



ANKENY CITY COUNCIL

Council Action Planning Session Monday, May 5, 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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ELECTRONIC MEETING INFORMATION

<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pd09>

Meeting ID: 973 1299 2966
Passcode: 1234

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

A. TRANSIT DESIGN CONCEPTS (RIDERSHIP/COVERAGE)

B. CAPITAL IMPROVEMENT PROGRAM

1. Reconciliation Report

C. ADJOURNMENT

No official action will take place during this planning session.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

May 5, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Reconciliation Report

ORIGINATING DEPARTMENT
City Manager's Office

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

1. 2024 CIP Estimates to Actual Bids Comparison
2. 2025 CIP Estimates to Actual Bids Comparison

2024 Capital Improvement Program
CIP Estimates to Actual Bids Comparison

		Funding Source	Project #	CIP Cost	Engineering - Design			Engineering - Construction			Construction			Other Costs	Total Difference
	Project				CIP Estimate	Cost	Difference	CIP Estimate	Cost	Difference	CIP Estimate	Bid	Difference		
	Annual Park Development Program:														
	Watercrest Park Expansion (Splash Pad, Shelter, Trail Loop and Shelter)	General Obligation Bonds Park Dedication Fund	PRK-00-002	\$ 820,000	\$ 60,000	\$ 59,500	\$ (500)	\$ -	\$ -	\$ -	\$ 760,000	\$ 523,148	\$ (236,852)	\$ -	\$ (237,352)
	Annual Sidewalk/Trail Construction Program:														
	2024 Pedestrian Ramp Improvements - NE 18th Street	Road Use Tax Fund	SDW-00-001	175,000	-	-	-	-	-	-	175,000	168,030	(6,970)	-	(6,970)
	2024 Pedestrian Ramp Improvements - Northbrook	Road Use Tax Fund	SDW-00-001	175,000	-	-	-	-	-	-	175,000	175,890	890	-	890
	2024 Sidewalk Gaps along City Property and Sidewalk and Trail Panel Replacements	General Obligation Bonds	SDW-00-001	175,000	-	-	-	-	-	-	175,000	129,654	(45,346)	-	(45,346)
	Annual Sanitary Sewer Replacement Program:														
	2024 CIPP Sanitary Sewer Lining	Cash on Hand Sewer Fund	SNS-00-001	500,000	-	-	-	-	-	-	500,000	584,163	84,163	-	84,163
	NW Northlawn Area Utility Improvements - Phase 3	Cash on Hand Sewer Fund	SNS-00-001	625,000	-	-	-	25,000	14,500	(10,500)	600,000	365,701	(234,299)	-	(244,799)
	NW Northlawn Area Utility Improvements - Phase 4	Cash on Hand Sewer Fund	SNS-00-001	25,000	25,000	28,150	3,150	-	-	-	-	-	-	-	3,150
	Westlawn Place Area Utility Improvements	Cash on Hand Sewer Fund	SNS-00-001	100,000	100,000	151,456	51,456	-	-	-	-	-	-	-	51,456
	Annual Storm Water Replacement Program:														
	Maintenance and storm sewer improvements along Saylor Creek near Vintage Business Park and Vintage Greenway	Cash on Hand Storm Water Fund	STM-00-001	200,000	-	-	-	-	24,740	24,740	200,000	192,685	(7,315)	-	17,425
	Replace storm sewer intakes and cross-run storm sewer pipes	Cash on Hand Storm Water Fund	STM-00-001	155,000	-	-	-	-	-	-	155,000	133,253	(21,747)	-	(21,747)
	Drainage improvements on North Creek Trail near North Creek Park and Four Mile Creek storm sewer outlet repairs	Cash on Hand Storm Water Fund	STM-00-001	60,000	-	-	-	-	-	-	60,000	101,878	41,878	-	41,878
	Minor storm water management and storm sewer improvements and repairs	Cash on Hand Storm Water Fund	STM-00-001	35,000	-	-	-	-	-	-	35,000	38,915	3,915	-	3,915
	Annual PCC Street Patching Program:														
	NW Northlawn Area Utility Improvements - Phase 3	General Obligation Bonds	STR-00-001	625,000	-	-	-	25,000	14,500	(10,500)	600,000	365,701	(234,299)	-	(244,799)
	NW Northlawn Area Utility Improvements - Phase 4	General Obligation Bonds	STR-00-001	25,000	25,000	28,150	3,150	-	-	-	-	-	-	-	3,150
	Westlawn Place Area Utility Improvements	General Obligation Bonds	STR-00-001	100,000	100,000	151,456	51,456	-	-	-	-	-	-	-	51,456
	Full-depth street patches and intake replacements	General Obligation Bonds	STR-00-001	900,000	-	-	-	-	-	-	900,000	808,052	(91,948)	-	(91,948)
	Annual Asphalt Street Resurfacing Program:														
	SW Ordnance Road HMA Overlay - SW Westview Drive to SW Maple Street	General Obligation Bonds	STR-00-002	375,000	-	-	-	-	-	-	375,000	308,576	(66,424)	-	(66,424)
	Annual Pavement Preservation Program:														
	2024 Partial Depth Repair Patching	General Obligation Bonds	STR-00-003	375,000	-	-	-	-	-	-	375,000	276,762	(98,238)	-	(98,238)
	2024 Pavement Crack and Joint Preservation	General Obligation Bonds	STR-00-003	325,000	-	-	-	-	-	-	325,000	485,548	160,548	-	160,548
	Annual Street Replacement Program:														
	NW Ash Drive - Prairie Ridge Sports Complex to NW 18th Street	General Obligation Bonds Road Use Tax Fund	STR-00-004	950,000	-	-	-	-	-	-	950,000	669,729	(280,271)	-	(280,271)
	NW Westwood Street - NW 5th Street to NW 9th Street	General Obligation Bonds Road Use Tax Fund	STR-00-004	850,000	-	-	-	-	-	-	850,000	562,709	(287,291)	-	(287,291)
	Annual Traffic Signal Improvement Program:														
	SE Delaware Avenue and SE 54th Street Traffic Signal	General Obligation Bonds	TRF-00-001	662,000	-	-	-	-	53,900	53,900	662,000	449,759	(212,241)	-	(158,341)
	Annual Water Replacement Program:														
	NW Northlawn Area Utility Improvements - Phase 3	Cash on Hand Water Fund	WTM-00-001	625,000	-	-	-	25,000	14,500	(10,500)	600,000	365,701	(234,299)	-	(244,799)
	NW Northlawn Area Utility Improvements - Phase 4	Cash on Hand Water Fund	WTM-00-001	25,000	25,000	28,150	3,150	-	-	-	-	-	-	-	3,150
	Westlawn Place Area Utility Improvements	Cash on Hand Water Fund	WTM-00-001	100,000	100,000	151,456	51,456	-	-	-	-	-	-	-	51,456
	Fire Station No. 4	Capital Reserve Fund General Obligation Bonds	BLD-20-002	6,810,000	-	-	-	70,000	70,000	-	6,198,750	5,957,055	(241,695)	541,250	(241,695)

Otter Creek Golf Course Clubhouse Renovations	Otter Creek Golf Course Fund	BLD-24-001	200,000	-	-	-	-	-	-	200,000	182,230	(17,770)	-	(17,770)
NE 62nd Street RCB Culvert for Four Mile Creek Tributary	General Obligation Bonds	BRG-23-001	700,000	-	-	-	80,000	87,940	7,940	620,000	466,268	(153,732)	-	(145,792)
High Trestle Trail Experience Park	Cash on Hand Grants Hotel/Motel Tax Fund	PRK-22-005	924,000	-	-	-	-	-	-	924,000	882,305	(41,695)	-	(41,695)
SE 3rd Street Trunk Sewer Extension	Sewer Fund	SNS-20-002	791,000	-	-	-	30,000	31,660	1,660	761,000	1,079,043	318,043	-	319,703
Four Mile Creek Trunk Sewer - Phase 2	Cash on Hand Sewer Fund	SNS-24-002	2,275,000	-	-	-	150,000	151,499	1,499	2,100,000	2,151,917	51,917	25,000	53,416
Sawgrass Park Dam Improvements	General Obligation Bonds Storm Water Fund	STM-19-004	90,000	90,000	73,700	(16,300)	-	-	-	-	-	-	-	(16,300)
Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	General Obligation Bonds Storm Water Fund	STM-20-001	130,000	130,000	16,533	(113,467)	-	-	-	-	-	-	-	(113,467)
SE 3rd Street Area Trunk Storm Sewer Improvements	General Obligation Bonds Storm Water Fund	STM-20-006	940,000	-	-	-	40,000	43,720	3,720	900,000	1,168,963	268,963	-	272,684
SW Des Moines Street Utility Improvements	General Obligation Bonds Storm Water Fund Sewer Fund Water Fund	STM-24-002	235,000	190,000	235,900	45,900	-	-	-	-	-	-	45,000	45,900
NE Delaware Avenue Reconstruction - NE 5th Street to NE 18th Street	Cash on Hand General Obligation Bonds	STR-14-006	11,525,000	-	-	-	675,000	621,800	(53,200)	10,350,000	9,813,462	(536,538)	500,000	(589,738)
NW 36th Street and NW Weigel Drive Asphalt Overlay	County Contributions General Obligation Bonds	STR-19-004	2,450,000	-	-	-	175,000	234,754	59,754	2,275,000	1,615,225	(659,775)	-	(600,021)
SW Oralabor Road and SW Edgewood Lane Intersection Improvements	Cash on Hand General Obligation Bonds	STR-19-006	250,000	-	-	-	-	-	-	250,000	217,571	(32,430)	-	(32,430)
SW Oralabor Road and SW State Street Intersection Improvements	Grants Cash on Hand General Obligation Bonds	STR-20-008	7,104,000	-	-	-	455,000	457,313	2,313	6,619,000	6,400,232	(218,768)	30,000	(216,455)
NW Irvinedale Drive and NW 18th Street Intersection Improvements	General Obligation Bonds	STR-21-004	375,000	375,000	398,400	23,400	-	-	-	-	-	-	-	23,400
West 1st Street Widening and Improvements - Phase 2	General Obligation Bonds TIF Abated	STR-22-003	400,000	400,000	746,690	346,690	-	-	-	-	-	-	-	346,690
North Ankeny Boulevard Improvements - 1st Street to 11th Street	General Obligation Bonds Grants	STR-23-001	500,000	300,000	334,200	34,200	-	-	-	-	-	-	200,000	34,200
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	General Obligation Bonds	STR-23-005	150,000	150,000	378,200	228,200	-	-	-	-	-	-	-	228,200
SW Magazine Road and SW State Street Intersection Improvements	General Obligation Bonds	STR-23-006	475,000	-	-	-	40,000	46,850	6,850	425,000	299,859	(125,141)	10,000	(118,291)
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	General Obligation Bonds	STR-24-001	200,000	200,000	402,531	202,531	-	-	-	-	-	-	-	202,531
SE Creekview Drive Extension	Grants Private Contributions	STR-24-003	2,025,000	-	-	-	325,000	177,500	(147,500)	1,700,000	-	(1,700,000)	-	(1,847,500)
Fiber Optic Network Upgrade	General Obligation Bonds	TRF-23-001	650,000	225,000	423,644	198,644	-	-	-	-	-	-	425,000	198,644
SE Corporate Woods Drive and SE Crosswinds Drive Traffic Signal	General Obligation Bonds Private Contributions	TRF-23-002	485,000	-	-	-	5,000	16,082	11,082	380,000	242,016	(137,984)	100,000	(126,902)
Saylorville Feeder Main Purchase Capacity	Water Revenue Bonds	WTM-17-008	604,000	-	-	-	-	-	-	604,000	603,150	(850)	-	(850)
SW Walnut Street and SW Ordnanace Road Water Main, including Uptown Parking Improvements	Water Revenue Bonds	WTM-20-002	295,000	295,000	210,000	(85,000)	-	-	-	-	-	-	-	(85,000)
NE 36th Street and NE 38th Street Water Main Loop	Water Revenue Bonds	WTM-21-009	2,300,000	-	-	-	200,000	123,000	(77,000)	2,000,000	1,180,185	(819,816)	100,000	(896,816)
Northwest Water Tower	Water Revenue Bonds	WTT-19-002	11,295,000	-	-	-	940,000	990,787	50,787	10,355,000	9,680,659	(674,341)	-	(623,554)
SE Magazine Ground Storage Tank Repaint	Water Revenue Bonds	WTT-20-002	726,000	-	-	-	80,000	59,570	(20,430)	646,000	289,000	(357,000)	-	(377,430)
			\$ 63,886,000	\$ 2,790,000	\$ 3,818,115	\$ 1,028,115	\$ 3,340,000	\$ 3,234,615	\$ (105,385)	\$ 55,779,750	\$ 48,934,993	\$ (6,844,757)	\$ 1,976,250	\$ (5,922,026)

2025 Capital Improvement Program
CIP Estimates to Actual Bids Comparison

		Funding	Project	CIP	Engineering - Design			Engineering - Construction			Construction			Other	Total
	Project	Source	#	Cost	CIP Estimate	Cost	Difference	CIP Estimate	Cost	Difference	CIP Estimate	Bid	Difference	Costs	Difference
Annual Park Development Program:															
	Trestle Ridge Park Development (Playground, Shelter, High Trestle Trail Connection, Parking Lot and Landscaping)	General Obligation Bonds Park Dedication Fund	PRK-00-002	800,000	50,000	49,500	(500)	-	-	-	750,000	-	(750,000)	-	(750,500)
Annual Sidewalk/Trail Construction Program:															
	2025 Pedestrian Ramp Improvements - Briarwood South	General Obligation Bonds Road Use Tax Fund	SDW-00-001	200,000	-	-	-	-	-	-	200,000	175,000	(25,000)	-	(25,000)
	2025 Pedestrian Ramp Improvements - South Ankeny Boulevard	General Obligation Bonds Road Use Tax Fund	SDW-00-001	200,000	-	-	-	-	-	-	200,000	170,040	(29,960)	-	(29,960)
Annual Sanitary Sewer Replacement Program:															
	NW Northlawn Area Utility Improvements - Phase 4	Cash on Hand Sewer Fund	SNS-00-001	525,000	-	-	-	25,000	16,667	(8,333)	500,000	376,275	(123,725)	-	(132,058)
	Westlawn Place Area Utility Improvements - Phase 1	Cash on Hand Sewer Fund	SNS-00-001	225,000	150,000	78,560	(71,440)	-	-	-	-	-	-	75,000	(71,440)
Annual Storm Water Replacement Program:															
	2025 Annual Storm Sewer Repairs - Package 2	Cash on Hand Storm Water Fund	STM-00-001	140,000	-	-	-	-	-	-	140,000	89,090	(50,910)	-	(50,910)
	2025 Annual Storm Sewer Repairs - Package 3	Cash on Hand Storm Water Fund	STM-00-001	80,000	-	-	-	-	-	-	80,000	97,420	17,420	-	17,420
	Westlawn Place Area Utility Improvements - Phase 1	Cash on Hand Storm Water Fund	STM-00-001	225,000	150,000	78,560	(71,440)	-	-	-	-	-	-	75,000	(71,440)
Annual PCC Street Patching Program:															
	NW Northlawn Area Utility Improvements - Phase 4	General Obligation Bonds	STR-00-001	525,000	-	-	-	25,000	16,667	(8,333)	500,000	376,275	(123,725)	-	(132,058)
	Westlawn Place Area Utility Improvements - Phase 1	General Obligation Bonds	STR-00-001	225,000	150,000	78,560	(71,440)	-	-	-	-	-	-	75,000	(71,440)
Annual Pavement Preservation Program:															
	2025 Pavement Crack and Joint Preservation	General Obligation Bonds	STR-00-003	600,000	-	-	-	-	-	-	600,000	483,325	(116,675)	-	(116,675)
Annual Street Replacement Program:															
	SE 8th Street - SE Sharon Drive to SE Trilein Drive	Cash on Hand General Obligation Bonds	STR-00-004	1,125,000	-	-	-	-	-	-	1,125,000	874,056	(250,944)	-	(250,944)
	NW 9th Street - NW School Street to NW Logan Street	Cash on Hand General Obligation Bonds	STR-00-004	1,175,000	-	-	-	-	-	-	1,175,000	1,366,666	191,666	-	191,666
Annual Water Replacement Program:															
	NW Northlawn Area Utility Improvements - Phase 4	Cash on Hand Water Fund	WTM-00-001	525,000	-	-	-	25,000	16,667	(8,333)	500,000	376,275	(123,725)	-	(132,058)
	Westlawn Place Area Utility Improvements - Phase 1	Cash on Hand Water Fund	WTM-00-001	225,000	150,000	78,560	(71,440)	-	-	-	-	-	-	75,000	(71,440)
High Trestle Trail Overlay - West 1st Street to NW 18th Street		Cash on Hand	SDW-25-002	160,000	-	-	-	-	-	-	160,000	151,546	(8,454)	-	(8,454)
Sawgrass Park Dam Improvements		General Obligation Bonds Storm Water Fund	STM-19-004	700,000	-	-	-	125,000	80,350	(44,650)	575,000	-	(575,000)	-	(619,650)
SW Des Moines Street Utility Improvements		General Obligation Bonds Storm Water Fund Sewer Fund Water Fund	STM-24-002	1,385,000	-	-	-	135,000	236,000	101,000	1,250,000	1,647,726	397,726	-	498,726
SW Oralabor Road and SW Irvinedale Drive Intersection Improvements		Cash on Hand	STR-16-003	250,000	250,000	238,434	(11,566)	-	-	-	-	-	-	-	(11,566)
NW Irvinedale Drive and NW 18th Street Intersection Improvements		General Obligation Bonds	STR-21-004	4,650,000	-	-	-	350,000	382,468	32,468	4,090,000	2,527,796	(1,562,204)	210,000	(1,529,736)
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements		Cash on Hand	STR-21-005	150,000	150,000	138,900	(11,100)	-	-	-	-	-	-	-	(11,100)
NW 18th Street Reconstruction - NW State Street to NW Ash Drive		General Obligation Bonds	STR-22-004	200,000	200,000	96,276	(103,724)	-	-	-	-	-	-	-	(103,724)

North Ankeny Boulevard Improvements - 1st Street to 11th Street	General Obligation Bonds Storm Water Fund Water Fund	STR-23-001	2,303,000	-	-	-	92,000	204,500	112,500	2,211,000	-	(2,211,000)	-	(2,098,500)
Interstate 35 and NE 36th Street Interchange Improvements	General Obligation Bonds TIF Abated	STR-25-001	450,000	450,000	168,700	(281,300)	-	-	-	-	-	-	-	(281,300)
Fiber Optic Network Upgrade	General Obligation Bonds	TRF-23-001	1,590,000	-	-	-	150,000	-	(150,000)	1,440,000	830,888	(609,112)	-	(759,112)
SW Walnut Street and SW Ordnance Road Water Main, including Uptown Parking Improvements	General Obligation Bonds TIF Abated	WTM-20-002	1,450,000	-	-	-	150,000	115,125	(34,875)	1,300,000	1,146,179	(153,821)	-	(188,696)
Elevated Water Storage Tower No. 4	Water Revenue Bonds Water Fund	WTT-24-001	400,000	400,000	294,600	(105,400)	-	-	-	-	-	-	-	(105,400)
			<u>\$ 20,483,000</u>	<u>\$ 2,100,000</u>	<u>\$ 1,300,651</u>	<u>\$ (799,349)</u>	<u>\$ 1,077,000</u>	<u>\$ 1,068,443</u>	<u>\$ (8,557)</u>	<u>\$ 16,796,000</u>	<u>\$ 10,688,559</u>	<u>\$ (6,107,441)</u>	<u>\$ 510,000</u>	<u>\$ (6,915,347)</u>