdb. You will be required to register before receiving the link to join the meeting.

This proposal includes some land without the consent of the owners. The Board will review the proposal for compliance with Iowa Code Section 368.7 and schedule a public hearing for a later date if it is found to be in proper form. You will be notified of the hearing date. Should you have questions regarding this notice, please call 515/348-6197.

CITY DEVELOPMENT BOARD

Betty Hessing

Betty Hessing, Administrator
City Development Board

NC25-07 Altoona
Prepared by: Betty Hessing 515/348-6197
City Development Board / 1963 Bell Avenue, Suite 200 / Des Moines, IA 50315

PROOF OF SERVICE

The undersigned hereby certifies that a true copy of the foregoing instrument was served upon:

Ms. Shelby Ebel
Iowa Dist. Trans. Planner
1020 S. Fourth Street
Ames, IA 50010

Ms. Kimberly Graham
Polk Co. Attorney
222 Fifth Avenue, Polk County Justice Center
Des Moines, IA 50309

Polk Co. Bd. of Supervisors
111 Court Avenue, Rm. 300, Administration Bldg.
Des Moines, IA 50309

Mr. Dylan Mullenix
DMAMPO/CIRTPA
420 Watson Powell Jr. Parkway, Suite 200
Des Moines, IA 50309

Mr. Dan Manning
Altoona City Attorney
900 Venbury Drive, Ste. A
Altoona, IA 50009

Mr. Randy Pierce
Altoona City Administrator/Clerk
900 Venbury Drive, Ste. A
Altoona, IA 50009

Ankeny City Council
410 West 1st Street
Ankeny, IA 50023

Bondurant City Council
200 2nd Street NE, P.O. Box 37
Bondurant, IA 50035

Des Moines City Council
400 Robert D. Ray Drive
Des Moines, IA 50309

Des Moines City Attorney
400 Robert D. Ray Drive
Des Moines, IA 50309

Mr. Justin Peterson
Altoona Asst. Comm. Devl. Director
900 Venbury Drive, Ste. A
Altoona, IA 50009

Mr. Darryl Bresson
904 NE Williamsburg Ct.
Ankeny, IA 50021-7426

Gerald & Mary Banning
6497 NE Berwick Dr.
Ankeny, IA 50021-9251

Ms. Janet Banning
3656 NE 62nd Ave.
Ankeny, IA 50021-9487

William B. Kimberley Rev. Trust
PO Box 369
Ankeny, IA 50021-0369

Griffieon Farms, L.L.C.
6561 NE 46th St.
Altoona, IA 50009-9507

Sprague Family Trust
6735 NE 46th St.
Altoona, IA 50009-9566

Mr. Jeffery Partington
3102 NE 62nd Ave.
Ankeny, IA 50021-7408

Mr. Richard Engle
3348 NE 62nd Ave.
Ankeny, IA 50021-9485

Roberta Bidney
3429 NE 62nd Ave.
Ankeny, IA 50021-9486

Hugo Guaman
2707 67th Street
Des Moines, IA 50322-4912

Maria Munoz
PO Box 143
Berwick, IA 50032-0143

Thomas Ledin
3657 NE 62nd Ave.
Ankeny, IA 50021-9487

Ronald & Marlene Fisher Rev. Trust
3687 NE 62nd Ave.
Ankeny, IA 50021-9487

Richard Fleming
3733 NE 62nd Ave.
Ankeny, IA 50021-9488

Darren Warth
3757 NE 62nd Ave.
Ankeny, IA 50021-9488

Arley Breese
3787 NE 62nd Ave.
Ankeny, IA 50021-9488

Melinda Strable
3815 NE 62nd Ave.
Ankeny, IA 50021-9489

Polk County Conservation Board
12130 NE 128th St.
Granger, IA 50109-1200

Loren Steenhoek
4063 NE 62nd Ave.
Ankeny, IA 50021-9491

Zayo Group LLC
1821 30th St., Ste. A
Boulder, CO 80301

Aureon Network Services
7760 Office Plaza Dr. S.
West Des Moines, IA 50266

Sprint/Cogent Communications
2450 N Street NW
Washington, DC 20037

Bondurant City Attorney
200 2nd St. NE, Box 37
Bondurant, IA 50035

Ankeny City Attorney
410 W. 1st St.
Ankeny, IA 50023

Mr. Mickey Wise
Delaware Township Clerk
3690 NE 46th St.
Des Moines, IA 50317-8016

Berwick Water Association
5825 NE Berwick Dr.
Berwick, IA 50032

Des Moines Water Works
2201 George Flagg Pkwy.
Des Moines, IA 50321

Metro Waste Authority
300 E. Locust St., #100
Des Moines, IA 50309

MidAmerican, Electric
2593 34th Ave. NW
Altoona, IA 50009

MidAmerican, Gas
4858 NE 17th Ct.
Des Moines, IA 50313

CenturyLink
925 High St.
Des Moines, IA 50313

Iowa Communications Network
400 E. 14th St.
Des Moines, IA 50319

Mediacom
2205 Ingersoll Ave.
Des Moines, IA 50312

Unite Private Networks, LLC
1415 28th St., #200
West Des Moines, IA 50266

Precision Underground Utility
309 S. Water St.
Cambridge, IA 50046

AT&T Transmission
208 S. Akward St.
Dallas, TX 75202

Nathan Hinners
4079 NE 62nd Ave.
Ankeny, IA 50021-9491

Silver Land CO L.C.
6152 NE 46th St.
Altoona, IA 50009-9568

Craig Redshaw
4360 NE 62nd Ave.
Altoona, IA 50009-9491

Stefani Scheeler
4418 NE 62nd Ave.
Altoona, IA 50009-9490

Lori Lockard Randelman
4454 NE 62nd Ave.
Altoona, IA 50009-9490

Troy Parsons
4532 NE 62nd Ave.
Altoona, IA 50009-9567

Steve & Victoria Eckstat
6347 NE 46th St.
Altoona, IA 50009-9488

Amy Sprague
6735 NE 46th St.
Altoona, IA 50009-9566

Siculus Inc.
1 Hacker Way
Menlo Park, CA 94025-1456

The Graham Group Inc.
505 5th Ave., Ste. 200
Des Moines, IA 50309-2449

Sprague Family Trust
6735 NE 46th St.
Altoona, IA 50009-9566

Ruth Petrak
15246 95th St.
Olin, IA 52320-7731

Kathleen Cairns
3966 S. Taylor Ave.
Milwaukee, WI 53207-4426

Robert Cory
PO Box 86
Bondurant, IA 50035-0086

Dean Nelson
4184 NE 70th Ave.
Ankeny, IA 50021-9321

Union Pacific Railroad
1400 Douglas St.
Omaha, NE 68179-1001

Charles Steeples
4061 NE 70th Ave.
Ankeny, IA 50021-9459

Popcorn Dynasty L.L.C.
3785 NE 70th Ave.
Ankeny, IA 50021-9734

Paul Moyer
1453 E. 14th St.
Des Moines, IA 50316-2405

Eric Bradley
6673 NE Berwick Dr.
Ankeny, IA 50021-9253

Alan Gray
6641 NE Berwick Dr.
Ankeny, IA 50021-9253

Secondary Roads
5885 NE 14th St.
Des Moines, IA 50313-1202

Reveiz Farms Inc.
12119 Stratford Dr., Ste. B
Clive, IA 50325-8166

Clayton Besco
6642 NE Berwick Dr.
Ankeny, IA 50021-9253

Roy Bishop
3818 NE 78th Ave.
Ankeny, IA 50021

Brock A. Rude
6930 NE 11th Ct.
Ankeny, IA 50023-9300

Kathleen Hansen
4274 NE 62nd Ave.
Ankeny, IA 50021-9493

Emma Cross
4294 NE 62nd Ave.
Ankeny, IA 50021-9493

Chad Kloppe
4190 NE 62nd Ave.
Ankeny, IA 50021-9492

Amanda Lindstrom
4310 NE 62nd Ave.
Ankeny, IA 50021-9494

Said copy was mailed in an envelope addressed to them at the address shown above, with postage fully paid and by depositing same in a United States Post Office depository in Des Moines, Iowa, on the 26th day of February, 2025.

LOCAL DELIVERY
Honorable Brenna Bird, Iowa Attorney General

Betty Hessing

Betty Hessing, Administrative Assistant

APPENDIX A
LEGAL DESCRIPTION OF TERRITORY PROPOSED TO BE ANNEXED
TO THE CITY OF ALTOONA, IOWA
CDB CASE NO. NC25-07

Consenting Owners:

Griffieon Farms, L.L.C. GP#'s: 7923-03-300-011	AUDITOR'S PARCEL "E" AS SHOWN IN PLAT OF SURVEY RECORDED ON FEBRUARY 21, 2012 IN BOOK 14165 AT PAGE 979 BEING PART OF THE SW ¼ AND PART OF THE SE ¼ OF THE NW FRACTIONAL ¼ SECTION 3, TOWNSHIP 79, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA DESCRIBED AS: BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF THE SW ¼ OF THE NW FRACTIONAL ¼ OF SAID SECTION 3, N00°24'55"W, 149.25 FEET; THENCE S89°48'31"E, 1556.08 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE S52°19'10"W, 243.11 FEET TO THE SOUTH LINE OF SAID NW FRACTIONAL ¼; THENCE ALONG SAID SOUTH LINE N89°48'31"W, 1362.60 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 5.00 ACRES INCLUDING 0.11 ACRES OF PUBLIC ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. AND A TRIANGULAR TRACT IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS INTERSECTION WITH THE NORTHWESTERLY R.O.W. LINE OF THE CHICAGO GREAT WESTERN RAILWAY THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SOUTHWESTERN QUARTER OF SECTION 3, THENCE NORTH ALONG SAID WEST LINE TO POINT OF BEGINNING, SUBJECT TO ESTABLISHED HIGHWAY, BEING APPROXIMATELY 17 ACRES. AND EXCEPT AUDITOR'S PARCEL "F" BEING PART OF THE NW ¼ OF THE SW ¼ OF SECTION 3, TOWNSHIP 79, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE WEST CORNER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 3, S00°16'46"E, 446.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°16'46"E, 184.00 FEET; THENCE S88°58'50"E, 291.45 FEET; THENCE N00°16'46"W 184.00 FEET; THENCE N88°58'50"W, 291.45 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 1.23 ACRES INCLUDING 0.14 ACRES OF PUBLIC ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

The territory extends to the center line of all
Secondary roads adjacent to the above-described properties.

APPENDIX A
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	THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Griffieon Farms, L.L.C. GP#'s: 7923-03-300-012	AUDITOR'S PARCEL "F" BEING PART OF THE NW ¼ OF THE SW ¼ OF SECTION 3, TOWNSHIP 79, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE WEST CORNER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 3, S00°16'46"E, 446.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°16'46"E, 184.00 FEET; THENCE S88°58'50"E, 291.45 FEET; THENCE N00°16'46"W 184.00 FEET; THENCE N88°58'50"W, 291.45 FEET TO THE POINT OF BEGINNING. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Griffieon Farms, L.L.C. GP#'s: 7923-03-300-009	THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPLE MERIDIAN, POLK COUNTY, IOWA; AND THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPLE MERIDIAN, POLK COUNTY, IOWA, LYING SOUTHEASTERLY OF THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 3, THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTH LAF OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 2632.11 FEET, TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 3; THENCE NORTH 00 DEGREES 21 MINUTES 03 SECONDS WEST, ALONG SAID EAST LINE OF THE WEST HALF OF SECTION 3, A DISTANCE OF 2169.02 FEET TO SAID SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 52 DEGREES 18 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 1316.77 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST A DISTANCE OF 456.63 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 49 SECONDS EAST, A DISTANCE OF 638.87 FEET; THENCE

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	SOUTH 46 DEGREES 01 MINUTE 17 SECONDS WEST, A DISTANCE OF 336.19 FEET; THENCE SOUTH 76 DEGREES 43 MINUTES 58 SECONDS WEST, A DISTANCE OF 472.53 FEET; THENCE SOUTH 86 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE
	OF 1062.03 FEET, TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 109.01 FEET, TO SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE POINT OF BEGINNING. CONTAINING 40.28 ACRES MORE OR LESS. SAID TRACT SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Griffieon Farms, L.L.C. GP#'s: 7923-04-426-002	ALL OF LOTS 11 AND ALL THAT PART OF LOT 13 LYING NORTHWESTERLY OF THE FORMER RAILROAD RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11, THENCE EAST 40 RODS, THENCE SOUTH 22 RODS, THENCE WEST 25 RODS, THENCE IN A NORTHWESTERLY DIRECTION TO BEGINNING, ALL IN THE OFFICIAL PLAT OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Griffieon Farms, L.L.C. GP#'s: 7923-03-300-008	THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AND THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTHEASTERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 03; THENCE SOUTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 03, A DISTANCE OF 1178.88 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING;

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	THENCE NORTH 52 DEGREES 18 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 1993.55 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 456.63 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 49 SECONDS EAST A DISTANCE OF 638.87 FEET; THENCE SOUTH 46 DEGREES 01 MINUTE 17 SECONDS WEST, A DISTANCE OF 336.19 FEET; THENCE SOUTH 76 DEGREES 36 MINUTES 01 SECOND WEST, A DISTANCE OF 302.42 FEET; THENCE SOUTH 31 DEGREES 48 MINUTES 31 SECONDS WEST, A DISTANCE OF
	76.04 FEET; THENCE SOUTH 69 DEGREES 43 MINUTES 58 SECONDS WEST, A DISTANCE OF 472.53 FEET; THENCE SOUTH 86 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 1062.03 FEET, TO SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 03; THENCE NORTH 00 DEGREES 17 MINUTES 29 SECONDS WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 03, A DISTANCE OF 22.84 FEET, TO SAID SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING. CONTAINING 29.23 ACRES MORE OR LESS. SAID TRACT SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Bresson Real Estate Holdings L.L.C. GP#'s: 7923-04-426-001	LOTS 1, 2, 3, 8, AND 9 IN THE OFFICIAL PLAT OF THE SE ¼ OF SECTION 4; IN TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Bresson Real Estate Holdings L.L.C. GP#'s: 7923-04-200-002	THE SOUTH ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

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Bresson Real Estate Holdings L.L.C. GP#'s: 7923-04-200-003	THE NORTH FRACTIONAL ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND EXCEPT THAT PART DEEDED TO POLK COUNTY BY THE WARRANTY DEED RECORDED IN POLK COUNTY RECORDER'S BOOK 9576, PAGE 191.

Bresson Real Estate Holdings L.L.C. GP#'s: 7923-04-100-005	THE EAST ½ OF THE NORTHWEST FRACTIONAL ¼ LYING SOUTHEASTERLY OF THE RAILROAD RIGHT OF WAY, EXCEPT THE SOUTH 120 ACRES OF SAID NORTHWEST FRACTIONAL ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

Bresson Real Estate Holdings L.L.C.	THE EAST ½ OF THE SOUTH 120 ACRES OF THE NORTHWEST FRACTIONAL ¼ LYING SOUTHERLY OF THE RAILROAD RIGHT OF WAY
GP#'s: 7923-04-100-006	IN SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

Gerald L. Banning Trust and Mary E. Banning Trust GP#'s: 7923-04-100-003	THE WEST ½ OF THE SOUTH 120 ACRES LYING SOUTH OF THE UNION PACIFIC RAILROAD, BEING PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT 2 ACRES FOR ROAD AND RAILROAD RIGHT OF WAY), POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Gerald L. Banning Trust and Mary E. Banning Trust GP#'s: 7923-04-301-001	THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

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Gerald L. Banning Trust and Mary E. Banning Trust GP#'s: 7923-05-400-001	THE NORTH ½ OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Gerald L. Banning Trust and Mary E. Banning Trust GP#'s: 7923-05-277-002	THAT PART OF THE SOUTH 120 ACRES OF THE NORTHEAST FRACTIONAL QUARTER, LYING SOUTH OF THE RAILROAD RIGHT OF WAY, IN SECTION 5, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Gerald L. Banning Trust and Mary E. Banning Trust	EXCEPTING THE COMMENCEMENT AT THE CENTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., AND POINT OF BEGINNING THENCE EAST 33 FEET, EAST 29.2 FEET, SOUTH 99.57 FEET, SOUTHWEST 88.5 FEET, SOUTHEASTERLY ALONG THE CURVE
GP#'s: 7923-05-400-011	279.77 FEET, THENCE SOUTHEAST 145.34 FEET, SOUTHEAST 50.49 FEET, SOUTHWEST 33 FEET, NORTHWEST 195.34 FEET, THENCE NORTHWESTERLY ALONG CURVE 318.35 FEET, THENCE NORTH 184.9 FEET TO THE POINT OF BEGINNING. EXCEPT SOUTH 50 FEET ROAD EASEMENT AND BEGINNING 821.42 FEET WEST OF THE SOUTHEAST CORNER OF SOUTHEAST ¼, THENCE WEST 450 FEET, NORTH 1018 FEET, EAST 450 FEET, SOUTH 1018 FEET TO POINT OF BEGINNING AND EXCEPT CEMETERY PARCEL "C", BEGINNING 949.36 FEET EAST AND 20.07 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ THENCE NORTH 715.05 FEET, EAST 476.3 FEET, SOUTH 716.7 FEET, WEST 419.66 FEET TO POINT OF BEGINNING. THE SOUTH 60 ACRES OF THE EAST ½ OF THE SOUTHEAST ¼ AND WEST ½ OF THE SOUTHEAST ¼ OF BERWICK DRIVE, SECTION 5, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

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Gerald L. Banning Trust and Mary E. Banning Trust GP#'s: 7923-05-400-012	THE WEST ½ OF THE SOUTHEAST ¼ LYING WEST OF NE BERWICK DRIVE, EXCEPT "PARCEL H" AS RECORDED IN POLK COUNTY RECORDER'S BOOK 13668, PAGE 276 THEREOF, IN SECTION 5, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Janet L. Banning GP#'s: 7923-05-400-008	THAT PART OF THE SE1/4 OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE P.M., POLK COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: (J) BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 5 THAT IS 821.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 5 (THE SOUTH LINE OF SECTION 5 IS ASSUMED TO HEAR S 90 00'00" W FOR THE PURPOSE OF THIS DESCRIPTION ONLY); THENCE S 90 00'00" W, ALONG THE SOUTH LINE OF SAID SECTION 5, 450.00 FEET TO A POINT ; THENCE N 00 21'23" E, 1018.00 FEET TO A POINT; THENCE N 90 00'00" E AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 5, 450.00 FEET TO A POINT; THENCE S 00 21'12" W, 1018.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 10.52 ACRES, MORE OR LESS, INCLUDING 0.52 ACRES FOR ROAD PURPOSES.

	THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

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Gerald L. Banning Trust and Mary E. Banning Trust GP#'s: 7923-05-400-009	ALL THAT PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER, LYING WEST OF THE CENTERLINE OF NE BERWICK DRIVE, IN SECTION 5, TOWNSHIP 79 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1481.92 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 153.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°28'21" WEST, A DISTANCE OF 140 FEET; THENCE NORTH 85°51'00" EAST, A DISTANCE OF 415.14 FEET; THENCE NORTH 45°30'50" EAST, A DISTANCE OF 149.69 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 751.67 FEET AND A CENTRAL ANGLE OF 18°46'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 22°42'35" EAST 245.19 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE A DISTANCE OF 246.29 FEET TO A POINT OF CUSP; THENCE SOUTH 85°25'47" WEST, A DISTANCE OF 606.52 FEET TO THE POINT OF BEGINNING. CONTAINING 2.05 ACRES, MORE OR LESS, INCLUDING 0.18 ACRES OF ROAD EASEMENTS. SUBJECT TO ALL EASEMETNS OF RECORD. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

William B. Kimberley Revocable Trust GP#'s: 7923-04-376-003	OUTLOT X IN WILLIAMSON FARM PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

William B. Kimberley Revocable Trust GP#'s: 7923-04-300-001	OUTLOT Y IN WILLIAMSON FARM PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

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Non-Consenting Owners:

Brock A. Rude and Kristen L. Rude GP#'s: 7923-04-376-002	LOT 1 IN WILLIAMSON FARM PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Chad J. Kloppe and Rachelle A. Kloppe Revocable Trust GP#'s: 7923-04-376-001	THE EAST 301.12 FEET OF THE SOUTH 434.00 FEET OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Emma M. Cross and Nicholas R. Griffin GP#'s: 7923-04-451-001	THE EAST 270 FEET OF THE WEST 530 FEET OF THE SOUTH 230 FEET OF LOT 7, EXCEPT LEGALLY ESTABLISHED ROADS AND HIGHWAYS IN THE OFFICIAL PLAT OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

Kathleen K. Hansen GP#'s: 7923-04-401-001	THE WEST 90 FEET OF LOT 4; ALL OF LOT 5 AND THE WEST 530 FEET OF LOT 7 (EXCEPT THE EAST 270 FEET OF THE SOUTH 230 FEET THEREOF) AND (EXCEPT LEGALLY ESTABLISHED ROADS AND HIGHWAYS), IN THE OFFICIAL PLAT OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

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Amanda C. Lindstrom And Joshua Clayton Lindstrom	LOT 4, EXCEPT THE WEST 90 FEET, AND EXCEPT THE NORTH 282 FEET; LOT 6, EXCEPT THE NORTH282 FEET; LOT 7, EXCEPT THE WEST 530 FEET; LOT 10, EXCEPT THE NORTH 282 FEET; AND LOT 13, EXCEPT THAT PART DESCRIBED AS FOLLOWS:
GP#'s: 7923-04-451-002	COMMENCING AT A POINT ON THE NORTH LINE OF LOT 13, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11; THENCE EAST ALONG THE NORTH LINE OF LOT 13 AND 14, A DISTANCE OF 40 RODS TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 14, 22 RODS; THENCE WEST 25 RODS; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING, AND EXCEPT FORMER RAILROAD RIGHT OF WAY, ALL IN THE OFFICIAL PLAT OF THE SE ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.
Amanda C. Lindstrom And Joshua Clayton Lindstrom GP#'s: 7923-04-402-001	THE NORTH 282 FEET OF LOT 4, EXCEPT THE WEST 90 FEET; AND THE NORTH 282 FEET OF LOTS 6 & 10 ALL IN THE OFFICIAL PLAT OF THE SE ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
Delaware Township Trustees GP#'s: 7923-05-400-006	A PARCEL OF LAND LOCATED IN THE SE ¼ OF SECTION 5, T-79-N, R-23-W, OF THE 5TH P.M., DELAWARE TWP, POLK COUNTY, IOWA AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S ¼ CORNER OF SECTION 5, T-79-N, R-23-W, OF THE 5TH P.M., DELAWARE TWP, POLK COUNTY, IOWA; THENCE 89°08'50" E 949.36 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE EAST RIGHT-OF-WAY LINE OF NE BERWICK DR.,; THENCE N 5°36'43" W-20.07 FEET TO THE POINT OF BEGINNING, THENCE N 5°36'43" W-715.05 FEET; THENCE N 88°39'08" E-476.30 FEET; THENCE S 1°04'06" E-716.70 FEET; THENCE S 89° 08'50" W-419.66 FEET TO THE POINT OF BEGINNING CONTAINING 7.35 ACRES, MORE OR LESS. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ABUTTING ROADS, IF ANY.

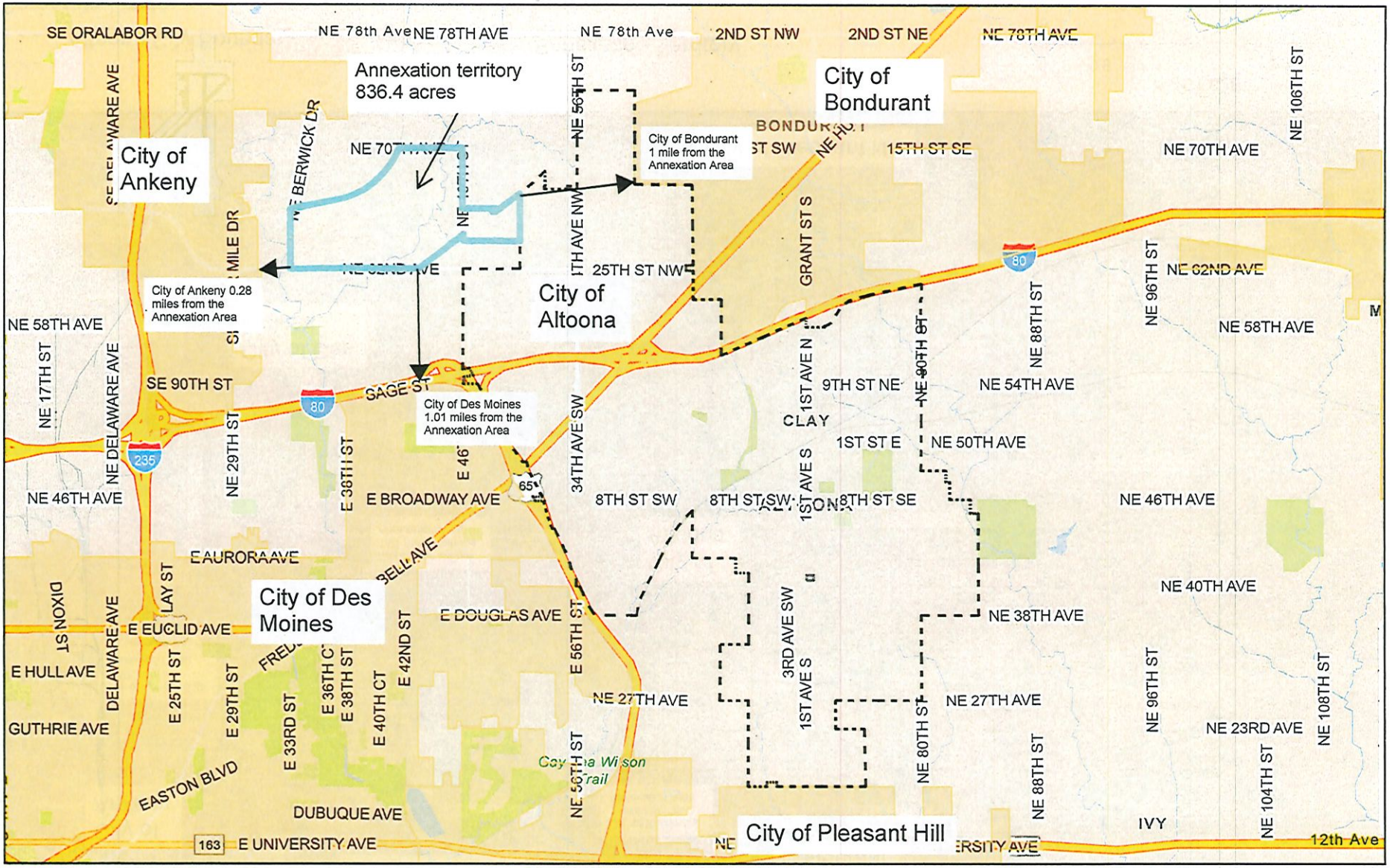
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Polk County Conservation Board GP#'s: 7923-03-300-010 7923-04-451-003	ALL RIGHT, TITLE AND INTEREST IN AND TO THAT PART OF THE UNION PACIFIC RAILROAD COMPANY, FORMERLY THE CHICAGO GREAT WESTERN RAILROAD COMPANY, RIGHT-OF-WAY OF VARIOUS WIDTHS, BEGINNING AT A LINE DRAWN AT RIGHT ANGLES TO THE CENTERLINE OF THE ORIGINAL MAIN TRACK OF SAID RAILROAD THAT IS 309 FEET WESTERLY, MEASURED ALONG SAID CENTERLINE, FROM THE EAST LINE OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 23 WEST,
	EXTENDING WESTERLY TO THE WEST LINE OF SECTION 17, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, OVER AND ACROSS THE FOLLOWING LEGAL SUBDIVISIONS OF POLK COUNTY, IOWA:SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA & SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
Polk County Road Right-of-Way GP#'s: 7923-04-610-001 7923-04-620-001 7923-03-630-001 7923-04-640-001 7923-04-630-005 7923-04-630-006 7923-04-630-004 7923-04-630-003 7923-04-620-002 7923-05-620-006 7923-05-640-005 7923-05-640-003 7923-05-640-004 7923-05-640-002 7923-03-610-001	ANNEXATION INCLUDES ALL ABUTTING ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ROADWAYS OF NE 46TH ST, NE 70TH AVE, AND NE 62ND AVE.

The territory extends to the center line of all
Secondary roads adjacent to the above-described properties.

Altoona NW Annexation



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Altoona City Boundary | Corporate Limits | Other | Annexation Territory

1:101,828

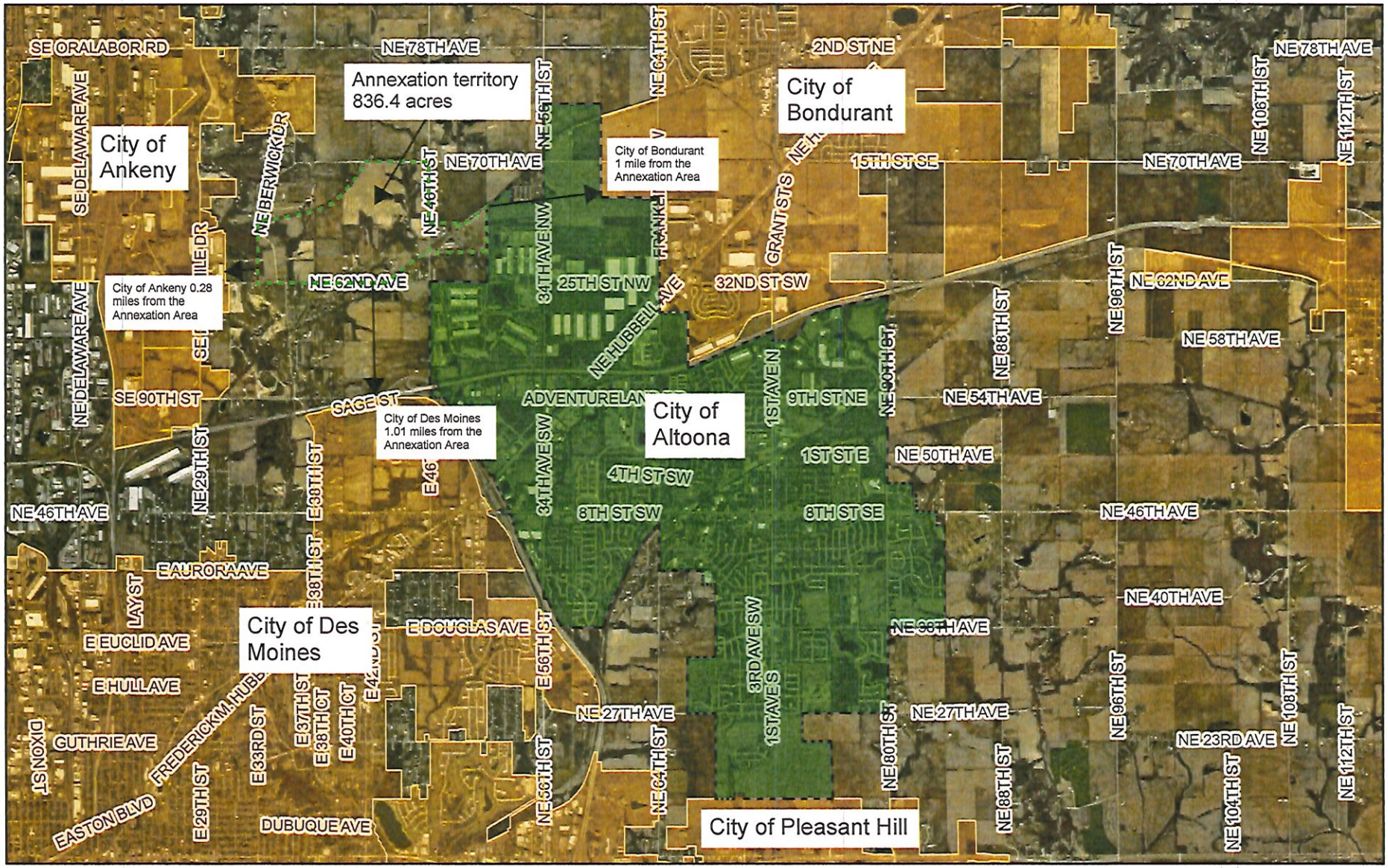
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Auditor's Office, Polk County, Iowa, Iowa DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA,

Iowa DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Iowa Department of Natural Resources | Polk County, Iowa | Auditor's Office, Polk County, Iowa | USGS The National Map:

Altoona NW Annexation



Altoona City Boundary Corporate Limits

Other

Annexation Territory

1:101,828

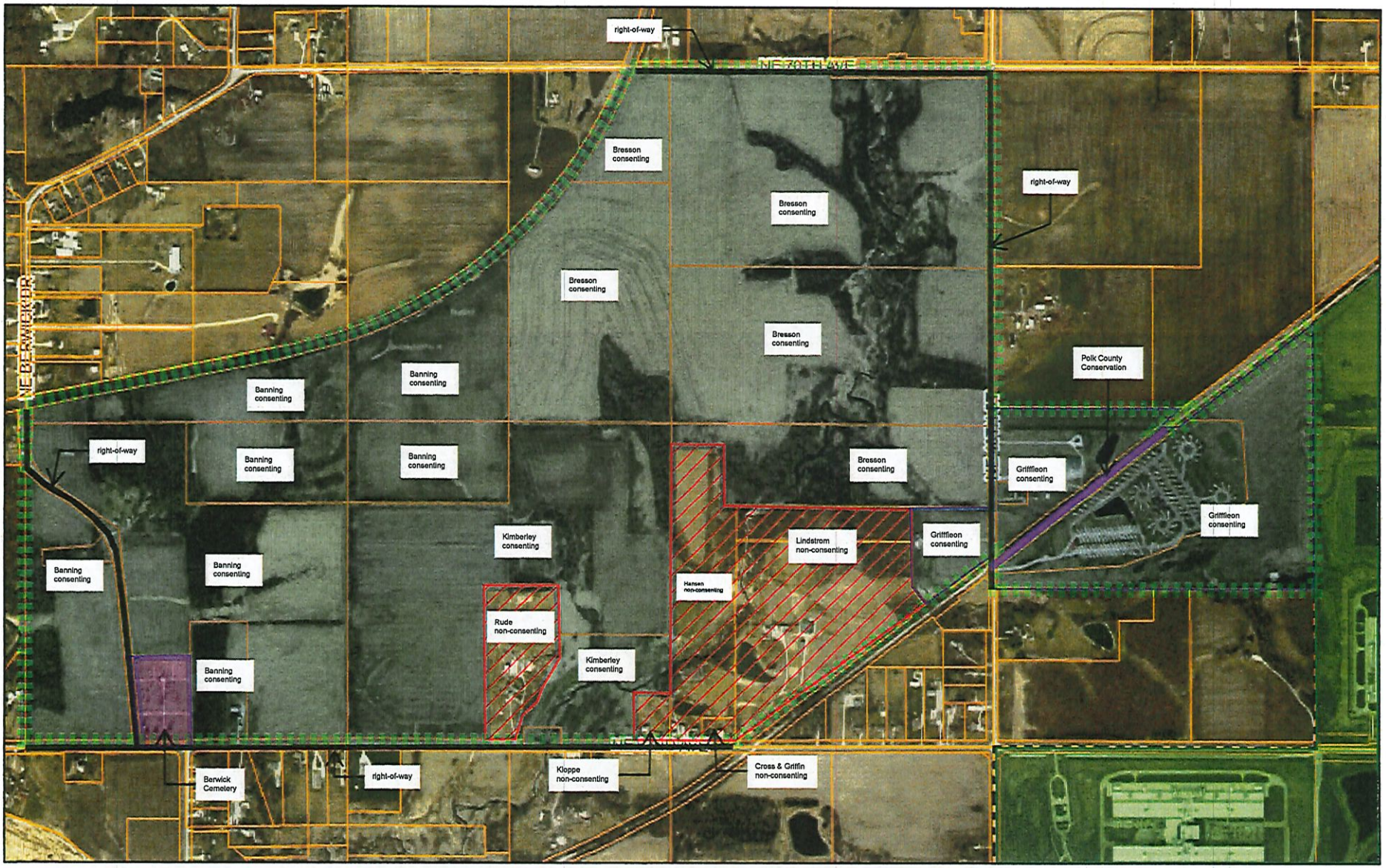
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Auditor's Office, Polk County, Iowa, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Iowa DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Iowa Department of Natural Resources | Polk County, Iowa | Auditor's Office, Polk County, Iowa | USGS The National Map:

Altoona NW Annexation



Altoona City Boundary

Tax Parcels

Legend
consenting
non-consenting
neutral

1:18,056

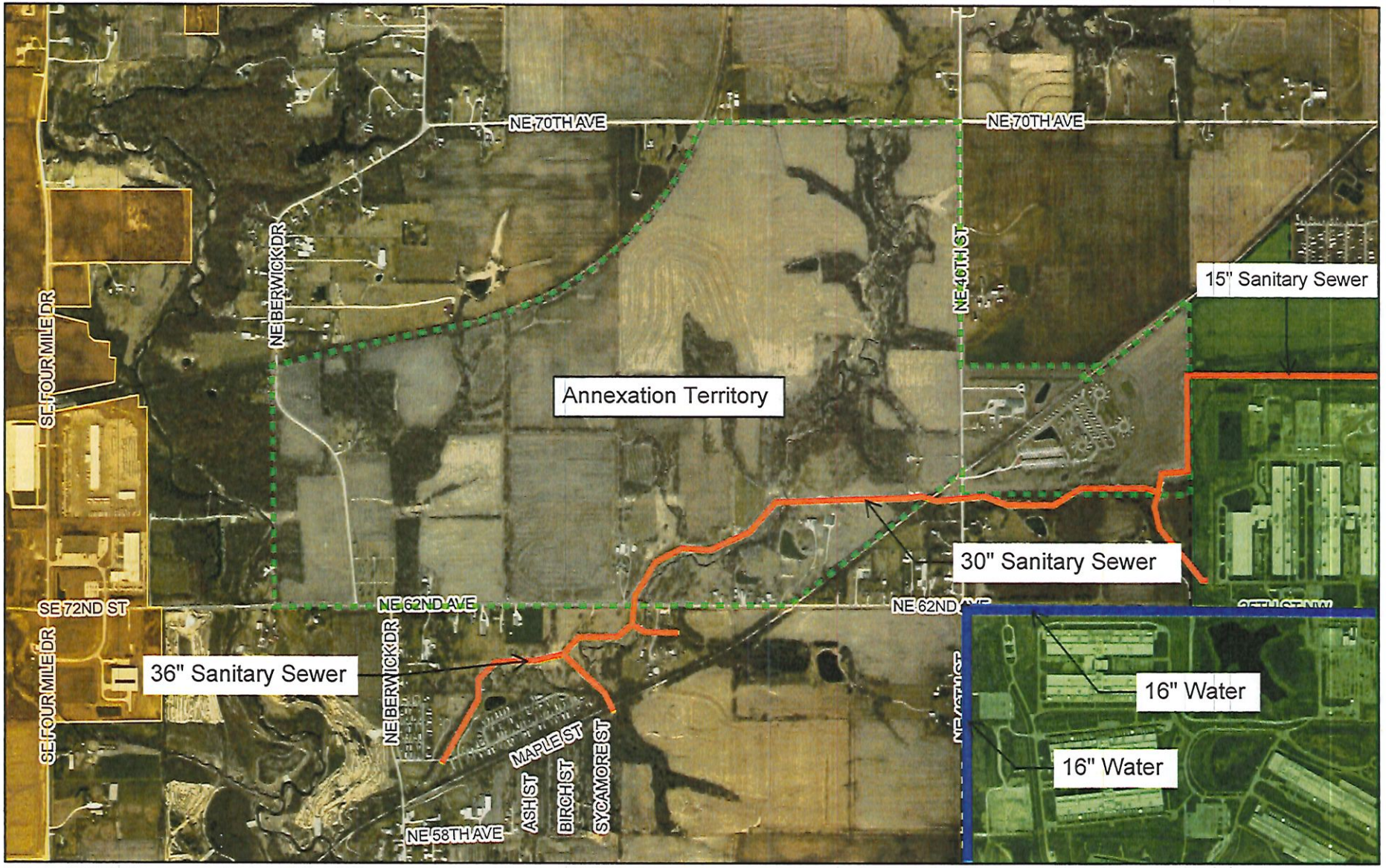
0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Auditor's Office, Polk County, Iowa, Esri Community Maps Contributors, Iowa DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

Esri Community Maps Contributors, Iowa DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Iowa Department of Natural Resources | Polk County, Iowa | Auditor's Office, Polk County,

NW Annexation Territory



Altoona City Boundary

Corporate Limits

Tax Parcels

Other

1:25,457

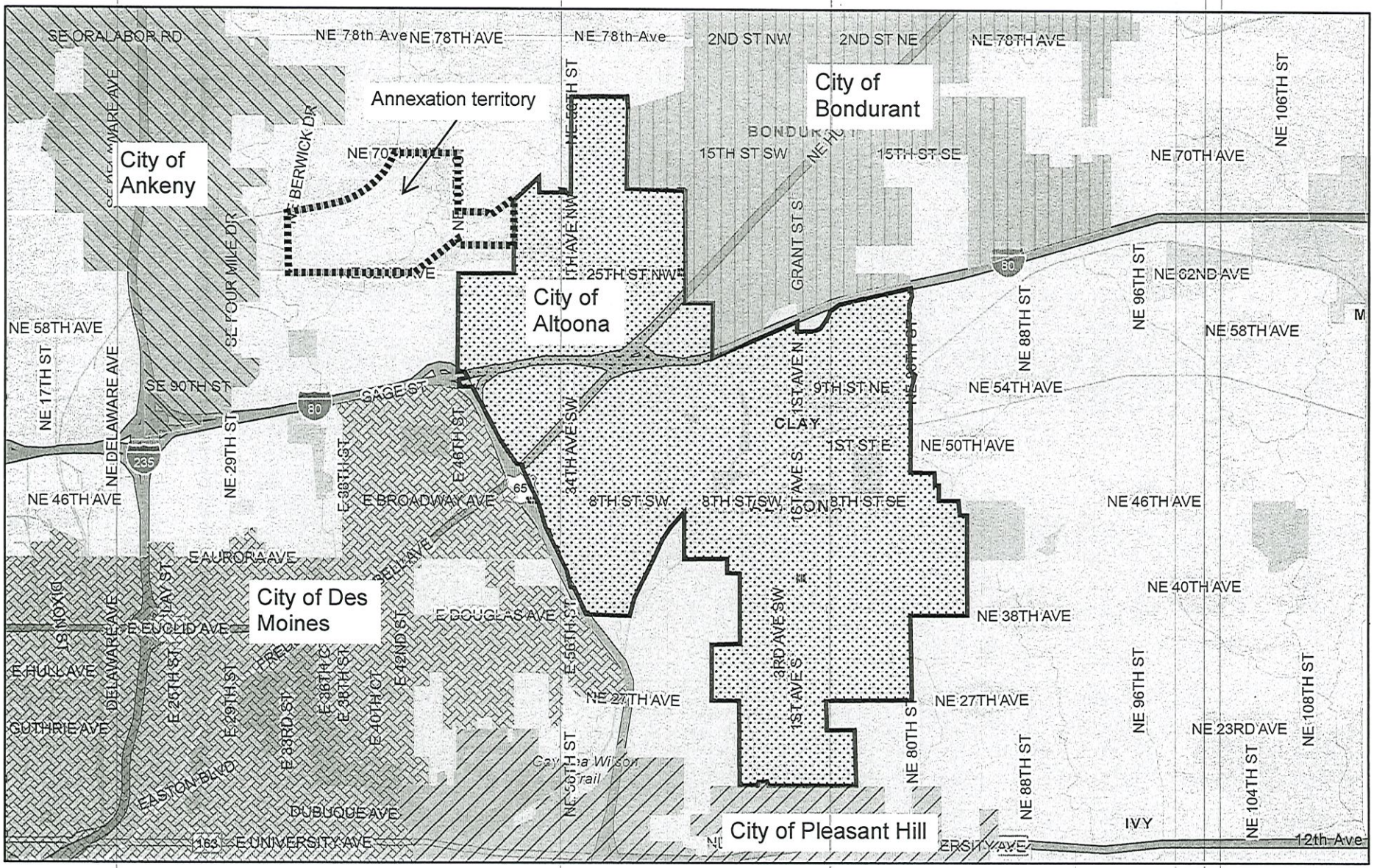
0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Auditor's Office, Polk County, Iowa, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Esri Community Maps Contributors, Iowa DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Iowa Department of Natural Resources | Polk County, Iowa |

Altoona NW Annexation



Iowa DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Iowa Department of Natural Resources | Polk County, Iowa | Auditor's Office, Polk County, Iowa | USGS The National Map:

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Ord 2192 An Ordinance amending Ordinance No. 1682 providing that general property taxes levied and collected each year on all taxable property located within the amended Northeast Ankeny Urban Renewal Area, 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, 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 amended Northeast Ankeny Urban Renewal Area (Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan).

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 3rd Reading
LEGAL
Item has been reviewed by legal counsel

EXECUTIVE SUMMARY

Proposed Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan, which was last amended in 2021, includes the following updates:

- The addition of design and completion of improvements to Interstate 35 and NE 36th Street interchange
- The addition of design and completion of NE 18th Street bridge over Interstate 35
- The addition of design and completion of NE Spectrum Drive RCB culvert for Otter Creek

The amendment adds right-of-way along NE Delaware Ave and NE 18th Street, including proposed overpass, as well as seven parcels located at the southwest corner of N. Ankeny Blvd. and NE 36th Street.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve the updates to the plan as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to accept third consideration of ORDINANCE 2192, sending it on its final passage and publication as required by law.

ATTACHMENTS

1. Ord 2192 - Amend No. 1 to A&R NE Ankeny URP - Ordinance

ORDINANCE 2192

AN ORDINANCE AMENDING ORDINANCE NO. 1682, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL **TAXABLE** PROPERTY LOCATED WITHIN THE AMENDED NORTHEAST ANKENY URBAN RENEWAL AREA, 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, 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 AMENDED NORTHEAST ANKENY URBAN RENEWAL AREA (**AMENDMENT NO. 1 TO THE AMENDED AND RESTATED NORTHEAST ANKENY URBAN RENEWAL PLAN**)

WHEREAS, the City Council of the City of Ankeny, State of Iowa, has heretofore, in Ordinance No. 1682, provided for the division of taxes within the Northeast Ankeny Urban Renewal Area ("Area" or "Urban Renewal Area"), pursuant to Section 403.19, Code of Iowa; and

WHEREAS, additional territory now has been added to the Northeast Ankeny Urban Renewal Area through the adoption of Amendment No. 1 to the Amended and Restated Northeast Ankeny Urban Renewal Plan; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the amended Northeast Ankeny Urban Renewal Area, and the continuing needs of redevelopment within the amended Northeast Ankeny Urban Renewal Area are such as to require the continued application of the incremental tax resources of the amended Northeast Ankeny Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA, THAT:

Ordinance Number 1682 is hereby amended to read as follows:

Section 1. For purposes of this Ordinance, the following terms shall have the following meanings:

a) Original Subarea means that portion of the City of Ankeny, State of Iowa, described in the Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area approved by Resolution

No. 2010-287 on the 18th day of October, 2010, which Original Subarea includes the lots and parcels located within the area legally described as follows:

> Commencing at the southwest corner of section 12, township 80 north, range 24 west of the 5th P.M.; thence east along the center line of NE 18th Street right-of-way a distance of 736.32 feet; thence northerly along the east line of Northpointe Village Center Plat 1 a distance of 227.23 feet; thence north easterly along said plat line a distance of 417.10 feet; thence northerly along said plat line 386.94 feet; thence north westerly along said plat line a distance of 249.85 feet; thence northerly along said plat line to the most north eastern point of Northpointe Village Center Plat 1 a distance of 93.9 feet; thence north along the east line of Northpointe Professional Park Plat 1 and Northpointe Village Center Plat 2 a distance of 524.18 feet; thence north westerly along said plat line a distance of 700.27 feet; thence northerly along said plat line to the most north eastern point of Northpointe Professional Park Plat 1 a distance of 303.56 feet; thence continuing northerly along the east lot line of Lot 3, Briarwood Plat 17 to the southern right-of-way line of NE 28th Street; thence continuing northeasterly to the north right-of-way line of said street and the southeast corner of Lot 1, Briarwood Plat 21, a distance of 60 feet; thence northerly following the east line of said Plat 21 a distance of 160.43 feet; thence northerly 31.60 feet; continuing northwesterly along said plat line 163.63 feet; thence northerly 100 feet; continuing northeasterly along said plat line 101.31 feet; thence northerly a distance of 232.83 feet; thence continuing north 367.27 ft., 144.78 ft., 32.8 ft., 239.5 ft., 62.04 ft., and 138.35 ft. to the south line of Outlot X, Briarwood Plat 14; thence west 64.01 feet to the southwest corner of Briarwood Plat 14; thence north to the southern right of way line of NE 36th Street a distance of 451 feet; thence east along said right-of-way line to the western right-of-way line of NE Delaware Avenue a distance of 4835.22 feet; thence along the 50 foot radial curve of said right-of-way 78.49 feet southeasterly; thence 200 feet south; thence 50 feet east to the centerline of NE Delaware Avenue; thence northeasterly along the intersection right-of-way line 327.86 feet to the southern right-of-way line of NE 36th Street; thence easterly along said right-of-way to the eastern right-of-way line of NE Milan Avenue approximately 1000 feet; thence following the 25 foot radial curve of said right-of-way 41.33 feet southwesterly; thence 116.73 feet south along the western property line of Lot 1 Briar Creek Plat 1; thence following the 25 foot radial curve of the northern right-of-way line of NE 31st Street southeasterly; thence following the said right-of way southeasterly 354.48 feet; thence following the southern property line of Lot 1 Briar Creek Plat 1 northeasterly 275.23 feet to the western property line of Lot 1 Albaugh Golf and Commercial; thence following said western property line to the southwestern most point 4643.77 feet; thence following said property line easterly 389.45 feet; thence northeasterly 235 feet; thence southeasterly 166.97 feet; thence southwesterly 80 feet; thence easterly 315 feet to the eastern right of way line of I-35; thence continuing easterly 2300 feet; thence southerly 1321.4 to the south line of section 7, township 80 north, range 23west; thence easterly along said section line 1150 feet to the southeast corner of said section; thence north along the eastern line of said section to the southeast corner of section 6, township 80 north, range 23 west; thence continuing north along the eastern line of said section to the northeast corner of the southeast ¼ of said

section 6; thence westerly to the northwest corner of the southeast ¼ of said section 6; thence continuing westerly 278 feet to the western I-35 right-of-way line; thence southerly 1825 feet to the northeast corner of Outlot Z, Otter Creek Redevelopment Plat 1; thence westerly 751 feet along the northern property line to the northwest corner of said Outlot; thence north westerly 195 feet to a northeast corner of Outlot Y, Otter Creek Redevelopment Plat 1;thence northwesterly 142.22 feet; thence southwesterly 115.34 feet; thence southerly 253.67 feet; thence southwesterly 192 feet; thence northwesterly 67.33 feet to the northwestern most corner of NE Otter Creek Drive right-of-way; thence southerly 838.62 feet following the western right-of-way line of said drive to the northern right-of-way line of NE 36th Street; thence westerly along said NE 36th Street right-of-way line 1317.28 feet; thence northwesterly 144 feet to eastern NE Delaware Avenue right-of-way line; thence west 94 feet to the western right-of-way line of NE Delaware Avenue; thence southwesterly 145 feet along said right-of-way line to the northern right-of-way line of NE 36th Street; thence westerly along said right-of-way 2150 feet to the southwest corner of Lot 1, AFUMC Christian Life Center; thence south 5 feet; thence west 217.99 feet; thence northwesterly 126.19 feet; thence west 128.01 feet; thence north 11 feet; thence west 202.58 feet; thence south 115 feet; thence west along the north NE 36th Street right-of-way line 680 feet to the southeast corner of Outlot B, The Woodland Reserve Plat 1; thence north along eastern property line of said, Lot B 185.5 feet; thence west 655.03 feet to the northwest corner of Outlot C, The Woodland Reserve Plat 1; thence north along the west line of The Woodland Reserve Plat 1 a distance of 1026.36 feet; thence westerly along the south right-of-way line of NE 41st Street to the east right-of-way line of U.S. Highway 69 a distance of 1058.18 feet; thence westerly to the northeast corner of Lot 1, Johnson Estates Plat 1, 120 feet; thence west 340.57 feet; thence southerly a distance of 478.36 feet; thence westerly a distance of 400.00 feet; thence southerly a distance of 400.00 feet; thence westerly a distance of 700.00 feet; thence southerly to the center right-of-way line of NW 36th Street a distance of 400.00 feet; thence easterly to the western right-of-way line of U.S. Highway 69 a distance of 1,448.77 feet; thence southerly along the said right-of-way line of U.S. Highway 69 a distance of 4,061.66 feet; thence westerly along the north line of Georgetown Plat 2 a distance of 744.6 feet to the north west most corner of said plat; thence south westerly along the west line of Georgetown Plat 2 a distance of 274.17 feet; thence south westerly along the west line of said plat to the north easterly most corner of Lot 1 Georgetown Plat 3 a distance of 222.17 feet; thence southerly along the east line of Georgetown Plat 3 to the south eastern most corner of Lot 4 of Georgetown Plat 3 a distance of 255.05 feet; thence southerly along the eastern line of said plat to the south eastern most corner of Lot 7 Georgetown Plat 3 a distance of 189.8 feet; thence southerly along the east line of said plat to the south eastern most corner of Lot 10 Georgetown Plat 3 a distance of 189.76 feet; thence southerly along the east line of said plat to the center right-of-way line of NW 18th Street a distance of 138.54 feet; thence easterly along the center right-of-way line to the point of beginning a distance of 1072.07. The area includes all streets and their right-of-way within the Urban Renewal Area and all streets and their right-of-way forming the boundary of the Area.

b) Amended and Restated Plan Subarea added non-taxable right-of-way to the Area.

c) Amendment No. 1 Subarea means that taxable portion of the City of Ankeny, State of Iowa, described in Amendment No. 1 to the Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area approved by Resolution No. **2025-048** on the 17th day of February, 2025, which Amendment No. 1 Subarea includes the lots and parcels located within the area legally described as follows:

> LOT 1, AND OUTLOT "Y", OF PIPER PROPERTIES PLAT 4, AND LOT 1, LOT 2 AND OUTLOT "Z" OF 36TH STREET CENTRE PLAT 1, AND PARCEL 2023-76 AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 19460, PAGE 977 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF OUTLOT "Z" OF PIPER PROPERTIES PLAT 1 ALL BEING AN OFFICIAL PLAT, AND PARCEL 2017-112 AS SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 16727, PAGE 247-248 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY IOWA.
>
> *[Note that Amendment No. 1 also added non-taxable right-of-way to the Area, but such property is not included in this Ordinance.*]

d) Amended Area means that portion of the City of Ankeny, State of Iowa, included within the Original Subarea and the Amendment No. 1 Subarea , which Amended Area includes the lots and parcels located within the area legally described in subsections (a) and (c).

Section 2. The taxes levied on the taxable property in the Amended Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, County of Polk, Iowa, Ankeny Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. As to the Original Subarea, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Original Subarea upon the total sum of the assessed value of the taxable property in the Original Subarea as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the municipality certified to the county auditor the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described in Ordinance No. 1682, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to Amendment No. 1 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2024, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of this Ordinance.

Section 4. That portion of the taxes each year in excess of the base period taxes for the Amended Area, determined for each sub-area thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Ankeny, State of Iowa, to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12, Code of Iowa, incurred by the City of Ankeny, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Area pursuant to the Urban Renewal Plan, as amended, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa,(but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Amended Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in the areas of the Amended Area exceeds the total assessed value of the taxable property in the areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Ankeny, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Original Subarea under the provisions of Section 403.19, Code of Iowa, as authorized in Ordinance No. 1682, and to fully implement the provisions of Section 403.19, Code of Iowa, with respect to the division of taxes from property within the Amendment No. 1 Subarea as described above. Notwithstanding any provisions in any prior Ordinances or other documents, the provisions of this Ordinance and all prior Ordinances relating to the Urban Renewal Area, as amended, shall be construed to continue the division of taxes from property within the Area to the maximum period of time allowed by Section 403.19, Code of Iowa. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Amended Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF ANKENY, IOWA

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2025

1st Con 2/17/25 (P. Hrg)
2nd Con 3/03/25
3rd Con 3/17/25

PASSED AND APPROVED: _____, 2025.

I, Michelle Yuska, City Clerk of the City of Ankeny, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. 2192 passed and approved by the City Council of the City at a meeting held _____, 2025, signed by the Mayor on _____, 2025, and published in the Des Moines Register on _____, 2025.

_____
City Clerk, City of Ankeny, State of Iowa

(SEAL)

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Ord 2193 An Ordinance vacating a Public Utility & Drainage Easement located on Outlot X, Haws Plat 1.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL

EXECUTIVE SUMMARY

Snyder Development, LLC has requested the vacation of a Public Utility & Drainage Easement located on Outlot X, Haws Plat 1. The vacated easement will be replaced with other easement(s) to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to vacate the Public Utility & Drainage Easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2193.

ATTACHMENTS

1. Ordinance
2. Easement Vacation Plat
3. Applicant Letter
4. Aerial Map
5. Utility Company Letters

WHEN RECORDED RETURN TO:

City of Ankeny, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3544

ORDINANCE

ORDINANCE VACATING A PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON OUTLOT X, HAWS PLAT 1

WHEREAS, pursuant to notice published in the manner required by law, on the 3rd day of March, 2025, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate a public utility and drainage easement, as shown on the attached Easement Vacation Plat; and

WHEREAS, the City Council finds that all public purpose served by said easement will be replaced with other easement(s); and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of Ankeny that said easement be vacated.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The City of Ankeny does hereby vacate and release said easement, as shown on the attached Easement Vacation Plat.

SECTION II. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. This Ordinance shall be in effect upon its final passage and publication as required by law.

PASSED AND APPROVED this 7th day of April, 2025.

CITY OF ANKENY, IOWA

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2025

1st Con _____ (Public Hearing)
2nd Con _____
3rd Con _____

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. OUTLOT 'X'
HAWS PLAT 1
SEC. 35-80-24
REQUESTED BY:
SNYDER DEVELOPMENT LLC

VACATION PLAT

PUBLIC UTILITY & DRAINAGE EASEMENT VACATION DESCRIPTION

A PART OF OUTLOT 'X', HAWS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 89°25'47" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 263.24 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 00°26'21" WEST CONTINUING ALONG SAID SOUTH LINE, 16.96 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 88°42'54" WEST CONTINUING ALONG SAID SOUTH LINE, 102.45 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 89°45'48" WEST CONTINUING ALONG SAID SOUTH LINE, 120.76 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 00°40'54" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', 444.25 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 89°37'34" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'X', 412.63 FEET TO A NORTHERLY CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 00°22'33" EAST CONTINUING ALONG SAID NORTH LINE, 124.97 FEET TO A NORTHERLY CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 89°37'27" WEST, 10.00 FEET; THENCE NORTH 00°22'33" WEST, 114.97 FEET; THENCE SOUTH 89°37'34" WEST, 392.82 FEET; THENCE SOUTH 00°40'54" WEST, 424.27 FEET; THENCE NORTH 89°45'48" EAST, 110.51 FEET; THENCE NORTH 88°39'19" EAST, 92.66 FEET; THENCE NORTH 00°26'21" EAST, 16.98 FEET; THENCE NORTH 89°25'47" EAST, 263.27 FEET; THENCE NORTH 00°37'17" EAST, 229.84 FEET; THENCE NORTH 89°46'02" EAST, 10.00 FEET TO A EASTERLY CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 00°37'17" WEST ALONG THE EAST LINE OF SAID OUTLOT 'X', 239.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.39 ACRES. (16,857 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

11/04/2024

OWNER

SNYDER DEVELOPMENT LLC
2805 SW SNYDER BLVD., SUITE 103, PO BOX 1098
ANKENY, IA 50023

BASIS OF BEARING

THE WEST LINE OF OUTLOT 'X', HAWS PLAT 1, AN OFFICIAL PLAT, IS ASSUMED TO BEAR NORTH 00°40'54" EAST.

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊟	⊟
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS — Date 11/21/24

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. OUTLOT 'X', HAWS PLAT 1

VACATION PLAT

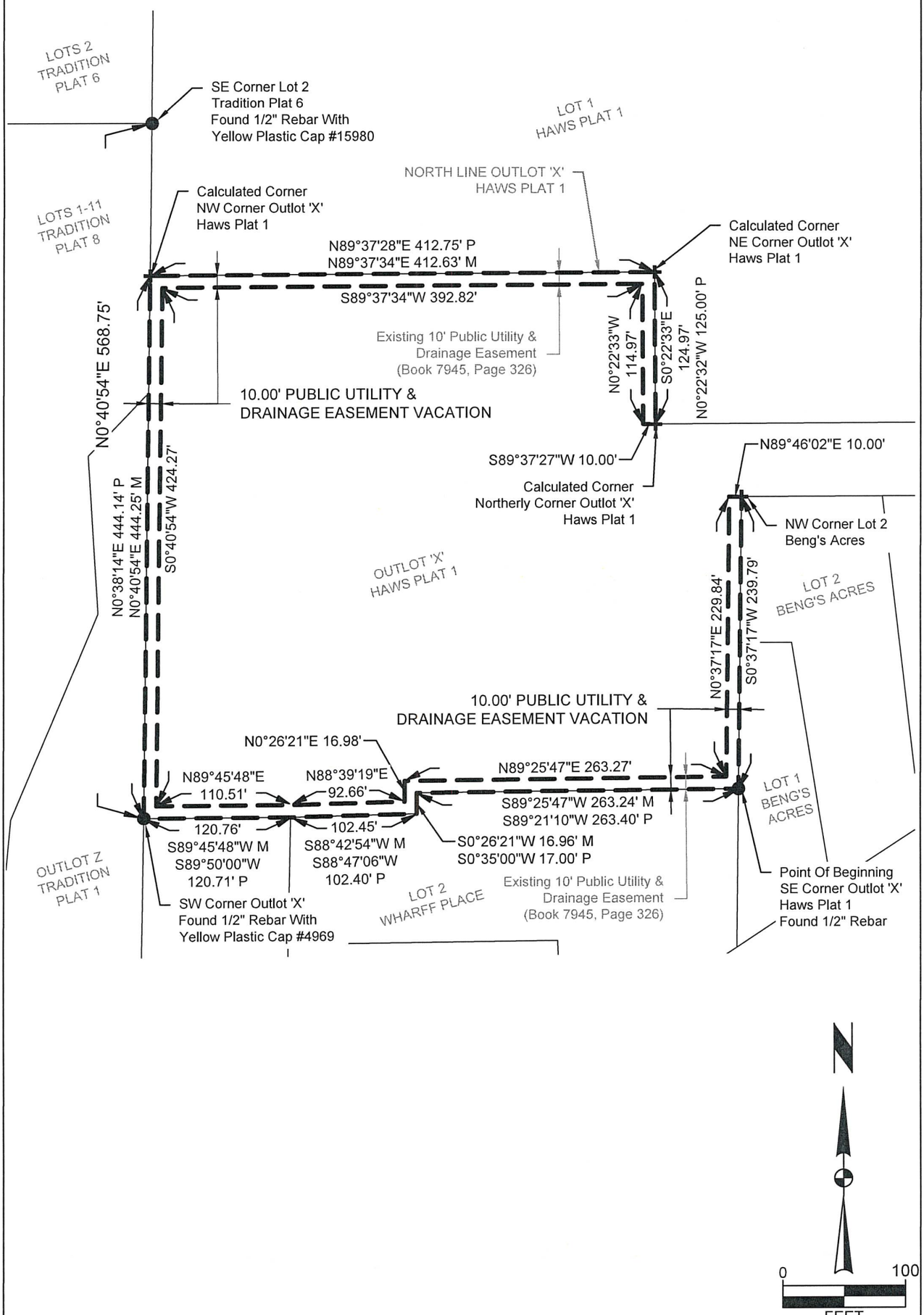
SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 1 OF 2
PN: 124.0584.01
T-R-S:80N-24W-35
DATE: 11/04/2024
PM/TECH: EDG/AJD

V:\Projects\2024\124.0584.01\CADD\VACN_1240584_PUE&DRNG.dwg

VACATION PLAT



PT. OUTLOT 'X', HAWS PLAT 1

VACATION PLAT

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 2 OF 2
PN: 124.0584.01
T-R-S:80N-24W-35
DATE: 11/04/2024
PM/TECH: EDG/AJD

V:\Projects\2024\124.0584.01\CADD\VACN_1240584_PUE&DRNG.dwg

November 21, 2024

Derek Silverthorn, Planner
City of Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: EASEMENT VACATION REQUEST
LAKEVIEW WOODS PLAT 1- COMMERCIAL SUBDIVISION

Members of the Commission:

On behalf of Snyder Development LLC, please see the attached easement vacation documents for the vacation of four existing easements on property located in Haws Plat 1. The Owner plans to replat the area for four commercial lots and these easements are no longer needed nor appropriate for the new development.

Our team is working with City Staff to complete a final plat, public construction plans and a site plan for development improvements, and new easements have been shown on these documents to support development within the plat.

Please review the attached application forms, vacation exhibits and $1,600 check for the review fee. One of these vacation requests has been sent out to the IDOT (*Ditch and Dike Easement*), and another (*PUE and Drainage Easement*) is being sent to utility providers for their review and release. We believe the other two of these easements can be released by the City (*Sanitary Sewer* and *Sloping & Grading* easements).

Feel free to reach out with any questions or requests for additional information.

Sincerely,

SNYDER & ASSOCIATES, INC.

Tim West, PLA
Project Manager

cc: Ben Snyder, Snyder Development LLC



N

1 inch = 300 feet

Date: 1/14/2025

Haws Plat 1

Ankeny
bringing it all together.

7760 Office Plaza Drive South
West Des Moines, Iowa 50266

December 3, 2024

To whom it may concern:

Iowa Network Services, Inc. d.b.a. Aureon Network Services does not have any facilities in the area of easement requested to be vacated. Therefore, we have no interest in the utility easement at Part of Outlet 'X', Haws Plat 1. (601 SW Oralabor Road, Ankeny, Iowa 50023)

Thank You,

Jeff Klocko

Derek Silverthorn

From: David Frazier <david.frazier@bluebirdnetwork.com>
Sent: Wednesday, November 27, 2024 3:17 PM
To: Derek Silverthorn
Cc: James Scott
Subject: [External] Easement Vacation Request - PUE Haws Plat 1, Ankeny IA

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

Mr. Silverthorn

This e-mail serves as Bluebird Networks approval of this vacation request in Ankeny, IA. Please let me know if anything else is needed.

Sincerely

C. David Frazier – Manager of Field Engineering
9201 Ward Parkway, Suite 300
Kansas City, MO 64114
Phone: (816) 673-3724
24/7 NOC: 1 (877) 766-2662
1-(855) BLUEBIRD

"Because success is all about good connections."

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IMPORTANT: Delivery of this message and any attachments is not intended to constitute formation of a contract binding Missouri Network Alliance, LLC dba Bluebird Network. Bluebird Network will be contractually bound only upon written execution, by an authorized officer, of a contract including agreed upon terms and conditions

Derek Silverthorn

From: Freeseman, Austin <austin.freeseman@lumen.com>
Sent: Wednesday, November 27, 2024 9:49 AM
To: Tim L West; Derek Silverthorn
Cc: Cairns, Pat; Brun, Chuck
Subject: Re: [External] Easement Vacation Request- PUE Haws Plat 1, Ankeny, IA
Attachments: Outlook-wkj3sxdz; Ltr_2024-11-25_easement vacation franchise utility.pdf; VACN_1240584 _PUE&DRNG.pdf; FPT_1240584.pdf

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

Tim, Derek,

I looked into our records for the area of this vacation, and I believe that CenturyLink/Lumen is not placed within this PUE.

Lumen approves the vacation of this PUE.

Let me know if you have any questions.

Thank you,

Austin Freeseman
Local Network Engineer II
2103 E University Ave, Des Moines, IA 50317
tel: 515-461-4970 | cell: 319-215-0190
austin.freeseman@lumen.com

From: Cairns, Pat <Pat.Cairns@lumen.com>
Sent: Wednesday, November 27, 2024 6:39 AM
To: Freeseman, Austin <austin.freeseman@lumen.com>
Subject: FW: Easement Vacation Request- PUE Haws Plat 1, Ankeny, IA

Forwarding

Thank you,

Pat Cairns
SR NETWORK IMPLEMENTATION PROGRAM MANAGER
LUMEN ENGINEERING
2103 E University Ave, Des Moines, IA 50317

Pat.Cairns@lumen.com

From: Hull, Sadie <sadie.hull@lumen.com>
Sent: Monday, November 25, 2024 2:25 PM
To: CTL-RDMV-IA <CTL-RDMV-IA@lumen.com>
Subject: Fw: Easement Vacation Request- PUE Haws Plat 1, Ankeny, IA

Sadie Hull
Manager, Cable Protection
100 S Cincinnati Avenue, Tulsa, OK, 74013
tel: 918-547-0147 |
sadie.hull@lumen.com

From: Tim L West <tlwest@snyder-associates.com>
Sent: Monday, November 25, 2024 2:09 PM
To: MECDSMDesignLocates@midamerican.com <MECDSMDesignLocates@midamerican.com>; ahayden@ankenyiowa.gov <ahayden@ankenyiowa.gov>; Tom Dozler <TDozler@AnkenyIowa.gov>; maintenance@ankenyschools.org <maintenance@ankenyschools.org>; wci.clec.locate@windstream.com <wci.clec.locate@windstream.com>; Hull, Sadie <sadie.hull@lumen.com>; icnoutsideplantiowaonecall@iowa.gov <icnoutsideplantiowaonecall@iowa.gov>; jeff.klocko@aureon.com <jeff.klocko@aureon.com>; MECDSMDesignLocates@midamerican.com <MECDSMDesignLocates@midamerican.com>; JAMES.SCOTT@BLUEBIRDNETWORK.COM <JAMES.SCOTT@BLUEBIRDNETWORK.COM>; JBROUGHTON@MEDIACOMCC.COM <JBROUGHTON@MEDIACOMCC.COM>; upngis@upnfiber.com <upngis@upnfiber.com>
Cc: Ben Snyder <ben@snyderinc.com>; Korey Marsh <kmarsh@snyder-associates.com>; Derek Silverthorn <DSilverthorn@AnkenyIowa.gov>
Subject: Easement Vacation Request- PUE Haws Plat 1, Ankeny, IA

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Utility Provider-
Please see the attached letter and easement information regarding a proposed vacation of an existing easement affecting multiple lots in Haws Plat 1.

Please review the attachments and let me know you have received this request.

As part of the easement vacation process, the City of Ankeny requires a written authorization from each franchise utility approving the proposed vacation. We kindly request you to provide a written correspondence authorizing this vacation addressed to:

City of Ankeny
Attn: Derek Silverthorn
1210 NW Prairie Ridge Dr.
Ankeny, IA 50023
Email: DSilverthorn@ankenyiowa.gov

Please feel free to contact me at your convenience should you have any questions or comments. I can be reached at (515) 669-3248 or email: tlwest@snyder-associates.com.

Thanks!
Tim

Tim West, PLA
Business Unit Leader

SNYDER & ASSOCIATES

P: 515.964.2020 x2582 | C: 515.669.3248
2727 SW Snyder Blvd, Ankeny, IA 50023
Snyder-Associates.com

NOTICE: This E-mail (including all attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, is confidential and may contain legally privileged information. If you are not the intended recipient, you are hereby put on notice that any retention, dissemination, distribution, or copying of this communication or any part thereof is strictly prohibited. Please call or reply to the sender immediately that you have received this message in error, then permanently delete it.

CONSUMERS ENERGY
Central Iowa's Electric Cooperative
Your Touchstone Energy® Cooperative

2074 242nd Street
Marshalltown, Iowa 50158

(641) 752-1593
(800) 696-6552
Fax: (641) 752-5738

info@consumersenergy.coop
www.consumersenergy.coop

Community Development Department

Consumers Energy is good, vacating the easement shown in Haws Plat 1 Out lot X. We don't have any infrastructure installed in this area. We have no electric installed in this area.

Thanks
Kevin Peterson, Operations Manager Consumers Energy.

Board of Directors:

District 1 –
Marshall, Jasper, & Tama Counties

Denny Beckman
President

Bill Hobson
Director

Pat VonAhnen
Secretary-Treasurer

District 2 –
Story County

Arden Greiner
Director

Bob Meimann
Assistant Secretary-Treasurer

Steve Quick
Director

District 3 –
Polk County

Craig Griffieon
Vice President

Tony Lem
Director

Jennifer Sease
Director

CEO/General Manager:

Bridget Itzen

December 10, 2024

Snyder & Associates
2727 SW Snyder Blvd
P.O. Box 1159
Ankeny, IA 50023

RE: HAWS PLAT 1
EASEMENT VACATION REQUEST
S&A PROJECT NO. 124.0584.01

Dear Valued Customer,

Because of our total dependence on the availability of the utility easement for our outside plant facilities, the general position of Mediacom Cable Service is not to vacate or release these easements back to the property owner. However, concerning the above-mentioned plat, we are aware of the proposed new public utility easement to replace the easement being removed and have no objections to such.

I hope this information is sufficient for your transaction. Please call should you have further questions.

Sincerely,

Jerry Broughton

Jerry Broughton
Construction Manager
Mediacom Communications Corporation

Mediacom Communications Corporation

2205 Ingersoll Ave • Des Moines, IA 50312 • 515-246-1890 • Fax 515-246-2211

MidAmerican
ENERGY
OBSESSIVELY, RELENTLESSLY *AT YOUR SERVICE*.

MidAmerican Energy Company
4299 NW Urbandale Drive
Urbandale, IA 50322-7916

January 31, 2024

Derek Silverthorn
1210 NW Prairie Ridge Dr.
Ankeny, IA 50023

Re: Release interest in a recorded Public Utility Easement (P.U.E.)
A part of Outlot 'X', Haws Plat 1, an Official Plat in the City of Ankeny, Polk County, Iowa.

Dear Mr. Silverthorn:

This letter is in response to the request for MidAmerican Energy Company to release interest in the ten (10') foot P.U.E. located within and along the property line of Outlot 'X' of Haws Plat 1 as recorded in Book 7945, Page 326 in the Polk County Recorder's Office located in Polk County, IA.

MidAmerican Energy Company has reviewed the request to release said part of P.U.E. and approves of the proposed vacation of that part of the P.U.E. over, under, across and through that part of Outlot 'X' of Haws Plat 1, as generally depicted on the attached Exhibit A.

For your protection, please call Iowa One Call (1-800-292-8989) and have all utilities located before you dig.

Sincerely,

Sara Houlihan,
Director of Right of Way Services
MidAmerican Energy Company

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Ord 2194 An Ordinance vacating a portion of an easement to Construct & Maintain Ditch & Dike located on Lot 1 and Lot A, Haws Plat 1.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL

EXECUTIVE SUMMARY

Snyder Development, LLC has requested the vacation of an Easement to Construct & Maintain Ditch & Dike located on Lot 1 and Lot A, Haws Plat 1. The vacated easement will be replaced with other easement(s) to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to vacate the Easement to Construct & Maintain Ditch & Dike.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2194.

ATTACHMENTS

1. Ordinance
2. Easement Vacation Plat
3. Aerial Map
4. Applicant Letter
5. DOT Authorization Letter

WHEN RECORDED RETURN TO:

City of Ankeny, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3544

ORDINANCE

ORDINANCE VACATING A PORTION OF AN EASEMENT TO CONSTRUCT & MAINTAIN DITCH & DIKE LOCATED ON LOT 1, HAWS PLAT 1

WHEREAS, pursuant to notice published in the manner required by law, on the 3rd day of March, 2025, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate an easement to construct & maintain ditch & dike, as shown on the attached Easement Vacation Plat; and

WHEREAS, the City Council finds that all public purpose served by said easement will be replaced with other easement(s); and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of Ankeny that said easement be vacated.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The City of Ankeny does hereby vacate and release said easement, as shown on the attached Easement Vacation Plat.

SECTION II. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. This Ordinance shall be in effect upon its final passage and publication as required by law.

PASSED AND APPROVED this 7th day of April, 2025.

CITY OF ANKENY, IOWA

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2025

1st Con _____ (Public Hearing)
2nd Con _____
3rd Con _____

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. LOT 1 & PT. LOT A
HAWS PLAT 1
SEC. 35-80-24
REQUESTED BY:
SNYDER DEVELOPMENT LLC

VACATION PLAT

EASEMENT TO CONSTRUCT & MAINTAIN DITCH & DIKE VACATION DESCRIPTION

A PART OF LOT 1 AND LOT A, HAWS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 00°11'42" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 49.95 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 83°55'35" EAST CONTINUING ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF SAID LOT A, 539.97 FEET TO THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 00°28'07" WEST ALONG THE EAST LINE OF SAID LOT A, AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 59.99 FEET; THENCE SOUTH 81°04'35" WEST, 249.70 FEET; THENCE SOUTH 88°20'42" WEST, 289.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.78 ACRES (34,065 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

11/04/2024

OWNER

LOT 1 HAWS PLAT 1:
SNYDER DEVELOPMENT LLC
2805 SW SNYDER BLVD., SUITE 103, PO BOX 1098
ANKENY, IA 50023

LOT A HAWS PLAT 1:
CITY OF ANKENY
ROW DIVISION
410 W 1ST ST
ANKENY, IA 50023-1557

BASIS OF BEARING

THE NORTH LINE OF LOT 1, HAWS PLAT 1, AN OFFICIAL PLAT, IS ASSUMED TO BEAR NORTH 00°11'42" WEST.

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	⊢	⊢
Control Point	⊙CP	
Bench Mark	◔	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

01/08/2025
Erin D. Griffin, PLS Date

License Number 19710
My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

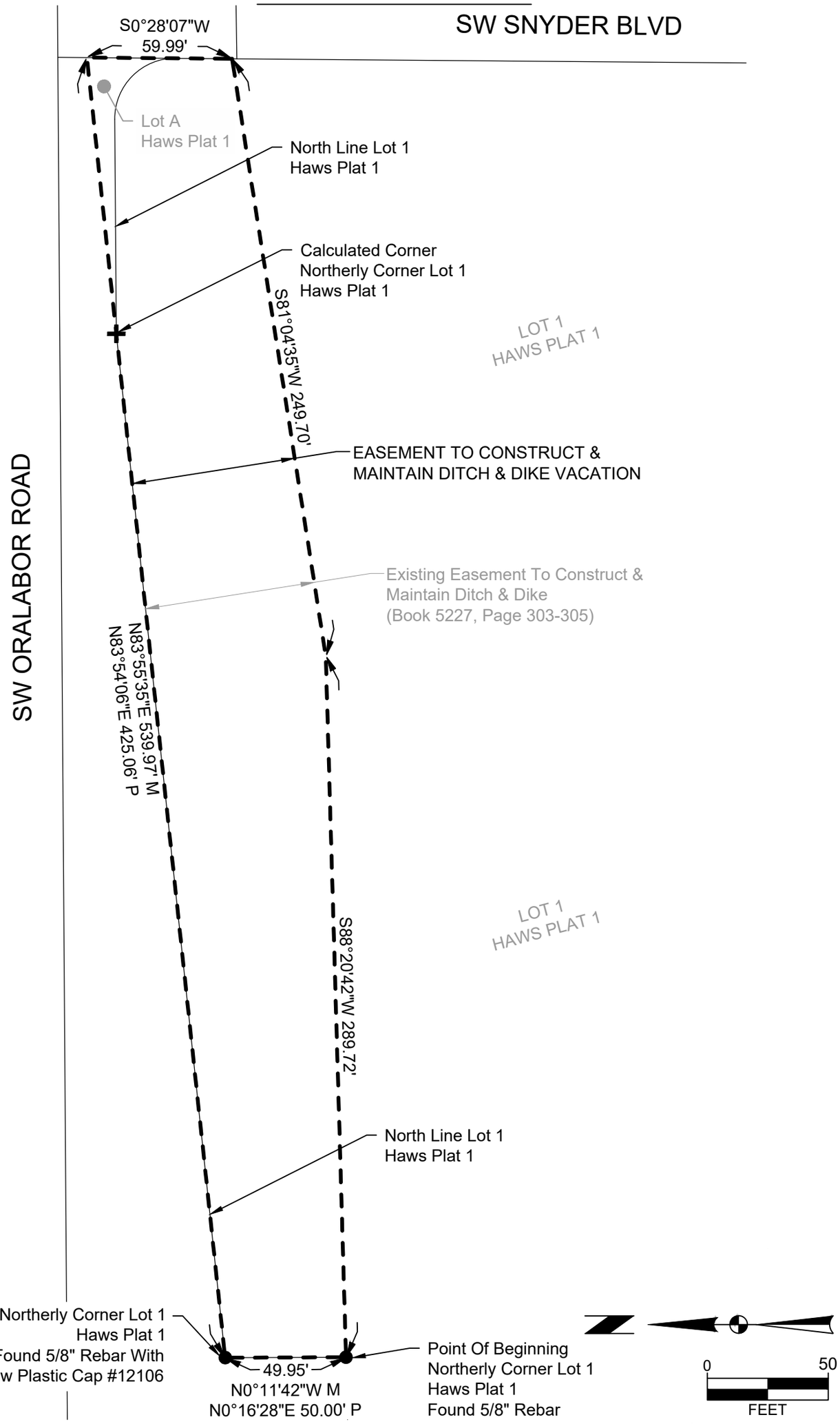
PT. LOT 1, AND PT. LOT A, HAWS PLAT 1
VACATION PLAT

SNYDER & ASSOCIATES
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 1 OF 2
PN: 124.0584.01
T-R-S:80N-24W-35
DATE: 11/04/2024
PM/TECH: EDG/AJD

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VACATION PLAT



PT. LOT 1, AND PT. LOT A, HAWS PLAT 1

VACATION PLAT

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 2 OF 2
PN: 124.0584.01
T-R-S:80N-24W-35
DATE: 11/04/2024
PM/TECH: EDG/AJD

V:\Projects\2024\124.0584.01\CADD\VACN_1240584_DITCH&DIKE.dwg



N

1 inch = 300 feet

Date: 1/14/2025

Haws Plat 1

Ankeny
bringing it all together.

November 21, 2024

Derek Silverthorn, Planner
City of Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: EASEMENT VACATION REQUEST
LAKEVIEW WOODS PLAT 1- COMMERCIAL SUBDIVISION

Members of the Commission:

On behalf of Snyder Development LLC, please see the attached easement vacation documents for the vacation of four existing easements on property located in Haws Plat 1. The Owner plans to replat the area for four commercial lots and these easements are no longer needed nor appropriate for the new development.

Our team is working with City Staff to complete a final plat, public construction plans and a site plan for development improvements, and new easements have been shown on these documents to support development within the plat.

Please review the attached application forms, vacation exhibits and $1,600 check for the review fee. One of these vacation requests has been sent out to the IDOT (*Ditch and Dike Easement*), and another (*PUE and Drainage Easement*) is being sent to utility providers for their review and release. We believe the other two of these easements can be released by the City (*Sanitary Sewer* and *Sloping & Grading* easements).

Feel free to reach out with any questions or requests for additional information.

Sincerely,

SNYDER & ASSOCIATES, INC.

Tim West, PLA
Project Manager

cc: Ben Snyder, Snyder Development LLC

Derek Silverthorn

From: Vortherms, Jeremey <Jeremey.Vortherms@iowadot.us>
Sent: Thursday, January 9, 2025 1:21 PM
To: Derek Silverthorn; Erin Griffin; Tim West; Ben Snyder
Cc: Adey, Benjamin; Smyth, Allison; Eric Cannon; Korey Marsh
Subject: RE: [External] Request for Easement Vacation- Ankeny, Iowa

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Derek,

The DOT is agreeable to the vacation plat. Thanks!

Jeremey

From: Derek Silverthorn <DSilverthorn@AnkenyIowa.gov>
Sent: Wednesday, January 8, 2025 12:15 PM
To: Vortherms, Jeremey <Jeremey.Vortherms@iowadot.us>; Erin Griffin <egriffin@snyder-associates.com>; Tim West <tlwest@snyder-associates.com>; Ben Snyder <ben@snyderinc.com>
Cc: Adey, Benjamin <Benjamin.Adey@iowadot.us>; Smyth, Allison <Allison.Smyth@iowadot.us>; Eric Cannon <ecannon@snyder-associates.com>; Korey Marsh <kmarsh@snyder-associates.com>
Subject: RE: [External] Request for Easement Vacation- Ankeny, Iowa

CAUTION:
This email originated from outside the Iowa Department of Transportation.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jeremey,

Whenever all parties on behalf of the DOT have blessed off on this request, could you please send an email authorizing that the DOT is acceptable to the request to vacate the easement? This will be included with the submittal to City Council.

Thanks,

Derek Silverthorn | Associate Planner
City of Ankeny

From: Vortherms, Jeremey <Jeremey.Vortherms@iowadot.us>
Sent: Wednesday, January 8, 2025 10:02 AM
To: Erin Griffin <egriffin@snyder-associates.com>; Tim West <tlwest@snyder-associates.com>; Derek Silverthorn <DSilverthorn@AnkenyIowa.gov>; Ben Snyder <ben@snyderinc.com>
Cc: Adey, Benjamin <Benjamin.Adey@iowadot.us>; Smyth, Allison <Allison.Smyth@iowadot.us>; Eric Cannon <ecannon@snyder-associates.com>; Korey Marsh <kmarsh@snyder-associates.com>
Subject: RE: [External] Request for Easement Vacation- Ankeny, Iowa

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Ord 2195 An Ordinance vacating a Sloping & Grading Easement located on Lot 1, Haws Plat 1.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL

EXECUTIVE SUMMARY

Snyder Development, LLC has requested the vacation of a Sloping & Grading Easement located on Lot 1, Haws Plat 1. The vacated easement will be replaced with other easement(s) to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to vacate the Sloping & Grading Easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2195.

ATTACHMENTS

1. Ordinance - Replacement Easement
2. Easement Vacation Plat

3. Aerial Map
4. Applicant Letter

WHEN RECORDED RETURN TO:

City of Ankeny, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3544

ORDINANCE

ORDINANCE VACATING A SLOPING & GRADING EASEMENT LOCATED ON LOT 1, HAWS PLAT 1

WHEREAS, pursuant to notice published in the manner required by law, on the 3rd day of March, 2025, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate a sloping & grading easement, as shown on the attached Easement Vacation Plat; and

WHEREAS, the City Council finds that all public purpose served by said easement will be replaced with other easement(s); and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of Ankeny that said easement be vacated.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The City of Ankeny does hereby vacate and release said easement, as shown on the attached Easement Vacation Plat.

SECTION II. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. This Ordinance shall be in effect upon its final passage and publication as required by law.

PASSED AND APPROVED this 7th day of April, 2025.

CITY OF ANKENY, IOWA

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2025

1st Con _____ (Public Hearing)
2nd Con _____
3rd Con _____

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. LOT 1
HAWS PLAT 1
SEC. 35-80-24
REQUESTED BY:
SNYDER DEVELOPMENT LLC

VACATION PLAT

SLOPING & GRADING EASEMENT VACATION DESCRIPTION

A PART OF LOT 1, HAWS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BENG'S ACRES, AN OFFICIAL PLAT; THENCE NORTH 00°37'17" EAST, 60.27 FEET TO THE SOUTH LINE SAID LOT 1 AND TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'34" WEST ALONG SAID SOUTH LINE, 71.07 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 00°22'33" WEST CONTINUING ALONG SAID SOUTH LINE, 25.00 FEET; THENCE NORTH 89°37'34" EAST, 301.25 FEET TO A EASTERLY CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.26 FEET, AND WHOSE CHORD BEARS SOUTH 44°37'20" WEST, 35.35 FEET TO A SOUTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 89°37'34" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 205.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.17 ACRES (7,397 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

11/04/2024

OWNER

SNYDER DEVELOPMENT LLC
2805 SW SNYDER BLVD., SUITE 103, PO BOX 1098
ANKENY, IA 50023

BASIS OF BEARING

THE NORTH LINE OF LOT 3, BENG'S ACRES, AN OFFICIAL PLAT, IS ASSUMED TO BEAR SOUTH 89°32'48" WEST.

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊢⊣	⊢⊣
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS — Date 11/21/24

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. LOT 1, HAWS PLAT 1

VACATION PLAT

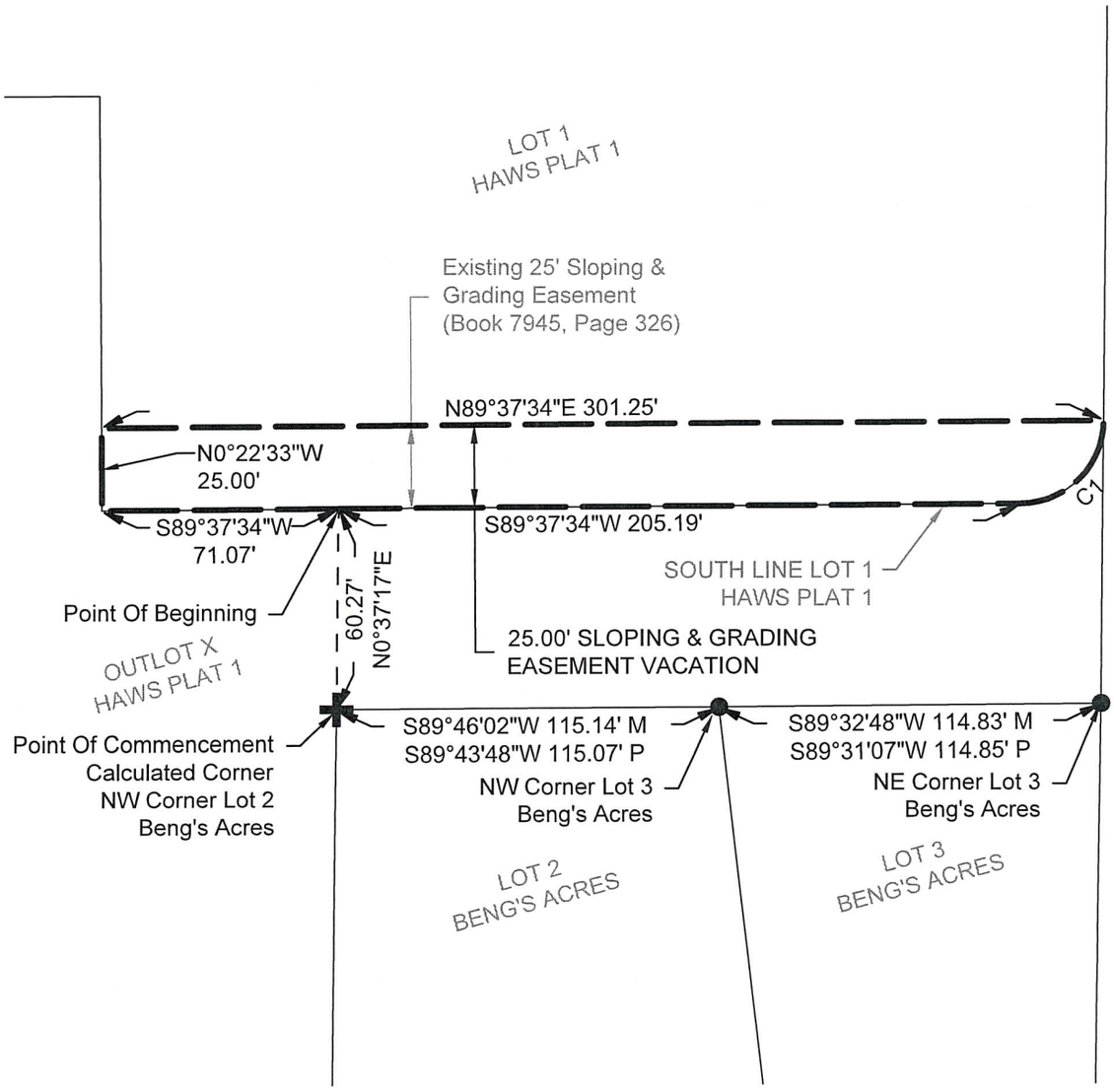
SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

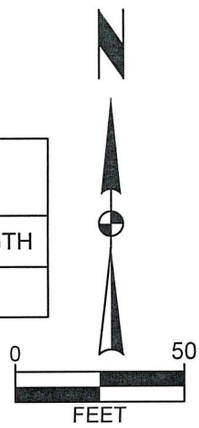
SHEET 1 OF 2
PN: 124.0584.01
T-R-S:80N-24W-35
DATE: 11/04/2024
PM/TECH: EDG/AJD

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VACATION PLAT



CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	89°58'17"	25.00'	39.26'	24.99'	S44°37'20"W 35.35'



PT. LOT 1, HAWS PLAT 1

VACATION PLAT

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 2 OF 2
PN: 124.0584.01
T-R-S:80N-24W-35
DATE: 11/04/2024
PM/TECH: EDG/AJD

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N

1 inch = 300 feet

Date: 1/14/2025

Haws Plat 1

Ankeny
bringing it all together.

November 21, 2024

Derek Silverthorn, Planner
City of Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: EASEMENT VACATION REQUEST
LAKEVIEW WOODS PLAT 1- COMMERCIAL SUBDIVISION

Members of the Commission:

On behalf of Snyder Development LLC, please see the attached easement vacation documents for the vacation of four existing easements on property located in Haws Plat 1. The Owner plans to replat the area for four commercial lots and these easements are no longer needed nor appropriate for the new development.

Our team is working with City Staff to complete a final plat, public construction plans and a site plan for development improvements, and new easements have been shown on these documents to support development within the plat.

Please review the attached application forms, vacation exhibits and $1,600 check for the review fee. One of these vacation requests has been sent out to the IDOT (*Ditch and Dike Easement*), and another (*PUE and Drainage Easement*) is being sent to utility providers for their review and release. We believe the other two of these easements can be released by the City (*Sanitary Sewer* and *Sloping & Grading* easements).

Feel free to reach out with any questions or requests for additional information.

Sincerely,

SNYDER & ASSOCIATES, INC.

Tim West, PLA
Project Manager

cc: Ben Snyder, Snyder Development LLC

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Ord 2196 An Ordinance vacating a Sanitary Sewer Easement located on Lot 1 and Outlot X, Haws Plat 1.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL

EXECUTIVE SUMMARY

Snyder Development, LLC has requested the vacation of a Sanitary Sewer Easement located on Lot 1 and Outlot X, Haws Plat 1. The vacated easement will be replaced with other easement(s) to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to vacate the Sanitary Sewer Easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2196.

ATTACHMENTS

1. Ordinance
2. Easement Vacation Plat
3. Aerial Map
4. Applicant Letter

WHEN RECORDED RETURN TO:

City of Ankeny, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3544

ORDINANCE

ORDINANCE VACATING A SANITARY SEWER EASEMENT LOCATED ON LOT 1 AND OUTLOT X, HAWS PLAT 1

WHEREAS, pursuant to notice published in the manner required by law, on the 3rd day of March, 2025, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate a sanitary sewer easement, as shown on the attached Easement Vacation Plat; and

WHEREAS, the City Council finds that all public purpose served by said easement will be replaced with other easement(s); and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of Ankeny that said easement be vacated.

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION I. The City of Ankeny does hereby vacate and release said easement, as shown on the attached Easement Vacation Plat.

SECTION II. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. This Ordinance shall be in effect upon its final passage and publication as required by law.

PASSED AND APPROVED this 7th day of April, 2025.

CITY OF ANKENY, IOWA

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2025

1st Con _____ (Public Hearing)
2nd Con _____
3rd Con _____

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. LOT 1 & OUTLOT 'X'
HAWS PLAT 1
SEC. 35-80-24
REQUESTED BY:
SNYDER DEVELOPMENT LLC

VACATION PLAT

SANITARY SEWER EASEMENT VACATION DESCRIPTION

A PART OF LOT 1, AND OUTLOT 'X', HAWS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 00°40'54" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', 444.25 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 89°37'34" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'X', 282.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33°34'44" EAST, 5.48 FEET; THENCE NORTH 12°52'56" WEST, 10.71 FEET; THENCE NORTH 89°37'34" EAST, 149.01 FEET; THENCE SOUTH 00°22'26" EAST, 30.00 FEET; THENCE SOUTH 89°37'34" WEST, 159.85 FEET; THENCE NORTH 33°34'44" EAST, 18.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.10 ACRES (4,541 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

11/04/2024

OWNER

SNYDER DEVELOPMENT LLC
2805 SW SNYDER BLVD., SUITE 103, PO BOX 1098
ANKENY, IA 50023

BASIS OF BEARING

THE WEST LINE OF OUTLOT 'X', HAWS PLAT 1, AN OFFICIAL PLAT, IS ASSUMED TO BEAR NORTH 00°40'54" EAST.

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊢⊣	⊏⊐
Control Point	⊙CP	
Bench Mark	◒	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS — Date 11/21/24

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. LOT 1, & PT. OUTLOT 'X', HAWS PLAT 1

VACATION PLAT

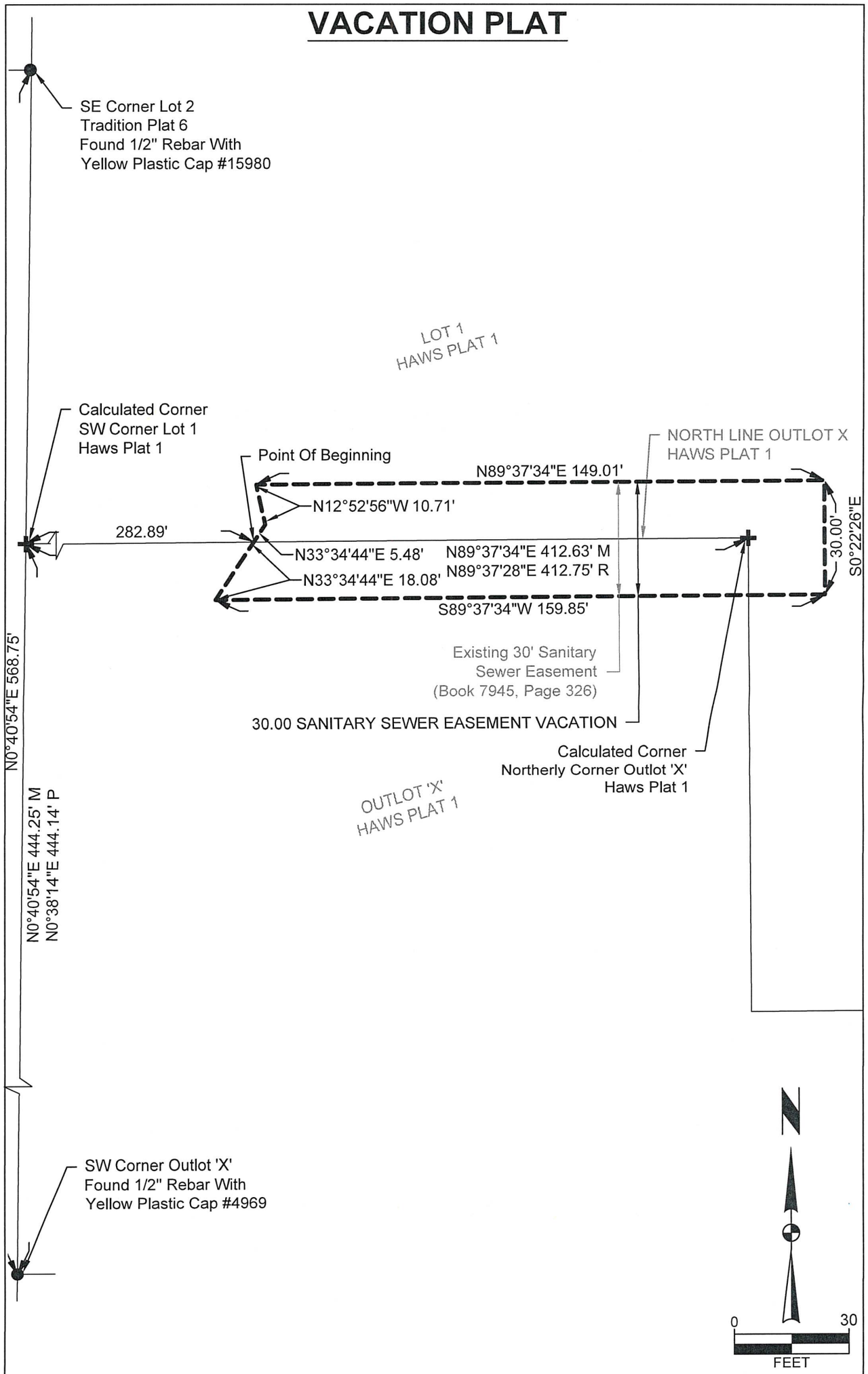
SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 1 OF 2
PN: 124.0584.01
T-R-S:80N-24W-35
DATE: 11/04/2024
PM/TECH: EDG/AJD

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VACATION PLAT



PT. LOT 1, & PT. OUTLOT 'X', HAWS PLAT 1

VACATION PLAT

SNYDER & ASSOCIATES
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

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1 inch = 300 feet

Date: 1/14/2025

Haws Plat 1

Ankeny
bringing it all together.

November 21, 2024

Derek Silverthorn, Planner
City of Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: EASEMENT VACATION REQUEST
LAKEVIEW WOODS PLAT 1- COMMERCIAL SUBDIVISION

Members of the Commission:

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Please review the attached application forms, vacation exhibits and $1,600 check for the review fee. One of these vacation requests has been sent out to the IDOT (*Ditch and Dike Easement*), and another (*PUE and Drainage Easement*) is being sent to utility providers for their review and release. We believe the other two of these easements can be released by the City (*Sanitary Sewer* and *Sloping & Grading* easements).

Feel free to reach out with any questions or requests for additional information.

Sincerely,

SNYDER & ASSOCIATES, INC.

Tim West, PLA
Project Manager

cc: Ben Snyder, Snyder Development LLC

ANKENY CITY COUNCIL

Ankeny City Council Agenda

March 17, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Dustin Graber, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Ord 2197 An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Ordinance – 2nd Reading
Ordinance – 3rd Reading

LEGAL
No review required

EXECUTIVE SUMMARY

The ordinance under consideration raises water use rates by 6 percent and service availability charges by 4 percent, effective April 1, 2025.

The water rate increase is necessary to:

1. Fund the cost of water and related debt service requirements for Central Iowa Water Works.
2. Upgrade aging infrastructure to ensure reliability and efficiency.
3. Expand the water system to support future growth and meet increasing demand.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Utility rate recommendations were presented to the City Council at the February 24, 2025 Budget Workshop.

FISCAL IMPACT

The table below outlines the financial impact of the proposed utility rate adjustments.

	FY 2025	FY 2026	$ Change	% Change
Solid Waste	$ 62.16	$ 62.88	$ 0.72	1.16%
Water	476.36	502.37	26.01	5.46%
Sewer	519.96	558.94	38.98	7.50%
Storm Water	90.00	90.00	-	0.00%
	$ 1,148.48	$ 1,214.19	$ 65.71	5.72%

For a typical residential customer with a 5/8" meter using 4,000 gallons of water per month and 1 ERU for storm water, the utility bill is expected to increase $65.71 or 5.72% for FY 2026.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2197.

Consider motion to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2197, sending it on its final passage and publication as required by law.

ATTACHMENTS

1. Ordinance 2197

ORDINANCE 2197

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS PERTAINING TO WATER RATES

BE IT ENACTED by the City Council of the City of Ankeny, Iowa:

SECTION 1. SECTION MODIFIED. Section 92.04, Paragraph 1, of the Code of Ordinances of the City of Ankeny, Iowa is repealed effective April 1, 2025 and the following adopted in lieu thereof:

92.04 RATES FOR SERVICE.

1. For bills due and payable on or after April 1, 2025, the following rates apply:

A. Service Availability Charge. There is imposed for each billing period, a service availability charge upon each separately metered residential, commercial, industrial or educational premises, directly or indirectly served by a connection to the waterworks systems, based on the following:

Meter Size	Meter Equivalence Factor	Monthly Equivalent Meter Cost	Monthly Billing Cost	Monthly SAC Charge
5/8"	1	$ 8.26	$ 2.28	$ 10.54
3/4"	1.5	$ 12.38	$ 2.28	$ 14.66
1"	2.5	$ 20.65	$ 2.28	$ 22.93
1 1/2"	5	$ 41.29	$ 2.28	$ 43.57
2"	8	$ 66.07	$ 2.28	$ 68.35
3"	17.5	$ 144.52	$ 2.28	$ 146.80
4"	50	$ 412.90	$ 2.28	$ 415.18
6"	100	$ 825.81	$ 2.28	$ 828.09
8"	175	$ 1,445.17	$ 2.28	$ 1,447.45

B. Water Use Rates. In addition to the service availability charge, there are imposed the following water rate charges based on actual metered usage during the billing period for which such charges are assessed:

(1) For the first 5,000 gallons used, $7.24 per 1,000 gallons, plus
(2) For all gallons used in excess of 5,000 gallons, $10.15 per 1,000 gallons.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED by the Council the 17th day of March, 2025.

ATTEST: Todd Shafer, Mayor Pro Tem

Michelle Yuska, City Clerk

PUBLISHED IN THE DES MOINES REGISTER ON THE ____ DAY OF _____, 2025

1st Con 03/03/25
2nd Con 03/17/25
3rd Con 03/17/25