



ANKENY CITY COUNCIL

Regular Meeting
Monday, July 21, 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

PROCEDURAL ACTIONS:

Call to Order: Bobbi Bentz, Mayor
Roll Call: Michelle Yuska, City Clerk
Pledge of Allegiance: Bobbi Bentz, Mayor

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the July 21, 2025 Agenda

Consider motion to approve and accept the July 21, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-56 Proposed Sawgrass Park Dam Improvements project

Consider motion to close Public Hearing 2025-56.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost \$403,035.00; 2) receive and file report of bids received July 15, 2025; 3) RESOLUTION making award of construction contract with Jasper Construction Services Inc. in the amount of \$325,834.00; and 4) RESOLUTION approving contract and bonds with Jasper Construction Service Inc. in the amount of \$325,834.00.

2. PH 2025-57 Proposed amendment to the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 197 of the Zoning Regulations

Consider motion to close Public Hearing 2025-57.

Consider motion to accept first consideration of ORDINANCE 2234.

3. PH 2025-58 Proposed Issuance of Not to Exceed \$1,356,000 Water Revenue Capital Loan Notes

Consider motion to close Public Hearing 2025-58.

Consider motion to adopt RESOLUTION instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$1,356,000 Water Revenue Capital Loan Notes.

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 July 7, 2025 as published, subject to correction, as recommended by the City Clerk.

• **LICENSES AND PERMITS**

- CA - 2. Consider motion to approve the issuance of a special permit to Derek Watson for the purpose of bow hunting on private property within the city limits pursuant to Municipal Code Section 41.11(3).

- CA - 3. Consider motion to approve the issuance of Cigarette/Tobacco/Nicotine/Vapor/Device Permits.

- CA - 4. Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• **FINANCE/BUDGET**

- CA - 5. Consider motion to receive and file Financial Reports for June 2025.

- CA - 6. Consider motion to receive and file Building Permit Report for June 2025.

- CA - 7. Consider motion to receive and file the Utility Billing Report for June 2025.

- CA - 8. Consider motion to approve Change Order #1 increasing the contract amount by \$9,900.00 to Dave's Dozing and Excavating, for construction services on the 2025 Annual Storm Sewer Repairs - Package 3 project.

- CA - 9.** Consider motion to approve Payment #2 in the amount of \$1,207.26 to Absolute Group for construction services on the 2024 Annual Storm Sewer Repairs - Pkg 2 project.
- CA - 10.** Consider motion to approve Payment #3 in the amount of \$107,915.82 to Absolute Concrete Construction, for construction services on the NW Northlawn Area Utility Improvements – Phase 4.
- CA - 11.** Consider motion to approve Payment #17 in the amount of \$214,194.00 to Absolute Concrete Construction, Inc. for construction services on the Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements project.
- CA - 12.** Consider motion to approve Payment #4 in the amount of \$16,030.50 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project.
- CA - 13.** Consider motion to approve Payment #15 in the amount of \$14,915.00 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Conceptual Design project.
- CA - 14.** Consider motion to approve Payment #12 in the amount of \$19,242.40 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 #2 in the amount of \$32,418.75 to Dave's Dozing and Excavating, for construction services on the 2025 Annual Storm Sewer Repairs - Pkg 3 project.
- CA - 16.** Consider motion to approve Payment #15 in the amount of \$53,995.15 to HPC, LLC for construction services work associated with the Ankeny Fire Station No. 4 project.
- CA - 17.** Consider motion to approve Payment #31 in the amount of \$18,654.80 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 18.** Consider motion to approve Payment #10 in the amount of \$24,622.51 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 19.** Consider motion to approve Payment #1 in the amount of \$249,419.17 to Iowa Contracting, Inc., for construction services on the 2025 PCC Street Patching project.
- CA - 20.** Consider motion to approve Payment #16 in the amount of \$23,248.25 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.
- CA - 21.** Consider motion to approve Payment #1 in the amount of \$459,863.41 to OMG Midwest Inc., DBA Des Moines Asphalt & Paving, for construction services on the 2025 Asphalt Street Resurfacing Program project.
- CA - 22.** Consider motion to approve Payment #3 in the amount of \$219,377.04 to On Track Construction, LLC, Inc., for construction services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 23.** Consider motion to approve Payment #12 in the amount of \$123,946.79 to Rognes

Corporation, for construction services on the SE 3rd Street Improvements - Phase 2 project.

- CA - 24.** Consider motion to approve Payment #3 in the amount of \$67,577.76 to Shekar Engineering, PLC, for construction services on the SW Des Moines Street Utility Improvements project.
- CA - 25.** Consider motion to approve Payment #3 in the amount of \$179,733.91 to Shekar Engineering, PLC, for construction services on the 2025 PCC Reconstruction Program - SE 8th Street project.
- CA - 26.** Consider motion to approve Payment #3 in the amount of \$38,821.85 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 27.** Consider motion to approve Payment #11 in the amount of \$11,867.00 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
- CA - 28.** Consider motion to approve Payment #27 in the amount of \$123.17 to SVPA Architects Inc. for construction administration services associated with the Ankeny Fire Station No. 4 project.
- CA - 29.** Consider motion to approve Payment #2 in the amount of \$80,551.45 to TK Concrete, Inc., for construction services on the 2025 Pedestrian Ramp Improvements Program - North Ankeny Boulevard project.
- CA - 30.** Consider motion to approve Payment #3 in the amount of \$59,280.98 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
- CA - 31.** Consider motion to approve the July 21, 2025 Accounts Payable.

- **PERSONNEL ITEMS**

- CA - 32.** Consider motion to approve the Ankeny Professional Fire Fighters Employees' Union Labor Agreement commencing on July 1, 2025, and authorizing execution of said agreement.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 33.** Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed for streets, warranty deed to parkland, platted easement documents and authorizing cost participation for 8' sidewalk, reimbursement for 24-inch sewer extension and pavement shortage payment for NW Reinhart Drive for Trestle Ridge Estates Plat 7.
- CA - 34.** Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenants and Permanent Easement Agreement, located on part of Outlot Z Trestle Ridge Estates Plat 2 and associated with the development of Trestle Ridge Park Site Plan at 3707 NW Reinhart Drive.
- CA - 35.** Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed for streets, water connection fee, platted easement documents, parkland dedication agreement, and authorizing cost participation for sidewalk oversizing and truncated domes along NE Trilein Drive for Northgate Plat 7.

- CA - 36.** Consider motion to adopt **RESOLUTION** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 3219 SE 36th Circle and associated with the development of the Raptor Properties Site Plan.
- CA - 37.** Consider motion to grant preliminary approval of Kimberley Crossing Plat 5 Final Plat; and authorize cost participation in an amount not to exceed \$95,050.00 for 6" subbase and in an amount not to exceed \$82,410.00 for 8" subdrain.

• **ENGINEERING ITEMS**

- CA - 38.** Consider motion to approve the Professional Services Agreement with RJN Group, for the Saylor Creek Force Main Analysis in an amount not to exceed \$78,000.00 and the Mayor to execute said agreement.
- CA - 39.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for Utilities in Trestle Ridge Estates Plat 7.
- CA - 40.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for Paving in Trestle Ridge Estates Plat 7.
- CA - 41.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for Subgrade in Trestle Ridge Estates Plat 7.
- CA - 42.** Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of paving for the NE 78th Avenue Turn Lane project.
- CA - 43.** Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of subgrade for the NE 78th Avenue Turn Lane project.
- CA - 44.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for utilities in Northgate Plat 7.
- CA - 45.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for paving in Northgate Plat 7.
- CA - 46.** Consider motion to adopt **RESOLUTION** accepting the maintenance bond for subgrade in Northgate Plat 7.

• **CAPITAL IMPROVEMENT PROJECTS**

- CA - 47.** Consider motion to adopt **RESOLUTION** accepting a proposal from Dave's Firewood & Distributing Inc. (DBA Dave's Dozing) in the amount of \$68,560.00 for the construction of the Detention Basin Improvements - South Ankeny Boulevard and SE 16th Street project.
- CA - 48.** **2025 PCC Pavement Preservation Program - Crack and Joint Filling:** Consider motion to approve: a) Final Change Order #1 increasing the contract amount by \$37,936.86; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with National Sealant & Concrete, LLC in the amount of \$521,262.18; and d) Final Payment #3 in the amount of \$78,443.87; Retainage Payment in the amount of \$26,063.11.
- CA - 49.** Consider motion to adopt **RESOLUTION** accepting a proposal from Iowa Signal, Inc. in

the amount of \$77,300.00 for Traffic Signal Upgrades on SE Oralabor Road at SE Delaware Avenue, I-35 SB Ramps and I-35 NB Ramps, and at SW State Street & NE 72nd Place.

- CA - 50.** Consider motion to adopt **RESOLUTION** ordering construction on the 2025 Trestle Ridge Park Improvements project and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: (8/12/25 @ 10:30 A.M. / date of hrg: 8/18/25 @ 5:30 P.M.)

• **ADMINISTRATIVE ITEMS**

- CA - 51.** Consider motion to adopt **RESOLUTION** approving Des Moines Metropolitan Planning Organization Fiscal Year 2026 Unified Planning Work Program and Budget and Fiscal Year 2026 Assessment.

- CA - 52.** Consider motion to adopt **RESOLUTION** authorizing the execution of the Second Amended 28E Agreement by and between the City of Ankeny, Iowa and Ankeny Community School District pertaining to the School Resource Officer Program.

- CA - 53.** Consider motion to adopt **RESOLUTION** amending the Community Garden license agreement with Hy-Vee Inc.

- CA - 54.** Consider motion to approve an Estoppel Agreement between the City of Ankeny and MDF Holdings II, LLC.

• **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-54

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-54.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. LEGISLATIVE BUSINESS:

• **APPROVAL OF ORDINANCES:**

- 55.** Ord 2229 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by DNF & TJL INVESTMENTS, LLC. from R-1, One-Family Residence District to PUD, Planned Unit Development District.

Consider motion to accept second consideration of ORDINANCE 2229.

- 56.** Ord 2230 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area A) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

Consider motion to accept second consideration of ORDINANCE 2230.

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 2230, sending it on its final passage and publication as required by law.

57. Ord 2231 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area B) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter from R-1, One-Family Residence District to PUD, Planned Unit Development.

Consider motion to accept second consideration of ORDINANCE 2231.

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 2231, sending it on its final passage and publication as required by law.

H. OLD BUSINESS:

I. NEW BUSINESS:

J. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

City Manager

- **REPORT OF THE GOVERNING BODY:**

Mayor Bentz

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

- **FUTURE COUNCIL AGENDA ITEMS:**

- Public Hearing - Annexation - DLE Four Way, LC, Putco Inc, Upper Midwest Properties & Threshold Capital, LLC - 8/4/25 @ 5:30 p.m.
- Council Action Planning Session - 8/11/25 @ 5:30 p.m.
- Public Hearing - Trestle Ridge Park Improvements - 8/18/25 @ 5:30 p.m.

K. ADJOURNMENT



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 July 21, 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 July 21, 2025 agenda, with or without amendment.

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 2025-56 Proposed Sawgrass Park Dam Improvements project

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

Public Hearing

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The Sawgrass Park Dam Improvements project includes raising the existing embankment and lowering the auxiliary overflow of the dam, protecting the dam embankment with grid-tied concrete block mat and lining the outlet pipe. The project is located in Sawgrass Park.

The construction improvements include clearing and grubbing, 1300 CY of Class 10 Excavation, 88 LF of Spray Applied Mortar Pipe Lining of 36-inch corrugated metal pipe (CMP), 1200 SY of grid-tied concrete block mat, 340 SY of shared use path removal and replacement, 430 LF of wood rail fence, hydraulic seeding, erosion control, and removal and replacement of existing electric line.

The bid opening for this project was held on Tuesday, July 15, 2025. Four (4) bids were received as follows:

Jasper Construction Services Inc.	\$325,834.00
CLK Lawn Care LLC	\$335,551.00
JC Midwest Services	\$364,211.45
Cushman Excavation LLC	\$437,164.40

The Engineer's Estimate for the project was \$ 403,035.00. The bids ranged from approximately 19% below to 9% above the estimate. Jasper Construction Services Inc. has completed similar projects for the City of Ankeny. They have the technical experience and the capacity to complete this project. The Public Works Department recommends awarding the Sawgrass Park Dam Improvements to Jasper Construction Services Inc. of Newton, IA.

Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than July 28, 2025 and no later than October 6, 2025.

The Contractor shall fully complete the overall project no later than May 29, 2026. 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 One Thousand Dollars (\$1,000.00) per calendar day will be assessed for work not fully completed within the designated Contract term(s).

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 (\$403,035.00).
2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the Sawgrass Park Dam Improvements project.
3. Receive and file the report of bids received on July 15, 2025.
4. Approve Resolution, making award of construction contract to Jasper Construction Services Inc. of Newton, IA.
5. Approve Resolution, approving contract and bonds with Jasper Construction Services Inc. in the amount of \$325,834.00.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 16, 2025: The City Council approved a Resolution ordering construction and setting the bid opening date as July 15, 2025, and setting the public hearing date as July 21, 2025.

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

A project information meeting for adjacent property owners and residents was held on March 27, 2025. During construction, property owners and residents will be updated via letters.

ACTION REQUESTED

Consider motion to close Public Hearing 2025-56.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost \$403,035.00; 2) receive and file report of bids received July 15, 2025; 3) RESOLUTION making award of construction contract with Jasper Construction Services Inc. in the amount of \$325,834.00; and 4) RESOLUTION approving contract and bonds with Jasper Construction Service Inc. in the amount of \$325,834.00.

ATTACHMENTS

1. PH Coversheet
2. RES - plans, specs
3. Bid Sheet
4. Bid Tabulation
5. RES - making award

6. RES - approving contract
7. Sawgrass Park Dam - Location Map
8. Contract & Bond
9. COI - Sawgrass Park Dam Improvements - Jasper Construction



PUBLIC HEARING 2025-56

5:30 P.M.

JULY 21, 2025

PROPOSED SAWGRASS PARK DAM IMPROVEMENTS

Mayor:

This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the Sawgrass Park Dam Improvements project. Notice of this hearing was published in the Des Moines Register on the 3rd day of July, 2025.

Mayor:

“HAS ANY WRITTEN CORRESPONDENCE BEEN RECEIVED FOR THIS HEARING?”

City Clerk:

None in the Clerk’s Office.

Mayor:

“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 states: “We need to take the following action”:

- ☐ Consider **MOTION** to close Public Hearing 2025-56.
- ☐ Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract and estimate of cost \$403,035.00; 2) receive and file report of bids received July 15, 2025; 3) adopt **RESOLUTION** making award of construction contract with Jasper Construction Services, Inc. in the amount of \$325,834.00; and 4) adopt **RESOLUTION** approving contract and bonds with Jasper Construction Services, Inc. in the amount of \$325,834.00.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE SAWGRASS PARK DAM IMPROVEMENTS", 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 SAWGRASS PARK DAM IMPROVEMENTS

WHEREAS, on the 16th day of June, 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 Sawgrass Park Dam Improvements; 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 21st day of July, 2025.

Mayor

ATTEST:

City Clerk

BID LETTING

10:30 A.M.

JULY 15, 2025

SAWGRASS PARK DAM IMPROVEMENTS

The purpose of this meeting is to receive, open and tabulate bids for construction of the Sawgrass Park Dam Improvements in accordance with the Plans and Specifications prepared by Snyder & Associates.

Amy Quartell, City Engineer

Project Estimate of Cost \$ 403,000⁰⁰

Bid Bond (10%)	Bidder/Address	Bid Amount	Addenda (none) Acknowledged
1) ☒	Cushman Excavation LLC 1249 108 th Pl Knoxville, IA 50138	\$ 437,164 ⁴⁰	
2) ☒	JC Midwest Services PO Box 472 Earlham IA 50072	\$ 364,211 ⁴⁵	
3) ☒	CLK Lawncare 22667 230 th St Dallas Center IA 50063	\$ 335,551 ⁰⁰	
* 4) ☒	Jasper Construction Services Inc. 928 N 19 th Ave E Newton IA 50208	\$ 325,834 ⁰⁰	
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 July 21, 2025 at 5:30 P.M.

ATTEST:


Michelle Yuska, City Clerk


Amy Quartell, City Engineer

Bid Tabulation Sawgrass Park Dam Improvements July 15, 2025																		
				Engineer's Estimate			Jasper Construction Services, Inc.			CLK Lawn Care LLC			JC Midwest Services			Cushman Excavation 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	Total	Unit Price	Total Price
1	2010-B	CLEARING AND GRUBBING	LS	1	\$ 10,000.00	\$ 10,000.00	1	\$ 10,000.00	\$ 10,000.00	1	\$ 3,900.00	\$ 3,900.00	1	\$ 5,000.00	\$ 5,000.00	1	\$ 7,000.00	\$ 7,000.00
2	2010-D-1	TOPSOIL, ON-SITE	CY	676	\$ 15.00	\$ 10,140.00	676	\$ 10.00	\$ 6,760.00	676	\$ 10.00	\$ 6,760.00	676	\$ 12.00	\$ 8,112.00	676	\$ 22.00	\$ 14,872.00
3	2010-E	EXCAVATION, CLASS 10	CY	1,308	\$ 22.00	\$ 28,776.00	1,308	\$ 24.00	\$ 31,392.00	1,308	\$ 20.00	\$ 26,160.00	1,308	\$ 12.00	\$ 15,696.00	1,308	\$ 20.00	\$ 26,160.00
4	2010-M	COMPACTION TESTING	LS	1	\$ 4,000.00	\$ 4,000.00	1	\$ 2,000.00	\$ 2,000.00	1	\$ 1,500.00	\$ 1,500.00	1	\$ 650.00	\$ 650.00	1	\$ 2,500.00	\$ 2,500.00
5	---	PIER REPAIR	LS	1	\$ 5,500.00	\$ 5,500.00	1	\$ 10,000.00	\$ 10,000.00	1	\$ 3,500.00	\$ 3,500.00	1	\$ 23,500.00	\$ 23,500.00	1	\$ 5,800.00	\$ 5,800.00
6	4050-A-2	PRE-REHABILITATION CLEANING AND INSPECTION, 36"	LF	88	\$ 22.00	\$ 1,936.00	88	\$ 12.00	\$ 1,056.00	88	\$ 11.00	\$ 968.00	88	\$ 10.00	\$ 880.00	88	\$ 193.18	\$ 16,999.84
7	---	SPRAY APPLIED PIPE LINING - MORTAR, 36"	LF	88	\$ 575.00	\$ 50,600.00	88	\$ 650.00	\$ 57,200.00	88	\$ 660.00	\$ 58,080.00	88	\$ 598.49	\$ 52,667.12	88	\$ 1,051.20	\$ 92,505.60
8	---	SITE DEWATERING	LS	1	\$ 15,000.00	\$ 15,000.00	1	\$ 3,000.00	\$ 3,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 9,000.00	\$ 9,000.00
9	7030-A-2	REMOVAL OF SHARED USE PATH	SY	340	\$ 14.00	\$ 4,760.00	340	\$ 15.00	\$ 5,100.00	340	\$ 10.00	\$ 3,400.00	340	\$ 8.00	\$ 2,720.00	340	\$ 11.50	\$ 3,910.00
10	7030-C	SHARED USE PATH, PCC, 6"	SY	340	\$ 45.00	\$ 15,300.00	340	\$ 70.00	\$ 23,800.00	340	\$ 70.00	\$ 23,800.00	340	\$ 70.00	\$ 23,800.00	340	\$ 102.90	\$ 34,986.00
11	7030-D	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	490	\$ 3.00	\$ 1,470.00	490	\$ 5.00	\$ 2,450.00	490	\$ 4.00	\$ 1,960.00	490	\$ 8.00	\$ 3,920.00	490	\$ 3.00	\$ 1,470.00
12	7040-A	FULL-DEPTH PATCHES, PCC, 7"	SY	20	\$ 150.00	\$ 3,000.00	20	\$ 175.00	\$ 3,500.00	20	\$ 120.00	\$ 2,400.00	20	\$ 75.00	\$ 1,500.00	20	\$ 225.00	\$ 4,500.00
13	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 3,000.00	\$ 3,000.00	1	\$ 4,000.00	\$ 4,000.00	1	\$ 4,290.00	\$ 4,290.00	1	\$ 1,500.00	\$ 1,500.00	1	\$ 5,000.00	\$ 5,000.00
14	9010-B	HYDRAULIC SEEDING, FERTILIZING, AND BFM MULCHING, TYPE 1	AC	1.4	\$ 7,250.00	\$ 10,150.00	1.4	\$ 4,000.00	\$ 5,600.00	1.4	\$ 6,000.00	\$ 8,400.00	1.4	\$ 7,000.00	\$ 9,800.00	1.4	\$ 6,142.90	\$ 8,600.06
15	9010-B	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 3	AC	0.4	\$ 7,000.00	\$ 2,800.00	0.4	\$ 3,000.00	\$ 1,200.00	0.4	\$ 6,000.00	\$ 2,400.00	0.4	\$ 5,000.00	\$ 2,000.00	0.4	\$ 5,000.00	\$ 2,000.00
16	9010-B	HYDRAULIC SEEDING, FERTILIZING, AND BFM MULCHING, TYPE 3	AC	0.2	\$ 7,500.00	\$ 1,500.00	0.2	\$ 4,000.00	\$ 800.00	0.2	\$ 6,000.00	\$ 1,200.00	0.2	\$ 7,000.00	\$ 1,400.00	0.2	\$ 8,500.00	\$ 1,700.00
17	---	DECOMPACT SURFACE	AC	1.0	\$ 4,000.00	\$ 4,000.00	1.0	\$ 2,000.00	\$ 2,000.00	1.0	\$ 1,300.00	\$ 1,300.00	1.0	\$ 10,000.00	\$ 10,000.00	1.0	\$ 1,000.00	\$ 1,000.00
18	9040-D-1	FILTER SOCK, 12"	LF	200	\$ 3.00	\$ 600.00	200	\$ 3.00	\$ 600.00	200	\$ 2.00	\$ 400.00	200	\$ 3.00	\$ 600.00	200	\$ 9.00	\$ 1,800.00
19	9040-E	TEMPORARY RECP, TYPE 4	SY	178	\$ 6.00	\$ 1,068.00	178	\$ 3.00	\$ 534.00	178	\$ 2.00	\$ 356.00	178	\$ 14.00	\$ 2,492.00	178	\$ 5.00	\$ 890.00
20	9040-F-1	WATTLE, STRAW, 12"	LF	700	\$ 2.35	\$ 1,645.00	700	\$ 3.00	\$ 2,100.00	700	\$ 3.00	\$ 2,100.00	700	\$ 2.50	\$ 1,750.00	700	\$ 4.00	\$ 2,800.00
21	9040-F-2	WATTLE, REMOVAL	LF	700	\$ 1.00	\$ 700.00	700	\$ 0.50	\$ 350.00	700	\$ 0.25	\$ 175.00	700	\$ 0.50	\$ 350.00	700	\$ 2.00	\$ 1,400.00
22	9040-R	TURF REINFORCEMENT MAT (TRM), TYPE 3	SY	500	\$ 12.00	\$ 6,000.00	500	\$ 10.00	\$ 5,000.00	500	\$ 10.70	\$ 5,350.00	500	\$ 15.00	\$ 7,500.00	500	\$ 12.00	\$ 6,000.00
23	9040-X-1	GRID-TIED CONCRETE BLOCK MAT	SY	1,190	\$ 115.00	\$ 136,850.00	1,190	\$ 63.00	\$ 74,970.00	1,190	\$ 86.00	\$ 102,340.00	1,190	\$ 60.00	\$ 71,400.00	1,190	\$ 74.80	\$ 89,012.00
24	---	GTCBM PERCUSSIVE ANCHORS AND CROSS PLATES	EA	890	\$ 40.00	\$ 35,600.00	890	\$ 33.00	\$ 29,370.00	890	\$ 26.00	\$ 23,140.00	890	\$ 40.00	\$ 35,600.00	890	\$ 40.45	\$ 36,000.50
25		WOOD RAIL FENCE	LF	432	\$ 20.00	\$ 8,640.00	432	\$ 36.00	\$ 15,552.00	432	\$ 36.00	\$ 15,552.00	432	\$ 33.12	\$ 14,307.84	432	\$ 39.95	\$ 17,258.40
26	---	REMOVE AND REPLACE ELECTRIC LINE	LS	1	\$ 2,500.00	\$ 2,500.00	1	\$ 5,000.00	\$ 5,000.00	1	\$ 4,620.00	\$ 4,620.00	1	\$ 4,320.00	\$ 4,320.00	1	\$ 7,500.00	\$ 7,500.00
27	11,020-A	MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	1	\$ 22,000.00	\$ 22,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 46,746.49	\$ 46,746.49	1	\$ 34,000.00	\$ 34,000.00
28	11,050-A	CONCRETE WASHOUT	LS	1	\$ 500.00	\$ 500.00	1	\$ 500.00	\$ 500.00	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,000.00	\$ 1,000.00	1	\$ 2,500.00	\$ 2,500.00
TOTAL AMOUNT BID =				\$ 403,035.00			\$ 325,834.00			\$ 335,551.00			\$ 364,211.45			\$ 437,164.40		

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE SAWGRASS PARK DAM IMPROVEMENTS", 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 SAWGRASS PARK DAM
IMPROVEMENTS**

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 Sawgrass Park Dam Improvements, described in the plans and specifications heretofore adopted by this Council on July 21, 2025, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor:	<u>Jasper Construction of Newton, Iowa</u> <u>Services, Inc.</u>
Amount of bid:	<u>\$325,834.00</u>
Portion of project:	<u>All construction work</u>

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 21st day of July, 2025.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE SAWGRASS PARK DAM IMPROVEMENTS", 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 SAWGRASS PARK DAM
IMPROVEMENTS**

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 Sawgrass Park Dam Improvements, 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:	<u>Jasper Construction of Newton, Iowa</u> <u>Services, Inc.</u>
Amount of bid:	<u>\$325,834.00</u>
Bond surety:	_____
Date of bond:	_____
Portion of project:	<u>All construction work</u>

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

Mayor

ATTEST:

City Clerk



Sawgrass Park Dam Improvements
Map is for Locational Purposes Only.



CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 21st day of July, 2025, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and Jasper Construction Services 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:

SAWGRASS PARK DAM IMPROVEMENTS

The Sawgrass Park Dam Improvements project includes raising the existing embankment and lowering the auxiliary overflow of the dam, protecting the dam embankment with grid-tied concrete block mat and lining the outlet pipe. The project is located in Sawgrass Park.

The construction improvements include clearing and grubbing, 1300 CY of Class 10 Excavation, 88 LF of Spray Applied Mortar Pipe Lining of 36-inch corrugated metal pipe (CMP), 1200 SY of grid-tied concrete block mat, 340 SY of shared use path removal and replacement, 430 LF of wood rail fence, hydraulic seeding, erosion control, and removal and replacement of existing electric line.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Three Hundred Twenty-Five Thousand Eight Hundred Thirty Four DOLLARS (\$ 325,834.00), 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 and Notice of Public Hearing as noted below:

The Contractor shall fully complete the overall project no later than **May 29, 2026**. 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 **One Thousand Dollars (\$1,000.00) 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 on the date first shown written.

JURISDICTION:

By _____

(Seal)

ATTEST:

CONTRACTOR:

Jasper Construction Services, Inc.
Contractor

By [Signature]
Signature

President
Title

928 N. 19th Ave E.
Street Address

Newton, IA 50208
City, State, Zip Code

641-792-8650
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C 0 9 6 3 - 6 4 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:

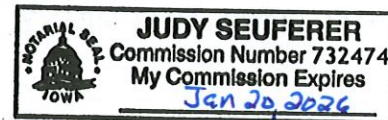
1. All signatures on this Contract must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS
Jasper County)

On this 21st day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Cliff Rhoads 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 Cliff Rhoads and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Judy M Seufferer
Notary Public in and for the State of Iowa
My commission expires Jan 20, 2026



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
1	CLEARING AND GRUBBING	LS	1	\$10,000.00	\$10,000.00
2	TOPSOIL, ON-SITE	CY	676	\$10.00	\$6,760.00
3	EXCAVATION, CLASS 10	CY	1,308	\$24.00	\$31,392.00
4	COMPACTION TESTING	LS	1	\$2,000.00	\$2,000.00
5	PIER REPAIR	LS	1	\$10,000.00	\$10,000.00
6	PRE-REHABILITATION CLEANING AND INSPECTION, 36"	LF	88	\$12.00	\$1,056.00
7	SPRAY APPLIED PIPE LINING - MORTAR, 36"	LF	88	\$650.00	\$57,200.00
8	SITE DEWATERING	LS	1	\$3,000.00	\$3,000.00
9	REMOVAL OF SHARED USE PATH	SY	340	\$15.00	\$5,100.00
10	SHARED USE PATH, PCC, 6"	SY	340	\$70.00	\$23,800.00
11	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	490	\$5.00	\$2,450.00
12	FULL-DEPTH PATCHES, PCC, 7"	SY	20	\$175.00	\$3,500.00
13	TEMPORARY TRAFFIC CONTROL	LS	1	\$4,000.00	\$4,000.00
14	HYDRAULIC SEEDING, FERTILIZING, AND BFM MULCHING, TYPE 1	AC	1.4	\$4,000.00	\$5,600.00
15	HYDRAULIC SEEDING, FERTILIZING AND MULCHING, TYPE 3	AC	0.4	\$3,000.00	\$1,200.00
16	HYDRAULIC SEEDING, FERTILIZING, AND BFM MULCHING, TYPE 3	AC	0.2	\$4,000.00	\$800.00
17	DECOMPACT SURFACE	AC	1	\$2,000.00	\$2,000.00
18	FILTER SOCK, 12"	LF	200	\$3.00	\$600.00
19	TEMPORARY RECP, TYPE 4	SY	178	\$3.00	\$534.00
20	WATTLE, STRAW, 12"	LF	700	\$3.00	\$2,100.00
21	WATTLE, REMOVAL	LF	700	\$0.50	\$350.00
22	TURF REINFORCEMENT MAT (TRM), TYPE 3	SY	500	\$10.00	\$5,000.00
23	GRID-TIED CONCRETE BLOCK MAT	SY	1,190	\$63.00	\$74,970.00
24	GTCBM PERCUSSIVE ANCHORS AND CROSS PLATES	EA	890	\$33.00	\$29,370.00

25	WOOD RAIL FENCE	LF	432	\$36.00	\$15,552.00
26	REMOVE AND REPLACE ELECTRIC LINE	LS	1	\$5,000.00	\$5,000.00
27	MOBILIZATION	LS	1	\$22,000.00	\$22,000.00
28	CONCRETE WASHOUT	LS	1	\$500.00	\$500.00

TOTAL CONTRACT AMOUNT =

\$ 325,834.00

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Jasper Construction Services Inc., as Principal (hereinafter the "Contractor" or "Principal") and Merchants Bonding Company (Mutual), 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 Three Hundred Twenty-Five Thousand Eight Hundred Thirty Four **DOLLARS** (\$ 325,834.00), 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 21st day of July, 2025, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

SAWGRASS PARK DAM IMPROVEMENTS

The Sawgrass Park Dam Improvements project includes raising the existing embankment and lowering the auxiliary overflow of the dam, protecting the dam embankment with grid-tied concrete block mat and lining the outlet pipe. The project is located in Sawgrass Park.

The construction improvements include clearing and grubbing, 1300 CY of Class 10 Excavation, 88 LF of Spray Applied Mortar Pipe Lining of 36-inch corrugated metal pipe (CMP), 1200 SY of grid-tied concrete block mat, 340 SY of shared use path removal and replacement, 430 LF of wood rail fence, hydraulic seeding, erosion control, and removal and replacement of existing electric line.

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 **two (2)** 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 this 21st day of July, 2025.

PRINCIPAL:

Jasper Construction Services, Inc.

Contractor

By



Signature

President

Title

SURETY:

Merchants Bonding Company (Mutual)

Surety Company

By



Signature Attorney-in-Fact Officer

Jamie Gifford, Attorney-in-Fact

Printed Name of Attorney-in-Fact Officer

Holmes, Murphy and Associates LLC

Company Name

2727 Grand Prairie Parkway

Company Address

Waukee, IA 50263

City, State, Zip Code

(515) 223-6800

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.

MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Alissa Cahalan; Anne Crowner; Ashlea McCaughey; Austin Muehlschlegel; Ben Williams; Brian J Oestreich; Brian M Deimerly; Cameron M Burt; Colby D White; Craig E Hansen; Dione R Young; Donald E Appleby; Douglas Muth; Ginger Hoke; Grace Dickinson; Grace Rasmussen; Graydon Dotson; Greg Krier; Jamie Gifford; Jay D Freiermuth; Jenni Marino; Jessie Allen; Joe Tiernan; John Cord; Joseph Cardinal; Joshua R Loftis; Kate Zanders; Keeton Welch; Kristine M Becks; Mark R DeWitt; Mark Sweigart; Melinda C Blodgett; Michelle Morrison; Michelle R Gruis; Nathan Weaver; Nicole Stillings; R C Bowman; Ryan Olivia E Lundy; Sandra M Engstrum; Sara Huston; Sarah C Brown; Seth Rooker; Taylor Fogle; Ted Jorgensen; Tim McCulloh; Todd Bengford; Zach Fuller

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship or obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th day of July, 2025.



MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By 

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 8th day of July, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission
does not invalidate this instrument)


Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 21st day of July, 2025.




Secretary



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/17/2025

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 Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukegan IA 50263	CONTACT NAME: Kat Bruce PHONE (A/C, No, Ext): 515-706-5425 E-MAIL: kbruce@holmesmurphy.com ADDRESS: kbruce@holmesmurphy.com
INSURED Jasper Construction Services, Inc. 928 N. 19th Avenue E Newton, IA 50208	INSURER(S) AFFORDING COVERAGE INSURER A: Zurich American Insurance Company INSURER B: Union Insurance Company INSURER C: Ascot Specialty Insurance Company INSURER D: Endurance American Specialty Ins Co. INSURER E: INSURER F:
JASCONPC	NAIC # 16535 25844 45055 41718

COVERAGES

CERTIFICATE NUMBER: 1667851606

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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			GLO1122705	10/1/2024	10/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			BAP1122706	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			CUA3317400	10/1/2024	10/1/2025	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC1122704	10/1/2024	10/1/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Excess Liability (2x3)			ESXS241000223803	10/1/2024	10/1/2025	Limit 2 mil/2 mil
D	Excess Liability (4x2x3)			ELD30069134700	10/1/2024	10/1/2025	Limit 4 mil/ 4 mil

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Sawgrass Park Dam Improvements Project

City of Ankeny is an Additional Insured on the General Liability, including Completed Operations, on a primary and non-contributory basis as required by written contract with the insured, per policy terms and conditions.

CERTIFICATE HOLDER**CANCELLATION**City of Ankeny
1210 NW Prairie Ridge Drive
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

Kari Coolidge

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 2025-57 Proposed amendment to the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 197 of the Zoning Regulations

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED
Public Hearing
Ordinance – 1st Reading
LEGAL

EXECUTIVE SUMMARY

In response to the most recent session of the State Legislature, the proposed Ordinance Amendment will modify the powers and duties of the Zoning Board of Adjustment in Chapter 197 to ensure that the City's Zoning Ordinance complies with the new law enacted by the State Legislature.

House File 652 amended the Iowa Code to grant additional powers to Boards of Adjustment throughout the State. Specifically, the law allows boards to authorize variances in specific cases where strict enforcement of the ordinance would create a "practical difficulty". This "practical difficulty" standard has not been utilized in Ankeny's Code previously. Therefore, staff deems it necessary to amend Chapter 197 to comply with the expanded powers granted to Boards of Adjustment by the State Legislature.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve amendment to the Zoning Ordinance.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal notice and publication as required.

ACTION REQUESTED

Consider motion to close Public Hearing 2025-57.

Consider motion to accept first consideration of ORDINANCE 2234.

ATTACHMENTS

1. PH Coversheet
2. Current Ordinance
3. Proposed Ordinance



PUBLIC HEARING 2025-57

5:30 P.M.

JULY 21, 2025

**PROPOSED ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF
ANKENY, IOWA BY AMENDING PROVISIONS RELATED TO CHAPTER 197 ZONING
ORDINANCE ADMINISTRATION**

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2234 amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 197 Zoning Ordinance Administration.

Notice of this hearing was published in the Des Moines Register on the 11th day of July, 2025.

Mayor:

“Has any written correspondence been received regarding this proposed ordinance”?

City Clerk:

None in the clerk’s office.

Mayor:

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

After Report:

“Because this is a Public Hearing those wishing to be heard for or against the proposed ordinance, 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 states: “We need to take the following action”:

- ☐ Consider **MOTION** to close Public Hearing 2025-57.
- ☐ Consider **MOTION** to accept first consideration of ORDINANCE 2234.

197.01 ZONING BOARD OF ADJUSTMENT.

1. Established. A Zoning Board of Adjustment is established which shall consist of five members. The terms of office of the members of the Zoning Board of Adjustment shall be for five (5) years on a staggered basis and their appointment shall be made by the Mayor, with the approval of the Council. Any member of the Board who shall thereafter be absent from three meetings of the Board during any one calendar year, without good cause, shall be deemed to have vacated such office on the occasion of such third absence. The Chairperson shall immediately report such vacancy to the Mayor who shall, with the approval of the Council, fill such vacancy for the unexpired term.

2. Meetings. The meetings of the Zoning Board of Adjustment shall be held at the call of the Chairperson and at such other times as the Board may determine. Such Chairperson, or in the absence of the Chairperson, the acting Chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member of each question, or if a member is absent or fails to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. The presence of three members shall be necessary to constitute a quorum.

3. Appeal Procedure.

A. Appeals to the Zoning Board of Adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the City affected by any decision of the Zoning Administrator. Such appeal shall be taken within ten days by filing with the City Clerk a notice of appeal specifying the grounds thereof. The City Clerk shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from is taken. An appeal stays all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the Board, after notice of appeal has been filed with the City Clerk, that by reason of the facts stated in the certificate, a stay would in the opinion of the Zoning Administrator cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application or notice to the Clerk and the Zoning Administrator and on due cause shown.

B. The Board shall fix a reasonable time for the hearing on the appeal, shall give public notice thereof as well as due notice to the parties in interest, and shall decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney. Before an appeal is filed with the Zoning Board of Adjustment, the appellant shall pay a fee as established by City Council Resolution.

4. Powers and Duties. The Zoning Board of Adjustment shall have the following powers and duties:

A. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Administrator in enforcement of this Zoning Ordinance.

B. To grant a variation in the regulations when a property owner can show that his property was acquired in good faith; that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this Zoning Ordinance actually prohibits the use of this property in the district; and that the Board is satisfied under the evidence before it that a literal enforcement of the provisions of this Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the intended spirit and purpose of this Zoning Ordinance. In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Zoning Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation and punishable under Section 197.05 of this chapter. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Zoning Ordinance in the district involved, or any use expressly or by implication prohibited by its terms in said district.

C. To permit the following exceptions to the district regulations set forth in this Zoning Ordinance; provided, that all exceptions shall by their design, construction and operation adequately safeguard the health, safety and welfare of the occupants of adjoining and surrounding property, shall not impair an adequate supply of light and air to adjacent property, shall not increase congestion in the public streets, shall not increase public danger of fire or endanger the public safety, and shall not diminish or impair established property values in surrounding areas:

(1) To permit erection and use of a building or the use of premises or vary the height, yard, or area regulations in any location for a public service corporation for public utility purposes, or for purposes of public communication, including the distribution of newspapers, which the Board determines is reasonably necessary for the public convenience or welfare.

(2) To permit the use of property in residential districts for off-street parking purposes as accessory to permitted residential district uses where said parking lots do not immediately adjoin the permitted residential district use.

(3) To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown on record or by existing contract or purchase at the time of the passage of the Zoning Ordinance, but in no case shall such extension of the district boundary line exceed forty feet in any direction.

(4) To hear and decide upon permit applications for conditional uses in the flood plain overlay zone as outlined in Section 193.01 of this Zoning Ordinance.

5. Appeal.

A. In exercising the powers and duties set forth in subsection 4 of this section, the Zoning Board of Adjustment may, in conformity with the provisions of law, reverse or affirm, wholly or partly, or modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as it believes proper. To that end it shall have all the powers of the Zoning Administrator. The concurring vote of three of the members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is

required to pass under this Zoning Ordinance; provided, however, the action of the Board shall not become effective until after the resolution of the Board, setting forth the full reason for its decision and the vote of each member participating therein, has been filed. Such resolution immediately following the Board's final decision shall be filed in the office of the Board and shall be open to public inspection.

B. Every variation and exception granted or denied by the Board shall be supported by a written testimony or evidence submitted in connection therewith.

C. Any taxpayer, or any officer, department, board or bureau of the City, or any person or persons jointly or severally aggrieved by any decision of the Board, may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

ORDINANCE

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF ANKENY, IOWA BY AMENDING PROVISIONS RELATED TO CHAPTER 197 ZONING ORDINANCE ADMINISTRATION

WHEREAS, on the 21st day of July, 2025, after due notice, the City Council held a public hearing to consider said amendment, at which time and place all parties in interest and citizens had the opportunity to be heard; and

WHEREAS, the City Council now deems it appropriate to amend the Zoning Ordinance Administration, to incorporate changes to Section 197.01, of the Municipal Code of the City of Ankeny, Iowa, regarding Zoning Board of Adjustment.

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

Section 1. Section 197.01(4.) Zoning Board of Adjustment is hereby amended to add the following subsection:

D. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

Section 2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed; and

Section 3. That this ordinance shall be in effect upon its passage, approval, and publication as provided by law.

PASSED at Ankeny Iowa, this 18th day of August, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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

**1st Con 07-21-2025 (P. Hrg.)
2nd Con 08-04-2025
3rd Con 08-18-2025**



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 2025-58 Proposed Issuance of Not to Exceed \$1,356,000 Water Revenue Capital Loan Notes

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED

Resolution
Public Hearing

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The not to exceed \$1,356,000 Water Revenue Capital Loan Notes are being proposed to fund the design and construction of the SW Walnut Street and SW Ordinance Road Water Main Improvements in the 2025 Capital Improvement Program.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approval of a resolution instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$1,356,000 Water Revenue Capital Loan Notes.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On February 17, 2025, the City Council awarded the construction contract for the SW Walnut Street and SW Ordinance Road Water Main Improvements to On Track Construction, LLC.

FISCAL IMPACT

The not to exceed \$1,356,000 Water Revenue Capital Loan Notes will be payable from and secured by the net revenues of the Water Utility.

PUBLIC OUTREACH EFFORTS

Notice of public hearing was published in the Des Moines Register on July 15, 2025.

ACTION REQUESTED

Consider motion to close Public Hearing 2025-58.

Consider motion to adopt RESOLUTION instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$1,356,000 Water Revenue Capital Loan Notes.

ATTACHMENTS

1. PH Coversheet
2. Resolution



PUBLIC HEARING 2025-58 5:30 P.M. JULY 21, 2025

**PROPOSED ISSUANCE OF NOT TO EXCEED \$1,356,000 WATER REVENUE
CAPITAL LOAN NOTES**

Mayor:

This is the time and place for the public hearing and meeting on the matter of the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$1,356,000 Water Revenue Capital Loan Notes, of the City of Ankeny, State of Iowa, to evidence the obligations of the City under the said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Water Utility, including those costs associated with water main improvements around SW Walnut Street and SW Ordinance Road.

Notice of this public hearing was published in the Des Moines Register on the 15th day of July 2025 pursuant to the provisions of Sections 384.24A and 384.83 of the Code of Iowa.

Mayor:

“Has any written correspondence been received regarding the proposed Water Capital Loan Notes issuance?”

City Clerk:

None in the Clerk’s Office.

Mayor:

“I would like to request, at this time, Jennifer Sease, Administrative Services Director, provide a report to the Council on this proposed Water Capital Loan Notes issuance.”

After Staff Report:

“Is there anyone present who wishes to be heard for or against the proposed Water Capital Loan Notes issuance?” Inform them to come to the podium or if attending electronically raise your electronic hand or press *9. When called upon, please give name and address for the record.

After any comments from the audience, the Mayor states: “We need to take the following action”:

1. Consider MOTION to close public hearing 2025-58.
2. Consider MOTION to adopt RESOLUTION instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$1,356,000 Water Revenue Capital Loan Notes.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,356,000 WATER REVENUE CAPITAL LOAN NOTES", and moved:

- ☐ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2025, at this place.

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,356,000 WATER REVENUE CAPITAL LOAN NOTES

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$1,356,000 Water Revenue Capital Loan Notes, to evidence the obligations of the City under the said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Water Utility, including those costs associated with water main improvements around SW Walnut Street and SW Ordinance Road, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority in the manner required by law of not to exceed \$1,356,000 Water Revenue Capital Loan Notes, for the foregoing purposes.

Section 2. That this Council does hereby consent to the terms and conditions of the DWSRF Loan Program, which terms and conditions and the disclosures provided with respect thereto are hereby acknowledged, accepted and approved.

Section 3. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the water fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

Section 4. That the Clerk, with the assistance of bond counsel, is hereby authorized and directed to proceed with the preparation of such documents and proceedings as shall be necessary to authorize the City's participation in the DWSRF Loan Program, to select a suitable date for final Council authorization of the required Loan and Disbursement Agreement and issuance of the Note to evidence the City's obligations thereunder, and to take such other actions as the Council shall deem necessary to permit the completion of a loan on a basis favorable to the City and acceptable to this Council.

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

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 July 7, 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, July 7, 2025 5:30 p.m.

Ankeny Kirkendall Library - City Council Chambers

Bobbi Bentz, Mayor

Todd Shafer, Mayor Pro Tem

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

Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Dustin Graber, Joe Ruddy, Todd Shafer, and Kelly Stearns were in attendance. Council Member Jeff Perry attended the meeting electronically and departed at 5:45 p.m. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

CEREMONY

1. By proclamation, Mayor Bentz designated the year of 2025 as Ankeny Sesquicentennial Year.

PUBLIC FORUM

1. Steve Van Oort and Bob Fontana shared a presentation titled "From Farmland to Frontline."
2. JoAnn Adamson, Ankeny Area Historical Society, spoke about the Sesquicentennial.
3. Greg Edwards and Trina Flack presented the Catch Des Moines annual report.

APPROVAL OF AGENDA

1. Council Member Shafer moved, Ruddy seconded, to approve and accept the July 7, 2025 agenda without amendment. Ayes: 4

PUBLIC HEARING

1. PH 2025-50. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2229 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by DNF & TJL Investments, LLC from its current R-1, One-Family Residence District to PUD, Planned Unit Development. Layman's Description – approximately 37.2 acres (+/-) located north of NW 18th Street, west of NW Weigel Drive and south of NW 36th Street. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that DNF & TJL Investments and ATI Group are requesting the rezoning. Property to the north and west of the subject property is zoned R-1, One-Family Residence District. Property to the south is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre. Property to the east is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre and PUD, Trestle Ridge Phase 3 property. Per the Ankeny 2040 Future Land Use Plan Map, the subject property is identified as Medium Density Residential on the east side of the subject property and Low Density Residential on the west side of the property. The proposed land uses within the PUD generally meet the land use and density standards outlined in the Ankeny Plan 2040.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Stearns moved, Graber seconded, to close public hearing 2025-50. Ayes: 4. Council Member Graber moved, Stearns seconded, to accept first consideration of ORDINANCE 2229. Ayes: Graber, Stearns, Ruddy, Shafer.

2. PH 2025-51. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2230 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area A) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter and Alex Rueter from its current R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. Layman's Description – approximately 47.94 acres (+/-) located south of NE 72nd Street, east of NE Delaware Avenue and West of Interstate 35. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter are requesting the rezoning. This area was annexed in 2022 as a part of the Hope Kimberley annexation. Property to the north is zoned R-1. Property to the east is interstate right-of-way. Property to the west is zoned both R-3, Multiple Family Residence District and C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was recently rezoned in July of 2024 from R-1, One-Family Residence District to PUD and R-3, Multiple-Family Residential District. Rezoning Area A generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the area as being Community Commercial. According to Figure 12.5 in the City's Comprehensive Plan, the C-2 zoning category is compatible with the Community Commercial land use.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Jeanne Houge, SW Cascade Falls Dr, addressed council regarding concerns about the process of changing street names to city addresses. Rory and Cindy Welcher, 126th Ave, addressed council about increased traffic and concerns regarding the proposed rezoning. Council Member Graber moved, Ruddy seconded, to close public hearing 2025-51. Ayes: 4. Council Member Ruddy moved, Stearns seconded, to accept first consideration of ORDINANCE 2230. Ayes: Ruddy, Stearns, Graber, Shafer.

3. PH 2025-52. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2231 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area B) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter and Alex Rueter from its current R-1, One-Family Residence District to PUD, Planned Unit Development. Layman's Description – approximately 27.04 acres (+/-) located south of NE 72nd Street, east of NE Delaware Avenue and West of Interstate 35. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have requested the rezoning. This area was annexed in 2022 as a part of the Hope Kimberley annexation. Property to the north is part of the Area A rezoning, which is currently zoned R-1, but proposed C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was rezoned in July of 2024 from R-1, One-Family Residence District to PUD and R-3, Multiple-Family Residential District. Area B of the proposed rezoning proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning, which outlines specific uses, required bulk regulations as well as screening requirements and elevated materials requirements. Rezoning Area B generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of this area as being Community Commercial. According to Figure 12.5 in the City's Comprehensive Plan, the PUD zoning category is listed as partially

compatible with the Community Commercial use.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Ruddy moved, Stearns seconded, to close public hearing 2025-52. Ayes: 4. Council Member Graber moved, Stearns seconded, to accept first consideration of ORDINANCE 2231. Ayes: Graber, Stearns, Ruddy, Shafer.

4. PH 2025-53. Mayor Bentz announced this is the time and place for a public hearing on a proposed amendment to the Ankeny Plan 2040 (Figure 12.10) Future Land Use Map for the City of Ankeny from Office/Business Park, Community Commercial and Neighborhood Mixed Use to Light Industrial. Property Description: approximately 117.50-acres (+/-) located northeast of the NE 72nd Street and NE Delaware Avenue intersection. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that the applicant, Hope K. Farms, LLC, is proposing to amend the subject area of the Future Land Use Map to Light Industrial land use. The proposed amendment is associated with and will run in conjunction with the Hope Industrial Park Rezoning, which is proposing that approximately 117.50 acres (+/-) of land be rezoned to M-1, Light Industrial District (Area 'A').

Mayor Bentz then asked for any public comment regarding the proposed amendment. Jared Murray, Civil Design Advantage, spoke on behalf of the developer. Council Member Stearns moved, Ruddy seconded, to close public hearing 2025-53. Ayes: 4. Council Member Stearns moved, Ruddy seconded, to adopt **RESOLUTION 2025-287** amending the Ankeny Plan 2040, Comprehensive Plan, Figure 12.10 Future Land Use Map for the City of Ankeny, Iowa. Nays: Stearns, Ruddy, Graber, Shafer. Motion failed.

5. PH 2025-54. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2232 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Hope K Farms, LLC from its current R-1, One-Family Residence District to M-1, Light Industrial District with Use Restrictions (Area A). Layman's Description – approximately 117.50 acres (+/-) of land located northeast of the NE 72nd Street and NE Delaware Avenue intersection. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that the applicant, Hope K. Farms, LLC is requesting the rezoning. The subject property is surrounded by properties to the south and west that are also zoned R-1, One-Family Residence District, while the properties to the north and east are not within Ankeny's Corporate Limits. The applicant is proposing that the subject property be rezoned to consist of two separate zoning areas/classifications; M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District. The two zoning classifications are depicted on the applicant's rezoning exhibit as Area 'A' and Area 'B'. Area 'A' is approximately 117.50 acres (+/-) and is situated to the north of the properties that front NE 72nd Street, while Area 'B' is approximately 7.24 acres (+/-) and fronts NE 72nd Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10 Future Land Use Map currently identifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. The proposed amendment would line up with Area 'A' (M-1, Light Industrial District) on the proposed rezoning.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Stearns moved, Ruddy seconded, to table the proposed

rezoning. Ayes: Stearns, Ruddy, Graber, Shafer.

6. PH 2025-55. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2233 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Hope K Farms, LLC from its current R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Area B). Layman's Description – approximately 7.24 acres (+/-) of land located northeast of the NE 72nd Street and NE Delaware Avenue intersection. Notice of this hearing was published in the Des Moines Register on the 20th day of June, 2025 and notices were mailed to affected property owners as required by law.

Eric Jensen, Director of Community Development, reported that the applicant, Hope K. Farms, LLC is requesting to rezone property from R-1, One-Family Residence District, to M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District. The area subject to the proposed rezoning consists of approximately 124.74 acres (+/-) of land located northeast of the NE Delaware Avenue and NE 72nd Street intersection. The property is currently zoned R-1, One-Family Residence District, which was the zoning district assigned to the property when it was annexed into Ankeny in 2022. The subject property is surrounded by properties to the south and west that are zoned R-1, One-Family Residence District, while the properties to the north and east are not within Ankeny's Corporate Limits. The applicant is proposing that the subject property be rezoned to consist of two separate zoning areas/classifications; M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District. The two zoning classifications are depicted on the applicant's rezoning exhibit as *Area 'A' and Area 'B'*. *Area 'A'* is approximately 117.50 acres (+/-) and is situated to the north of the properties that front NE 72nd Street, while *Area 'B'* is approximately 7.24 acres (+/-) and fronts NE 72nd Street. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10 Future Land Use Map* currently identifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. The proposed amendment would line up with *Area 'A'* (M-1, Light Industrial District) on the proposed rezoning.

Mayor Bentz then asked for any public comment regarding the proposed rezoning. Hearing no comments, Council Member Stearns moved, Ruddy seconded, to table the proposed rezoning. Ayes: Stearns, Ruddy, Graber, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of June 16, 2025, as published.
2. Receive and file minutes of the Library Board of Trustee meeting of April 17, 2025.
3. Receive and file minutes of the Library Board of Trustee meeting of May 15, 2025.

Licenses and Permits

4. Issuance of Cigarette/Tobacco/Nicotine/Vapor/Device Permits.
5. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

6. Amendment No. 2 to the Professional Services Agreement increasing the contract amount by \$9,186.00 with Bolton & Menk, Inc. for additional construction engineering services on the SE Corporate Woods Drive & SE Crosswinds Drive Traffic Signal.

7. Payment #4 in the amount of \$7,317.00 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
8. Payment #1 in the amount of \$13,620.30 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr - Concept Study project.
9. Payment #8 in the amount of \$9,608.00 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr - NW 9th St & NW Ash Dr Intersection Improvements project.
10. Payment #8 in the amount of \$655,232.53 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.
11. Payment #3 in the amount of \$9,590.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
12. Payment #11 in the amount of \$90,612.60 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.
13. Payment #3 in the amount of \$3,750.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
14. Payment #4 in the amount of \$7,484.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
15. Payment #23 in the amount of \$5,413.50 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements - Phase 2 project.
16. Payment #30 in the amount of \$14,403.34 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
17. Payment #15 in the amount of \$24,377.30 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.
18. Payment #15 in the amount of \$12,836.11 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
19. Payment #4 in the amount of \$31,582.15 to Olsson, Inc., for engineering services on the SW Oralabor Road & SW Irvinedale Drive Intersection Improvements project.
20. Payment #23 in the amount of \$3,727.75 to RDG Planning & Design, Inc. for engineering services on the Fourmile Creek and Tributary to Fourmile Creek Restoration project.
21. Payment #16 in the amount of \$17,834.95 to Snyder & Associates for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th Street project.
22. Payment #46 in the amount of \$8,400.40 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.
23. Payment #9 in the amount of \$5,030.90 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements-Phase 4 project.
24. Payment #4 in the amount of \$8,408.50 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.
25. July 7, 2025 Accounts Payable by fund: General \$532,048; Hotel Motel Tax \$395,560; Road Use Tax \$115,935; Debt Service \$5,150; Library Foundation \$6,379; Solid Waste \$110,744; Water \$161,319; Water Sinking \$2,350; Sewer \$30,397; Storm Water \$17,319; Golf Course \$59,706; Enterprise Project \$950,830; Revolving \$25,121; Risk Management \$844,152; Health Insurance \$8,745; BAN/Bond Activity \$33,000; Capital Projects \$465,343; Payroll Totals \$3,999,670; Transfers/ACH (\$245,938); Agenda Payments Approved Separately (\$1,016,924); Grand Total \$6,500,906.
26. Purchase of a new combination jet vacuum truck for the Municipal Utilities - Water Department (replace existing truck #742).
27. Purchase of a 2026 Ford F450 Class 4 Truck and Dump Body for the Parks and Recreation Department in an amount not to exceed \$71,790.00.
28. Purchase of a 2026 Dodge Ram 2500 Truck for the Parks and Recreation Department in an amount not to exceed \$42,959.00.

Community Development Items

29. **RESOLUTION 2025-288** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider amending provisions of the Zoning Ordinance related to Chapter 197 of the Municipal Code of the City of Ankeny, Iowa (date of hrg: 7/21/25 @ 5:30 p.m.)
30. **RESOLUTION 2025-289** providing for the notice and hearing of the City Council of the City of Ankeny regarding the 80/20 Voluntary Urbanized annexation of property owned by DLE Four Way, L.C., Putco, INC., Upper Midwest Properties and Threshold Capital, LLC. (date of hrg: 8/4/25 @ 5:30 p.m.)

Capital Improvement Projects

31. **NW Northlawn Area Utility Improvements - Phase 2:** approve: a) Certificate of Completion; b) **RESOLUTION 2025-290** accepting the public improvements with On Track Construction in the amount of \$2,030,850.00; and c) Final Payment #13 in the amount of \$0.00; Retainage Payment in the amount of \$72,518.38.
32. **SE Corporate Woods Drive & SE Crosswinds Drive Traffic Signal:** approve: a) Final Change Order #3 decreasing the contract amount by \$27,298.56; b) Certificate of Completion; c) **RESOLUTION 2025-291** accepting the public improvements with Heartland Underground Solutions in the amount of \$214,717.87; and d) Final Payment #7 in the amount of \$4,440.53; Retainage Payment in the amount of \$10,735.89.
33. **RESOLUTION 2025-292** accepting a proposal from ALPHA Landscapes LLC in the amount of \$57,850.00 for the construction of the 2025 City-Wide Permanent Surface Restoration project.

Administrative Items

34. **RESOLUTION 2025-293** authorizing temporary street closings for the purpose of the Ankeny Youth Triathlon.
35. **RESOLUTION 2025-294** accepting a perpetual trail easement with Polk County for the connection of Trestle Ridge Park to the High Trestle Trail.
36. Renewal of the general insurance policy with Iowa Communities Assurance Pool (ICAP) for the policy year July 16, 2025 through July 15, 2026, with a premium amount of \$815,945.00.
37. **RESOLUTION 2025-295** fixing date for a meeting on the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$1,356,000 Water Revenue Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof (date of hrg: 7/21/25 @ 5:30 p.m.).

Ordinances

38. Accept third consideration of Ord 2227. An Ordinance vacating of a portion of SW Ordinance Road public right-of-way, shown as Seventh Street, Thomas Addition to Ankeny, containing 0.20 acres (+/-), sending it on its final passage and publication as required by law.

RESOLUTION 2025-296 authorizing the sale of real estate vacated by the City of Ankeny to Jeffrey M. Black and Amy M. Black, Cliff R. Thompson, and Gio Properties, LLC.

APPROVAL OF CONSENT AGENDA

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

LEGISLATIVE BUSINESS

Board/Commission Appointments

39. Council Member Stearns moved, Shafer seconded, to approve appointments of Scott Port and Thomas Friedman to the Economic Development Council, effective immediately - June 30, 2028. Ayes: Stearns, Shafer, Graber, Ruddy.

ADJOURNMENT

1. Meeting was adjourned at 7:02 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 7/18/25.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 a special permit to Derek Watson for the purpose of bow hunting on private property within the city limits pursuant to Municipal Code Section 41.11(3).

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Captain Makai Echer has reviewed the request and approved the issuance of a special permit to the applicant for the purpose of bow hunting of deer within the City limits.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the special hunting permit as requested.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Application - Watson
2. PD Recommendation - Watson

7/2/2025

7.2.2025

To Whom It May Concern:

I am writing this letter to formally request a special permit to bowhunt whitetail deer within Ankeny city limits. The dates for this request would begin on October 1st 2025.

I have received written permission from Jeff Grubb (signed statement attached) to bowhunt his property at Deer Creek Estates LLC. The District/Parcel is <181/15925-795-134> and the GeoParcel is <8023-17-100-009>. The land is one mile east of I35 and half a mile North of E 1st Street.

I have participated in the Urban Controlled Bowhunts (per Polk County Conservation) since September of 2007. Jeff is a landowner next to the property I hunt for the Urban program. This is how we met and developed a relationship / friendship. I have completed a hunter's safety course with additional training in order to be a part of the Urban Bowhunts. In order to qualify for the Urban Bowhunt I annually take a proficiency test to ensure accuracy and safety for all. I understand I am subject to all rules and regulations according to the DNR with respect to whitetail hunting in Iowa.

I appreciate your consideration; please feel free to contact me directly with any additional questions or requirements.

Derek Watson

A handwritten signature in black ink, appearing to read 'Derek Watson', with a stylized, looped design.

5908 E. 76th. St. S
Newton, IA 50208

515.321.5421

Derekmwatson@gmail.com

Derek M. Watson

July 2nd 2025

5908 E 76 th St. S

Newton, Ia. 50208

DNR ID# 850169442

Deer Creek Estates, LLC owns property in Ankeny, Ia. that you are requesting to Bow hunt for deer this 2023 DNR approved season. The property is located approximately 1 mile east of Interstate 35 and a half mile north on NE Four Mile Dr .. This is District/ Parcel Number 181/15925-795-134 Polk County, Ia. See Attached.

It is our understanding that you are in the process of gaining Ankeny City Council approval to hunt Deer within the Ankeny City limits. Once approved by the City Council we would be willing to allow you to enter the property for the sole purpose of Bow hunting Deer and coyote. We expect you to give notice of your intent to hunt a day prior to each time/ day you intend to enter and hunt. This can be done by e-mail to the appointed agent Jeffrey Grubb at jkwdevelopments@gmail.com.

Upon entering the property you acknowledge and agree that you will hold Deer Creek Estates, LLC harmless for ANY injury to yourself or others. This permission is given to you only. Prior to the beginning of the 2025 Iowa Bow hunting season, you will meet with Jeffrey Grubb to discuss any property change which may affect the areas allowed to hunt.



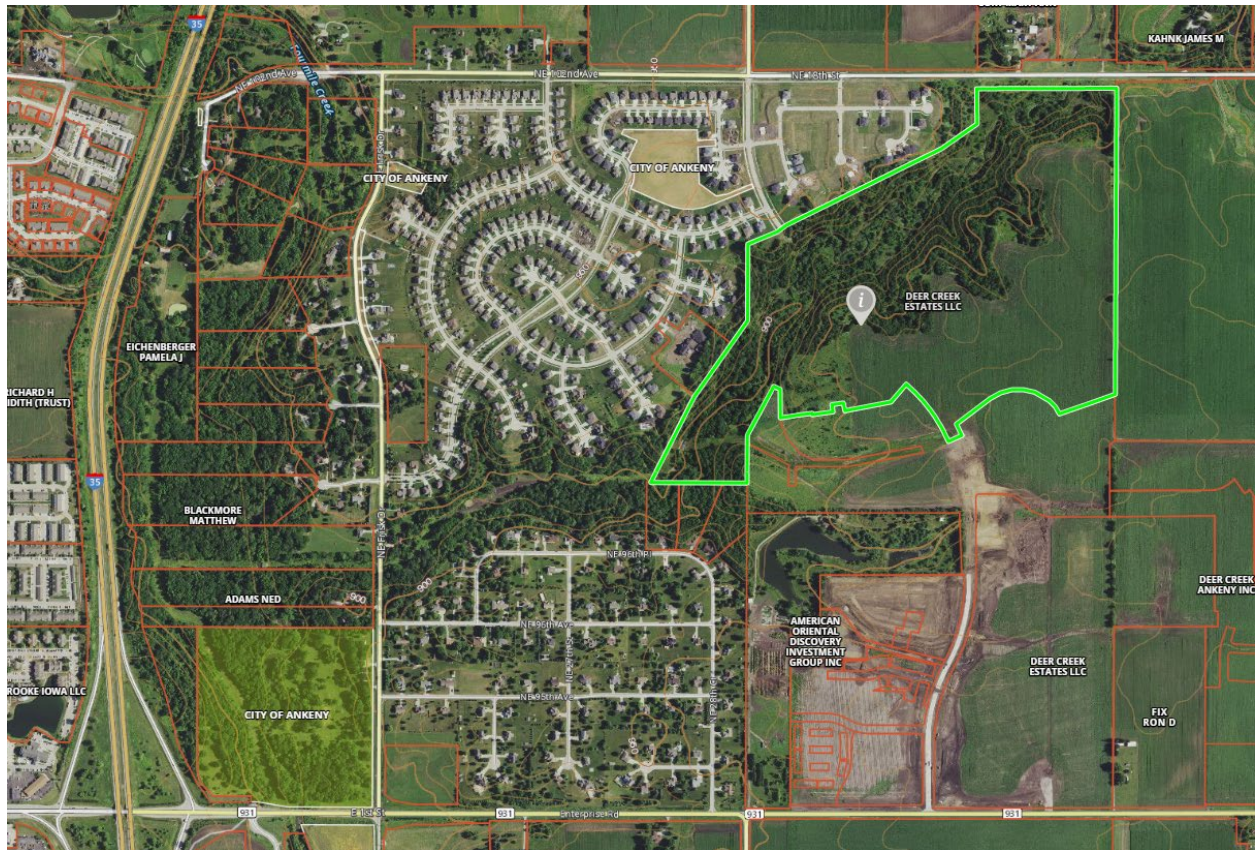
Jeffrey D. Grubb

Manager of Land Development

Deer Creek Estates, LLC



Derek M. Watson



MEMORANDUM

TO: MIKE SCHROCK
FROM: CAPTAIN MAKAI ECHER
SUBJECT: BOW HUNTING APPROVAL
DATE: JULY 3, 2025
CC:

The Police Department approves a special bow hunting permit for Derek Watson on property located at Deer Creek Estates LLC. The District/Parcel is <181/15925-795-134> and the GeoParcel is <8023-17-100-009>. The land is one mile east of I35 and half a mile North of E 1st Street. within the city limits of Ankeny. This approval is limited to Derek Watson and cannot be extended or implied for others. This authorization is for the 2025 bow hunting season beginning October 1,2025 and does not extend beyond January 8, 2026.

This approval from the Police Department is contingent upon the following requirements:

1. Express written authorization from the property owner(s) within the identified hunting site.
2. Compliance with all State of Iowa DNR regulations related to licensing and seasonal hunting laws to include times, registration and conformity with Iowa Code 252J.8.
3. Compliance with Iowa Code 716.7 Trespass prohibiting hunting on private property and recovery of injured or killed fur-bearing animals from private property.
4. The harvest of deer shall comply with all State of Iowa DNR laws and regulations.
5. The approval specifically prohibits the discharge of firearms anywhere within the City of Ankeny corporate limits.

Approval by the Ankeny City Council is required for all hunting within the City limits pursuant to Ankeny Code Chapter 41.11(3). Property manager, Jeff Grubb has provided approval to Derek Watson.

Respectfully,

Makai Echer Captain

Ankeny Police Department



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 Cigarette/Tobacco/Nicotine/Vapor/Device Permits.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

In accordance with the City of Ankeny Code of Ordinances Chapter 131, "Cigarette and Tobacco Permits," retailers have submitted an application which meets 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.

1. ROCKC LLC, dba DESWANNA Liquor, 721 N Ankeny Blvd, Ankeny, IA (Renewal) - Effective July 21, 2025 - June 30, 2026
2. S & S KHANAL LLC, dba Blue Mountain Liquor, 107 NE Delaware Ave, Ste 1, Ankeny, IA (New) - Effective August 1, 2025 - June 30, 2026
3. Slow Burn Liquor, LLC, dba Sip & Burn, 1200 NW 36th St, Ste 101, Ankeny, IA (Renewal) - Effective July 21, 2025 - June 30, 2026
4. TFL INC, dba MEGA Saver, 1025 E 1st St, Ankeny, IA (New) - Effective August 11, 2025 - June 30, 2026
5. TFL INC, dba MEGA Saver, 1825 N Ankeny Blvd, Ankeny, IA (New) - Effective August 11, 2025 - June 30, 2026
6. Vape World and Tobacco LLC, dba Vape World, 802 SE Oralabor Rd, Ste 121, Ankeny, IA (New) - Effective July 21, 2025 - June 30, 2026

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the issuance of permits as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Applicants have paid the license fee, in accordance with Iowa Code Chapters 453A and 453E.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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. Walmart Inc. d/b/a Wal-Mart Supercenter #892, 1002 SE National Dr. - Class E Retail Alcohol License (LE) (Renewal) - Effective August 1, 2025.
2. Apple Corps L.P. d/b/a Applebee's Neighborhood Grill & Bar, 1001 E 1st St. - Class C Retail Alcohol License (Renewal) - Effective August 3, 2025.
3. Kwik Trip, Inc. d/b/a Kwik Star #1016, 202 SE Oralabor Rd - Class B Retail Alcohol License (LG) (Renewal) - Effective August 5, 2025.
4. Portofino's LLC d/b/a Portofino's, 711 S Ankeny Blvd - Class C Retail Alcohol License (LC) (Renewal) - Effective August 9, 2025.
5. The Other Place - Ankeny Inc. d/b/a The Other Place, 2010 SE Delaware Ave. - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Services - Effective August 14, 2025.
6. Kinseth Hospitality Co. Inc. d/b/a Residence Inn Ankeny, 1515 SW Main St.- Class C Retail Alcohol License (LC) (Renewal) - Effective August 15, 2025.
7. Hernandez Mexican Bar & Grill LLC d/b/a Hernandez Mexican Bar & Grill, 2010 SE Delaware Ave., Ste. 230 - Class C Retail Alcohol License (LC) (Renewal) - Effective August 12, 2025.

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

July 21, 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 June 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 - June

Monthly Finance Report – June 2025

To the Honorable Mayor and City Council:

The financial reports for the month of June are submitted herewith. The June reports are the final monthly reports for the fiscal year. The reports provide a good summary of the City's financial activities and cash position as of June 30, 2025. Another report, the Annual Comprehensive Financial Report (ACFR), will summarize the City's financial results for the past fiscal year and will be issued within the next six months.

The ACFR is an accrual basis report that follows accounting guidelines developed by the Governmental Accounting Standards Board (GASB). Generally, this involves converting the City's cash basis reports to accrual basis by recording expenditures that have been incurred but not paid, revenues that have been earned but not received, capital assets, debt such as general obligation bonds, and other accrued assets and liabilities. The accounting rules are generally more complicated than cash basis, but accrual basis accounting provides a more complete picture of the City's financial position than cash basis accounting. The ACFR is used by banks, bond rating agencies, and other financial institutions to help determine the City's credit worthiness. This document is subject to an independent audit and is usually issued approximately six months after the end of the fiscal year. The ACFR for the year ended June 30, 2025, is expected to be issued this December and is the final financial report for the fiscal year.

The June monthly reports are the Council's first glance at the results of the City's financial operations for fiscal year 2025. Over the next six months, this monthly report in addition to the ACFR will provide the Council with information and analysis regarding the results of the City's financial operations for the past year.

Respectfully submitted,



Annette Graeve
Finance Officer

CITY OF ANKENY
CASH AND INVESTMENT RECONCILIATION
ALL FUNDS
June 30, 2025

Cash Basis Fund Balances	<u><u>\$ 178,252,723.03</u></u>
Investments	\$ 155,804,272.86
Checking Account Balance (per bank)	23,572,027.19
Deposits in Transit	190,598.32
Outstanding Checks	(1,319,890.34)
Cash Drawer/Petty Cash *	<u>5,715.00</u>
Total	<u><u>\$ 178,252,723.03</u></u>

* Cash Drawer/Petty Cash:	
Aquatic Centers	\$ 1,340.00
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 - Hawkeye & Miracle Parks	1,300.00
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
	<u><u>\$ 5,715.00</u></u>

City of Ankeny
Cash Balance Summary
June 30, 2025

Fund	Budget Number	Cash Balance July 1, 2024	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance June 30, 2025
General:							
General	100	\$ 38,753,712.75	\$ 54,016,360.69	\$ 2,256,315.09	\$ 47,578,157.18	\$ 4,896,424.23	\$ 42,551,807.12
Hotel/Motel Tax	233	787,540.27	62,792.84	2,659,074.23	1,843,584.12	527,970.40	1,137,852.82
Special Revenue:							
Fire Gift	220	34,151.40	4,175.14	-	5,611.23	-	32,715.31
Hawkeye Park Player Fees	240	29,320.71	7,613.73	-	6,346.37	-	30,588.07
Police Gift	250	23,674.31	4,163.18	-	13,983.89	-	13,853.60
Road Use Tax	260	10,124,517.13	10,449,513.50	8,046.04	8,870,082.92	287,750.00	11,424,243.75
Police Seizure	270	82,571.31	37,247.61	-	13,054.50	-	106,764.42
Tax Increment Financing	280	3,369,937.21	8,226,882.14	-	3,337,427.00	6,360,900.00	1,898,492.35
Police and Fire Retirement	290	1,549,547.83	3,078,145.10	-	3,106,641.02	-	1,521,051.91
Employee Benefits	292	-	1,071,628.40	-	-	1,071,628.40	-
Landfill Post-Closure	295	79,001.56	3,521.26	-	-	4,729.65	77,793.17
Friends of the Ankeny Library	430	82,703.76	51,481.91	-	51,340.13	-	82,845.54
Park Dedication	440	432,007.71	52,606.34	-	-	100,000.00	384,614.05
Sports Complex Foundation	445	159,925.33	22,135.36	-	-	-	182,060.69
Ankeny Garden Club	446	11,874.77	2,336.96	-	-	-	14,211.73
Miracle Park Fund	448	73,084.80	12,027.34	-	7,250.75	-	77,861.39
Dog Park Trust Fund	449	1,447.68	451.75	-	-	-	1,899.43
P&R Scholarship Fund	450	28,274.72	1,263.19	-	-	-	29,537.91
Civic Trust Fund	484	-	-	-	-	-	-
Debt Service	300	2,085,241.89	17,625,104.02	8,442,055.00	26,083,554.20	-	2,068,846.71
Enterprise:							
Solid Waste	500	542,770.31	1,537,316.46	4,729.65	1,442,193.97	-	642,622.45
Utility Deposits	505	433,824.17	177,691.05	-	177,350.00	-	434,165.22
Water Operations	510	19,997,517.03	22,294,169.41	1,011.41	13,854,596.88	5,467,890.09	22,970,210.88
Water Improvement	520	1,761,600.00	-	-	-	-	1,761,600.00
Water Sinking	530	3,069,450.22	-	2,988,474.09	3,039,213.97	-	3,018,710.34
Sewer Operations	550	15,287,915.06	17,995,508.89	726.26	10,777,154.67	2,249,417.00	20,257,578.54
Sewer Improvement	560	3,401,518.12	-	-	-	-	3,401,518.12
Storm Water	580	2,277,829.18	4,527,731.07	-	1,279,558.17	2,330,555.00	3,195,447.08
Golf Course	590	2,410,754.31	2,922,037.01	-	2,402,423.11	-	2,930,368.21
Capital Project:							
Utility Fund Capital Projects	6**	16,091,885.87	6,734,674.03	5,861,810.20	12,723,363.58	1,743,477.20	14,221,529.32
Special Assessments	8**	1,559,433.58	1,231,173.84	-	-	-	2,790,607.42
Capital Projects	8** & 9**	35,549,047.84	20,751,599.41	23,863,907.58	29,334,724.83	21,045,407.58	29,784,422.42
Total Budgeted		\$ 160,092,080.83	\$ 172,901,351.63	\$ 46,086,149.55	\$ 165,947,612.49	\$ 46,086,149.55	\$ 167,045,819.97
Internal Service:							
Revolving	710	719,740.80	1,415,410.58	-	1,366,232.29	-	768,919.09
Risk Management	720	1,022,430.27	2,511,399.01	-	2,273,482.32	-	1,260,346.96
Health Insurance	730	7,470,265.32	5,724,527.31	-	5,432,868.05	-	7,761,924.58
Sustainability Revolving Loan	770	31,267.01	1,396.89	-	-	-	32,663.90
Economic Development Revolving	780	290,001.01	12,956.04	-	-	-	302,957.05
Equipment Reserve	790	2,267,159.66	340,647.82	-	1,527,716.00	-	1,080,091.48
Total Unbudgeted		\$ 11,800,864.07	\$ 10,006,337.65	\$ -	\$ 10,600,298.66	\$ -	\$ 11,206,903.06
Total ⁽¹⁾		\$ 171,892,944.90	\$ 182,907,689.28	\$ 46,086,149.55	\$ 176,547,911.15	\$ 46,086,149.55	\$ 178,252,723.03

⁽¹⁾ Includes interfund transactions.

City of Ankeny
Utility Capital Projects Cash Balance Summary
June 30, 2025

Fund	Budget Number	Cash Balance July 1, 2024	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance June 30, 2025
Utility Fund Capital Projects:							
Water Main Replacement	610	\$ 2,433,794.38	\$ -	\$ 1,223,772.46	\$ 832,302.20	\$ -	\$ 2,825,264.64
Northwest Water Tower	611	(7,119.00)	3,764,441.94	-	3,757,322.94	-	-
SE Magazine Storage Tank Repaint	612	765,727.80	-	-	318,650.00	425,332.80	21,745.00
East Water Tower	617	-	-	400,000.00	14,730.00	-	385,270.00
NE 36th St & NE 38th St Water Main Loop	618	2,327,056.30	-	-	1,354,923.08	-	972,133.22
SW Irvinedale Dr Transmission Main-Ph 3	623	(5,000.00)	-	-	-	-	(5,000.00)
High Trestle Trail Transmission Main	629	(126,536.49)	145,663.16	-	19,126.67	-	-
Saylorville Feeder Main	630	850.00	-	-	-	850.00	-
Aquifer Storage Replacement #1	632	203,710.06	-	-	59,944.00	-	143,766.06
S Ankeny Blvd Transmission Main	633	(131,782.45)	4,401.93	-	4,401.93	-	(131,782.45)
SW Walnut/SW Ordinance Water	635	119,410.14	-	375,000.00	379,075.43	-	115,334.71
SE Delaware Grnd Storage Tank Repaint	638	82,064.66	-	-	5,350.00	72,589.66	4,125.00
Sanitary Sewer Replacement	650	3,524,550.10	-	1,241,366.52	1,528,497.61	-	3,237,419.01
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	-	650,000.00	487,037.38	-	811,308.44
Four Mile Creek Trunk Sewer	660	2,047,936.74	-	-	1,935,391.28	112,545.46	-
Deer Creek Trunk Sewer	661	-	-	230,000.00	-	-	230,000.00
Fire Station No. 4 Sewer	667	730,000.00	-	-	-	730,000.00	-
Storm Sewer Replacement	680	1,289,016.24	-	600,000.00	799,787.38	350,000.00	739,228.86
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	700,000.00	-	113,229.43	-	665,008.32
High Trestle Trail Channel Stab. - Phase 1	688	(157,413.41)	-	14,410.22	17,830.80	-	(160,833.99)
Four Mile Creek 36th to 47th	691	-	439,000.00	-	-	-	439,000.00
Four Mile Creek Stabilization-Heritage	693	-	138,000.00	-	-	-	138,000.00
Four Mile Creek Channel Stabilization	694	165,260.59	536,500.00	-	11,574.27	-	690,186.32
SE 3rd Street Storm Sewer Improvements	695	1,069,053.77	545,000.00	195,000.00	532,190.55	-	1,276,863.22
Tributary to Four Mile Creek Stabilization	696	63,217.77	-	-	55,138.23	-	8,079.54
SW Des Moines St Utility Improvements	699	133,333.10	461,667.00	923,333.00	487,747.40	-	1,030,585.70
Total Utility Fund Capital Projects		\$ 16,091,885.87	\$ 6,734,674.03	\$ 5,861,810.20	\$ 12,723,363.58	\$ 1,743,477.20	\$ 14,221,529.32

City of Ankeny

Capital Projects Cash Balance Summary

June 30, 2025

Fund	Budget Number	Cash Balance July 1, 2024	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance June 30, 2025
Capital Project Funds:							
PRSC Tennis Courts Overlay	882	\$ 360,000.00	\$ -	\$ -	\$ 286,164.50	\$ 73,835.50	\$ -
NW 18 Reconstruction-State St to Ash Dr	883	-	-	200,000.00	-	-	200,000.00
NW State St Extension Preliminary Design	885	37,560.16	-	2,899.24	40,459.40	-	-
S Anky Blvd Imprv-SE Pete to 1st Street	886	(255,754.70)	-	175,000.00	272,398.45	-	(353,153.15)
SW Magazine & SW State Intersection	887	425,358.90	-	-	296,106.22	128,889.68	363.00
Fiber Optic Network Upgrade	888	625,002.35	-	890,000.00	540,193.17	-	974,809.18
SE Corp Woods & SE Crosswinds Traffic	889	395,776.70	-	-	284,210.45	-	111,566.25
SW Oralabor & SW Irvinedale Intersection	891	-	-	250,000.00	47,109.92	-	202,890.08
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	117,911.25	-	941,963.95	810,667.37	3,585.44
NE 36th Reconstruction-I-35 to Four Mile	896	(1,179,356.04)	-	1,230,788.80	51,432.76	-	-
Des Moines Street Parks Development	897	1,527,380.15	-	-	1,270,656.17	-	256,723.98
HTT Trailhead Restroom & Amenities	898	10,000.00	-	-	-	10,000.00	-
S Anky Blvd & SW Oralabor Improvement	899	-	-	150,000.00	44,538.30	-	105,461.70
BAN/Bond Activity	900	742,257.61	19,046,103.14	-	163,996.76	17,395,639.17	2,228,724.82
Fire Station No. 4	901	6,460,584.26	-	-	5,223,159.06	-	1,237,425.20
PRSC Softball Batting Cage Replace	902	-	-	133,500.00	-	-	133,500.00
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	-	-	4,632.60	-	85,367.40
HTT Overlay W 1st St to NW 18th St	909	-	143,152.87	-	167,862.50	-	(24,709.63)
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	382,493.26	44,952.40	-	10,353.40
Pavement Preservation Program	915	473,228.15	-	600,000.00	1,036,377.85	-	36,850.30
Annual Street Replacement Program	916	2,553,627.79	-	1,850,000.00	1,387,016.07	-	3,016,611.72
Prairie Ridge Sports Complex	920	53,871.77	-	-	-	-	53,871.77
Sunrise Park Parking Lot	921	-	-	150,000.00	-	-	150,000.00
NW Irvinedale & NW 18th Inters Imprvmnts	922	350,373.25	-	4,701,500.00	873,184.70	-	4,178,688.55
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	307.29	-	-	-	50,861.49
Library	928	103,522.58	1,066.14	-	9,523.55	-	95,065.17
SW Oralabor & SW Edgewood Intersection	929	97,378.80	-	-	217,570.50	-	(120,191.70)
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	-	460,000.00	526,169.57	60,000.00	381,361.63
High Trestle Trail Extension	938	-	-	7,633.96	7,633.96	-	-
NW Prairie Ridge/Ash & 9th St Intersection	939	200,000.00	-	400,000.00	227,540.00	-	372,460.00
Facility Parking Lot Improvements	942	-	-	150,000.00	-	-	150,000.00
I35 & Corp Woods Interchange Report	946	50,000.00	-	-	-	-	50,000.00
I35/NE 36th Interchange Impvmnts	948	-	-	450,000.00	22,753.00	-	427,247.00
N Ankeny Blvd Imprvmnts - 1st St to 11th St	949	182,155.78	-	2,303,000.00	499,344.70	-	1,985,811.08
Asphalt Street Resurfacing	950	697,626.13	-	450,000.00	462,165.36	-	685,460.77
NW 18th Recon-NW Ash to N Anky Blvd	953	184,563.66	-	-	40,506.90	129,235.88	14,820.88
SE Creekview Drive Extension	954	-	171,806.38	-	175,197.58	-	(3,391.20)
NE Four Mile Drive RCB Culvert	955	261,119.93	-	-	-	261,119.93	-
Public Street Design Standard	956	-	-	1,500,000.00	-	-	1,500,000.00
Rock Creek Trail & Native Plantings	957	153,658.35	-	-	10,578.25	130,352.33	12,727.77
Uptown Lighting Upgrade	958	-	-	115,000.00	80,218.62	-	34,781.38
NW 18th St Extension-Weigel to Spruce	959	-	42,853.75	-	-	42,853.75	-
Street Patching Program	963	1,735,993.84	-	1,700,000.00	1,385,466.19	-	2,050,527.65
Traffic Signalization	965	1,891,199.38	78,125.62	1,065,000.00	1,997,524.87	-	1,036,800.13
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	598,592.33	(0.01)
W 1st Widening & Improvements-Phase 2	971	327,360.60	-	1,373,592.32	681,827.31	-	1,019,125.61
Park Development	973	832,462.35	11,000.00	800,000.00	623,411.06	-	1,020,051.29
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	-	-	-	1,175,000.00	1,044,397.83
NE Delaware Reconstruction 5th-18th	979	4,285,637.57	207,365.57	-	4,112,317.33	-	380,685.81
SW Magazine/SW District Dr Signal	981	-	-	60,000.00	-	-	60,000.00
PRSC Parking Lot Improvements	987	90,667.00	-	-	-	-	90,667.00
High Trestle Trail Experience Park	990	941,600.00	30,000.00	100,000.00	882,426.01	-	189,173.99
NW 36th Widening from Ash to Ankeny Blvd	992	55,560.05	-	-	21,897.55	27,721.64	5,940.86
Street/Sidewalk Oversizing	995	28,335.72	-	60,000.00	2,585.45	-	85,750.27
Capital Projects Reserve	997	1,370,103.39	-	2,150,000.00	-	150,000.00	3,370,103.39
SW Oralabor & State Safety Improvements	998	2,607,145.71	549,997.97	-	3,782,403.67	-	(625,259.99)
Total Non Utility Fund Capital Projects		<u>\$ 35,549,047.84</u>	<u>\$ 20,751,599.41</u>	<u>\$ 23,863,907.58</u>	<u>\$ 29,334,724.83</u>	<u>\$ 21,045,407.58</u>	<u>\$ 29,784,422.42</u>

**City of Ankeny
Revenue Summary by Fund
June 30, 2025**

Fund	Budget Number	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of June 30, 2025	Variance	Percent ⁽²⁾
General:							
General	100	\$ 44,806,791.52	\$ 48,493,748.05	\$ 52,646,347.00	\$ 54,016,360.69	\$ 1,370,013.69	102.60%
Hotel/Motel Tax	233	19,235.10	45,641.96	61,000.00	62,792.84	1,792.84	102.94%
Special Revenue:							
Fire Gift	220	6,536	4,284	6,400.00	4,175.14	(2,224.86)	65.24%
Hawkeye Park Player Fees	240	7,641.94	8,251.33	7,200.00	7,613.73	413.73	105.75%
Police Gift	250	4,073.60	24,323.44	5,900.00	4,163.18	(1,736.82)	70.56%
Road Use Tax	260	9,577,651.33	10,139,300.19	9,946,237.00	10,449,513.50	503,276.50	105.06%
Police Seizure	270	22,100.89	18,168.91	37,578.00	37,247.61	(330.39)	99.12%
Tax Increment Financing	280	10,056,491.47	11,270,675.11	8,268,361.00	8,226,882.14	(41,478.86)	99.50%
Police and Fire Retirement	290	2,546,782.13	2,684,595.94	3,080,903.00	3,078,145.10	(2,757.90)	99.91%
Employee Benefits	292	-	-	1,075,957.00	1,071,628.40	(4,328.60)	99.60%
Landfill Post-Closure	295	1,896.90	4,443.71	3,000.00	3,521.26	521.26	117.38%
Friends of the Ankeny Library	430	44,723.83	47,303.55	46,000.00	51,481.91	5,481.91	111.92%
Park Dedication	440	47,100.34	32,245.76	38,800.00	52,606.34	13,806.34	135.58%
Sports Complex Foundation	445	17,604.74	28,451.27	21,000.00	22,135.36	1,135.36	105.41%
Ankeny Garden Club	446	1,592.45	2,307.93	2,275.00	2,336.96	61.96	102.72%
Miracle Park Fund	448	8,517.47	9,716.92	9,000.00	12,027.34	3,027.34	133.64%
Dog Park Trust Fund	449	767.55	71.22	375.00	451.75	76.75	120.47%
P&R Scholarship Fund	450	27,173.90	1,392.57	1,200.00	1,263.19	63.19	105.27%
Civic Trust Fund	484	-	17,267.92	-	-	-	
Debt Service	300	15,102,496.15	15,695,498.14	17,670,049.00	17,625,104.02	(44,944.98)	99.75%
Enterprise:							
Solid Waste	500	1,363,021.03	1,472,676.35	1,536,000.00	1,537,316.46	1,316.46	100.09%
Utility Deposits	505	190,642.85	192,087.05	203,000.00	177,691.05	(25,308.95)	87.53%
Water Operations	510	19,545,481.82	21,463,858.13	21,679,056.00	22,294,169.41	615,113.41	102.84%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	-	325,572.37	-	-	-	
Sewer Operations	550	17,085,080.35	17,443,893.47	17,046,523.00	17,995,508.89	948,985.89	105.57%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	3,671,742.25	3,815,898.23	4,591,671.00	4,527,731.07	(63,939.93)	98.61%
Golf Course	590	2,573,720.83	2,760,675.08	2,483,773.00	2,922,037.01	438,264.01	117.65%
Capital Project:							
Utility Fund Capital Projects	6**	3,393,193.39	12,199,161.59	10,328,743.00	6,734,674.03	(3,594,068.97)	65.20%
Special Assessments	8**	277,157.71	1,537,275.87	1,203,490.00	1,231,173.84	27,683.84	102.30%
Capital Projects	9**	15,806,305.27	26,184,641.53	21,472,280.00	20,751,599.41	(720,680.59)	96.64%
Total Budgeted Revenues		\$ 146,205,522.84	\$ 175,923,427.85	\$ 173,472,118.00	\$ 172,901,351.63	\$ (570,766.37)	99.67%
Internal Service:							
Revolving	710	\$ 1,472,271.23	\$ 1,536,759.05	\$ 1,639,373.00	\$ 1,415,410.58	\$ (223,962.42)	86.34%
Risk Management	720	2,354,386.64	1,582,252.79	2,382,145.00	2,511,399.01	129,254.01	105.43%
Health Insurance	730	5,394,634.32	5,957,327.24	5,918,932.00	5,724,527.31	(194,404.69)	96.72%
Sustainability Revolving Loan	770	1,230.73	1,538.22	1,300.00	1,396.89	96.89	107.45%
Economic Development Revolving	780	8,726.69	16,809.16	12,000.00	12,956.04	956.04	107.97%
Equipment Reserve	790	134,122.32	183,214.75	340,036.00	340,647.82	611.82	100.18%
Total Unbudgeted Revenues		\$ 9,365,371.93	\$ 9,277,901.21	\$ 10,293,786.00	\$ 10,006,337.65	\$ (287,448.35)	97.21%
Total All Revenues ⁽¹⁾		\$ 155,570,894.77	\$ 185,201,329.06	\$ 183,765,904.00	\$ 182,907,689.28	\$ (858,214.72)	99.53%

⁽¹⁾ Includes interfund transactions.

⁽²⁾ June is 100% of the fiscal year.

City of Ankeny
Expenditure Summary by Fund
June 30, 2025

Fund	Budget Number	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of June 30, 2025	Variance	Percent ⁽²⁾
General:							
General	100	\$ 39,926,831.86	\$ 42,720,711.66	\$ 51,721,680.00	\$ 47,578,157.18	\$ (4,143,522.82)	91.99%
Hotel/Motel Tax	233	1,366,279.13	1,352,529.65	2,125,133.00	1,843,584.12	(281,548.88)	86.75%
Special Revenue:							
Fire Gift	220	324	3,237	10,000.00	5,611.23	(4,388.77)	56.11%
Hawkeye Park Player Fees	240	17,434.00	16,781.40	14,346.00	6,346.37	(7,999.63)	44.24%
Police Gift	250	3,932.94	10,825.66	14,500.00	13,983.89	(516.11)	96.44%
Road Use Tax	260	6,546,030.24	8,431,134.88	10,927,626.00	8,870,082.92	(2,057,543.08)	81.17%
Police Seizure	270	4,700.15	34,989.64	17,000.00	13,054.50	(3,945.50)	76.79%
Tax Increment Financing	280	2,565,008.00	2,777,575.00	3,563,561.00	3,337,427.00	(226,134.00)	93.65%
Police and Fire Retirement	290	2,727,388.46	2,682,675.57	3,196,840.00	3,106,641.02	(90,198.98)	97.18%
Employee Benefits	292	-	-	-	-	-	-
Landfill Post-Closure	295	-	-	-	-	-	-
Friends of the Ankeny Library	430	46,895.73	51,417.36	49,000.00	51,340.13	2,340.13	104.78%
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	11,000.00	7,250.75	(3,749.25)	65.92%
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	26,083,554.00	26,083,554.20	0.20	100.00%
Enterprise:							
Solid Waste	500	1,059,080.77	1,401,504.36	1,512,776.00	1,442,193.97	(70,582.03)	95.33%
Utility Deposits	505	168,900.00	164,525.00	182,000.00	177,350.00	(4,650.00)	97.45%
Water Operations	510	12,631,530.53	14,024,275.57	14,504,557.00	13,854,596.88	(649,960.12)	95.52%
Water Improvement	520	-	-	-	-	-	-
Water Sinking	530	1,592,286.76	1,956,233.57	3,120,634.00	3,039,213.97	(81,420.03)	97.39%
Sewer Operations	550	12,735,377.06	9,615,399.02	11,134,914.00	10,777,154.67	(357,759.33)	96.79%
Sewer Improvement	560	-	-	-	-	-	-
Storm Water	580	1,100,902.52	1,170,265.90	1,412,683.00	1,279,558.17	(133,124.83)	90.58%
Golf Course	590	2,026,266.39	2,173,561.80	2,609,273.00	2,402,423.11	(206,849.89)	92.07%
Capital Project:							
Utility Fund Capital Projects	6**	12,985,502.97	15,117,017.15	18,883,332.00	12,723,363.58	(6,159,968.42)	67.38%
Special Assessments	8**	-	-	-	-	-	-
Capital Projects	9**	31,599,841.94	29,734,504.44	39,428,703.00	29,334,724.83	(10,093,978.17)	74.40%
Total Budgeted Expenditures		\$ 153,310,319.69	\$ 158,472,992.27	\$ 190,529,112.00	\$ 165,947,612.49	\$ (24,581,499.51)	87.10%
Internal Service:							
Revolving	710	\$ 1,423,273.57	\$ 1,428,264.89	\$ 1,639,373.00	\$ 1,366,232.29	\$ (273,140.71)	83.34%
Risk Management	720	2,582,375.66	1,520,781.12	2,489,145.00	2,273,482.32	(215,662.68)	91.34%
Health Insurance	730	5,446,642.56	4,924,283.10	5,767,000.00	5,432,868.05	(334,131.95)	94.21%
Sustainability Revolving Loan	770	-	-	-	-	-	-
Economic Development Revolving	780	-	-	-	-	-	-
Equipment Reserve	790	471,067.10	-	1,527,716.00	1,527,716.00	-	100.00%
Total Unbudgeted Expenditures		\$ 9,923,358.89	\$ 7,873,329.11	\$ 11,423,234.00	\$ 10,600,298.66	\$ (822,935.34)	92.80%
Total All Expenditures ⁽¹⁾		\$ 163,233,678.58	\$ 166,346,321.38	\$ 201,952,346.00	\$ 176,547,911.15	\$ (25,404,434.85)	87.42%

⁽¹⁾ Includes interfund transactions.

⁽²⁾ June is 100% of the fiscal year.

City of Ankeny
Major Operating Funds
Detailed Revenue Summary
June 30, 2025

	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of June 30, 2025	Over (under) Budget	Percent ⁽¹⁾
General Fund:						
Property Tax:						
General Property Tax	\$ 27,322,028	\$ 28,789,590	\$ 32,451,508	\$ 32,340,316	\$ (111,192)	99.66%
Ag Land Tax	12,794	14,655	14,314	14,400	86	100.60%
Airport Authority Levy	651,414	681,792	709,981	707,691	(2,290)	99.68%
Subtotal	\$ 27,986,235	\$ 29,486,038	\$ 33,175,803	\$ 33,062,407	\$ (113,396)	99.66%
Non-Property Taxes:						
Hotel/Motel Tax	\$ 2,119,476	\$ 2,120,556	\$ 2,833,000	\$ 2,659,074	\$ (173,926)	93.86%
Mobile Home Tax	16,515	17,380	16,300	15,862	(438)	97.32%
Utility Replacement Tax	200,301	199,256	190,513	189,665	(848)	99.56%
Utility Franchise Tax	1,785,485	1,527,814	1,600,000	1,632,678	32,678	102.04%
Cable TV Franchise Tax	218,635	181,794	148,000	145,653	(2,347)	98.41%
Subtotal	\$ 4,340,413	\$ 4,046,799	\$ 4,787,813	\$ 4,642,933	\$ (144,880)	96.97%
Licenses and Permits:						
Miscellaneous Licenses:						
Liquor Licenses	\$ 67,462	\$ 104,637	\$ 78,000	\$ 79,542	\$ 1,542	101.98%
Cigarette Permits	5,375	5,500	5,000	8,150	3,150	163.00%
Solicitor Licenses	9,015	5,080	7,000	9,460	2,460	135.14%
Miscellaneous Business Licenses	17,710	20,390	9,000	11,910	2,910	132.33%
Garbage Licenses	1,400	1,400	1,400	1,200	(200)	85.71%
Pet Licenses	40,931	42,441	41,000	37,753	(3,247)	92.08%
Fire Permits	17,180	22,400	15,000	32,653	17,653	217.69%
Code Enforcement Licenses & Permits:						
Alarm Permits	13,195	11,810	12,000	11,270	(730)	93.92%
Building Permits	1,820,542	1,414,027	1,414,000	2,027,145	613,145	143.36%
Electrical Permits	170,372	126,394	126,000	170,655	44,655	135.44%
Heating Permits	120,454	88,137	88,000	101,214	13,214	115.02%
Plumbing Permits	135,380	75,496	75,000	118,070	43,070	157.43%
Driveway Permits	13,615	12,600	12,000	10,605	(1,395)	88.38%
Sidewalk Permits	13,515	12,510	12,000	11,305	(695)	94.21%
Moving/Demolition Permits	225	300	200	275	75	137.50%
Fence & Oversize Permits	78,394	54,657	60,000	71,931	11,931	119.88%
Subtotal	\$ 2,524,765	\$ 1,997,779	\$ 1,955,600	\$ 2,703,138	\$ 747,538	138.23%
Use of Money and Property:						
Interest	\$ 2,103,263	\$ 4,120,576	\$ 4,100,000	\$ 4,264,554	\$ 164,554	104.01%
Commissions	7,307	22,627	21,000	27,124	6,124	129.16%
Leases	46,078	62,820	51,048	51,048	0	100.00%
Community Centers Rental	89,871	119,478	104,000	116,165	12,165	111.70%
Park Shelter Rentals	25,988	21,989	22,000	22,849	849	103.86%
Sports Complex Rentals	116,281	170,400	142,000	163,732	21,732	115.30%
Aquatic Center Rentals	39,384	38,883	34,000	37,593	3,593	110.57%
Miscellaneous Rentals	84,782	91,192	52,000	72,213	20,213	138.87%
Subtotal	\$ 2,512,954	\$ 4,647,964	\$ 4,526,048	\$ 4,755,280	\$ 229,232	105.06%
Intergovernmental Revenue:						
Local:						
Fire Protection	\$ 225,340	\$ 571,591	\$ 656,000	\$ 457,894	\$ (198,106)	69.80%
School/Police Agreements	156,204	225,186	192,760	251,307	58,547	130.37%
County Library Contribution	185,284	161,032	158,260	158,260	-	100.00%
Other Local Contributions	54,244	110,452	104,820	197,390	92,570	188.31%
State:						
Commercial & Industrial Replacement	530,674	401,351	260,961	261,005	44	100.02%
Business Property Tax Credit	-	211,780	187,991	215,718	27,727	114.75%
Library Contribution	28,987	26,085	26,689	26,689	-	100.00%
Miscellaneous Grants	-	4,950	14,910	19,772	4,862	132.61%
Federal:						
Public Safety Grants	64,802	91,127	213,300	83,423	(129,877)	39.11%
Subtotal	\$ 1,245,535	\$ 1,803,554	\$ 1,815,691	\$ 1,671,458	\$ (144,233)	92.06%
Service Charges:						
Police and Fire:						
Insurance Reports	\$ 8,815	\$ 12,042	\$ 12,000	\$ 13,600	\$ 1,600	113.34%
Fire/Ambulance Reports	130	80	100	120	20	120.00%
False Alarm Fees	2,200	775	1,000	450	(550)	45.00%
Ambulance Charges	2,606,610	2,842,156	2,780,193	2,931,267	151,074	105.43%
Fingerprinting	12,508	11,442	11,000	8,832	(2,168)	80.29%
Towing Surcharge	2,340	2,050	2,000	1,500	(500)	75.00%
Plan Review Fees	23,300	7,111	5,000	2,400	(2,600)	48.00%
Parks and Recreation:						
Admissions	611,737	718,279	592,000	682,870	90,870	115.35%
Season Passes	492,194	514,550	542,000	572,433	30,433	105.61%
Special Programs	154,003	128,896	136,000	149,812	13,812	110.16%
Rec Programs - Tax Exempt	576,841	594,582	564,000	680,525	116,525	120.66%
Swimming Lessons	131,018	122,998	125,000	143,534	18,534	114.83%

	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of June 30, 2025	Over (under) Budget	Percent ⁽¹⁾
Dog Park Passes	27,382	29,779	30,000	28,103	(1,897)	93.68%
Housing and Subdivision:						
Housing Code	93,094	86,324	86,000	146,255	60,255	170.06%
Plan Review Fees	339,534	196,823	196,000	416,751	220,751	212.63%
Site Plan Review	15,300	13,560	13,000	16,400	3,400	126.15%
Zoning	5,645	13,595	5,000	6,635	1,635	132.70%
Subdivision Filing Fees	7,980	9,985	7,000	9,045	2,045	129.21%
Board of Adjustment Fees	3,720	2,660	2,000	1,950	(50)	97.50%
Architect Review Board Fees	4,005	2,065	2,000	2,665	665	133.25%
Miscellaneous Service Charges:						
Information Systems - Enterprise Funds	333,771	396,142	440,063	385,687	(54,376)	87.64%
Animal Impound Fees	3,353	2,468	2,000	2,848	848	142.39%
Copy Charges	10,315	12,027	10,000	12,574	2,574	125.74%
Miscellaneous Service Charges	10,595	35,665	66,400	81,190	14,790	122.27%
Subtotal	\$ 5,476,391	\$ 5,756,054	\$ 5,629,756	\$ 6,297,446	\$ 667,690	111.86%
Other Revenues:						
Map Sales	\$ 25	\$ 35	\$ -	\$ 10	\$ 10	
Sales/Salvages	16,529	11,575	50,069	98,132	48,063	195.99%
Concessions	282,327	310,217	277,000	283,056	6,056	102.19%
Contributions-Private Sources	6,200	23,714	15,000	17,700	2,700	118.00%
Program Sponsorships	28,034	31,415	28,000	30,218	2,218	107.92%
Refunds/Rebates	1,880	376	13,991	14,581	590	104.21%
Prairie Ridge Maint Reimb	206,277	263,863	280,383	329,636	49,253	117.57%
Roadway Signage Reimb	16,385	-	-	-	-	
Police OT Reimb	11,936	18,390	12,000	19,470	7,470	162.25%
Court Fines	83,247	42,272	42,000	46,019	4,019	109.57%
Library Fines	19,374	18,257	16,000	18,085	2,085	113.03%
Miscellaneous Library Revenues	7,046	13,232	6,000	6,993	993	116.55%
Miscellaneous Revenues	40,191	21,120	15,193	17,617	2,424	115.95%
Overages/Shortages	1,048	1,095	-	2,184	2,184	
Subtotal	\$ 720,498	\$ 755,560	\$ 755,636	\$ 883,700	\$ 128,064	116.95%
Fund Total	\$ 44,806,792	\$ 48,493,748	\$ 52,646,347	\$ 54,016,361	\$ 1,370,014	102.60%
Hotel/Motel Tax Fund						
Other Revenue:						
Interest	\$ 17,235	\$ 45,642	\$ 61,000	\$ 62,793	\$ 1,793	102.94%
Refunds/Reimbursements	2,000	-	-	-	-	
Fund Total	\$ 19,235	\$ 45,642	\$ 61,000	\$ 62,793	\$ 1,793	102.94%
Road Use Tax Fund:						
Intergovernmental Revenue:						
Road Use Taxes	\$ 9,343,167	\$ 9,595,382	\$ 9,470,237	\$ 9,966,603	\$ 496,366	105.24%
Interest	227,038	540,503	423,000	456,352	33,352	107.88%
Grants	-	(4,950)	50,000	4,950	(45,050)	9.90%
Salvage Sales	2,263	3,556	3,000	2,589	(411)	86.29%
Refunds	4,204	1,026	-	17,782	17,782	
Reimbursements	979	3,783	-	1,238	1,238	
Fund Total	\$ 9,577,651	\$ 10,139,300	\$ 9,946,237	\$ 10,449,514	\$ 503,277	105.06%
Tax Increment Financing Fund:						
Property Tax:						
TIF District Urban Renewal I	\$ 8,990,643	\$ 8,914,746	\$ 6,946,172	\$ 6,902,828	\$ (43,344)	99.38%
TIF District Urban Renewal II	483,107	568,305	517,943	516,006	(1,937)	99.63%
TIF District Urban Renewal III	416,756	863,401	512,246	514,613	2,367	100.46%
Use of Money and Property:						
Interest	165,985	384,371	292,000	293,435	1,435	100.49%
Other Reimbursements	-	539,853	-	-	-	
Fund Total	\$ 10,056,491	\$ 11,270,675	\$ 8,268,361	\$ 8,226,882	\$ (41,479)	99.50%
Police and Fire Retirement Fund:						
Property Tax:						
General Property Tax	\$ 2,442,175	\$ 2,552,663	\$ 2,963,642	\$ 2,953,611	\$ (10,031)	99.66%
Non-property Taxes:						
Mobile Home Tax	1,442	1,500	1,000	1,410	410	140.99%
Utility Replacement Tax	17,487	17,258	17,026	16,950	(76)	99.56%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	46,307	34,746	23,322	23,316	(6)	99.97%
School Police Agreements	26,824	33,836	33,112	37,534	4,422	113.36%
Business Property Tax Credit	-	18,343	16,801	19,018	2,217	113.19%
Use of Money and Property:						
Interest	6,250	26,250	26,000	26,306	306	101.18%
Other Revenue:						
Refunds/Reimbursements/Rebates	6,297	-	-	-	-	
Fund Total	\$ 2,546,782	\$ 2,684,596	\$ 3,080,903	\$ 3,078,145	\$ (2,758)	99.91%
Debt Service Fund:						
Property Tax:						
General Property Tax	\$ 14,611,968	\$ 15,015,401	\$ 17,081,161	\$ 17,016,365	\$ (64,796)	99.62%

	2022-23 Actual	2023-24 Actual	2024-25 Budget	As of June 30, 2025	Over (under) Budget	Percent ⁽¹⁾
Non-property Taxes:						
Mobile Home Tax	8,003	8,190	8,000	7,691	(310)	96.13%
Utility Replacement Tax	96,971	94,137	92,870	92,457	(413)	99.55%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	276,946	204,349	134,378	134,342	(36)	99.97%
Business Property Tax Credit	-	100,053	91,640	103,732	12,092	113.20%
Use of Money and Property:						
Interest	108,608	273,368	262,000	270,517	8,517	103.25%
Fund Total	\$ 15,102,496	\$ 15,695,498	\$ 17,670,049	\$ 17,625,104	\$ (44,945)	99.75%
Solid Waste Fund:						
Recycling Fees	\$ 1,336,486	\$ 1,425,436	1,491,000	1,490,959	(41)	100.00%
Service Charges	20,455	21,010	20,000	20,583	583	102.92%
Interest	6,080	26,230	25,000	25,774	774	103.10%
Fund Total	\$ 1,363,021	\$ 1,472,676	\$ 1,536,000	\$ 1,537,316	\$ 1,316	100.09%
Water Fund:						
Refunds	\$ 10,482	\$ 12,449	10,000	15,791	\$ 5,791	157.91%
Sales Tax	63	22	-	171	171	
Excise Tax	982,146	1,087,401	1,172,000	1,125,223	(46,777)	96.01%
Cell Tower Lease	82,534	56,144	58,390	56,744	(1,646)	97.18%
Outside Billing	27,692	29,060	28,000	34,903	6,903	124.65%
Water Sales	13,850,632	15,460,204	15,467,747	15,858,730	390,983	102.53%
Hook Up Fees	308,782	263,502	200,000	299,542	99,542	149.77%
Meter Sales	434,881	414,112	426,000	466,957	40,957	109.61%
Temporary Water Sales	79,960	54,460	60,000	75,020	15,020	125.03%
Water Availability	3,589,191	3,810,091	4,002,113	4,094,002	91,889	102.30%
Service Charges	140,629	169,199	142,000	154,356	12,356	108.70%
Unapplied Credits	7,879	(4,310)	-	(684)	(684)	
Deposits	190,643	192,087	203,000	177,691	(25,309)	87.53%
Interest	24,000	105,000	105,000	105,223	223	100.21%
Miscellaneous	6,612	6,525	7,806	8,190	384	104.92%
Fund Total	\$ 19,736,125	\$ 21,981,518	\$ 21,882,056	\$ 22,471,860	\$ 589,804	102.70%
Sewer Fund:						
Sales Tax	\$ 262,457	\$ 260,283	\$ 276,000	\$ 255,460	\$ (20,540)	92.56%
Refunds	53	-	-	-	-	
Miscellaneous	2,780	9,649	8,777	-	-	0.00%
Miscellaneous Service Charge	60,519	60,577	60,000	51,995	(8,005)	86.66%
Sewer Usage	10,019,648	9,597,819	9,692,700	10,215,955	523,255	105.40%
Hook Up Fees	299,199	886,353	300,000	606,438	306,438	202.15%
Sewer Availability	6,426,174	6,534,713	6,600,046	6,756,739	156,693	102.37%
Interest	14,250	94,500	109,000	108,922	(78)	99.93%
Fund Total	\$ 17,085,080	\$ 17,443,893	\$ 17,046,523	\$ 17,995,509	\$ 948,986	105.57%
Storm Water Fund						
Permits	\$ 97,220	\$ 73,760	\$ 72,000	\$ 79,361	\$ 7,361	110.22%
Interest	70,903	166,196	154,000	162,649	8,649	105.62%
Sales Tax	66,277	69,187	93,000	84,786	(8,214)	91.17%
Service Charges	3,423,284	3,496,365	4,257,671	4,197,835	(59,836)	98.59%
Miscellaneous	14,059	10,391	15,000	3,100	(11,900)	20.67%
Fund Total	\$ 3,671,742	\$ 3,815,898	\$ 4,591,671	\$ 4,527,731	\$ (63,940)	98.61%
Golf Course Fund:						
Refunds	\$ 1,172	\$ 1,836	\$ 3,273	\$ 1,284	\$ (1,989)	39.22%
Commissions	1,051	1,008	1,000	3,432	2,432	343.20%
Miscellaneous Service Charges	26,649	25,582	38,000	59,201	21,201	155.79%
Gift Certificates	3,447	10,517	-	4,575	4,575	
Driving Range	212,937	228,752	200,000	247,012	47,012	123.51%
Rec Program Fees	27,770	28,930	26,000	28,772	2,772	110.66%
Overages (Shortages)	(1,145)	(1,372)	-	(432)	(432)	
Food and Beverage Sales	292,505	306,141	267,000	288,601	21,601	108.09%
Clubhouse and Banquet Rental	28,729	24,291	13,000	18,643	5,643	143.41%
Alcoholic Beverage Sales	332,814	332,115	309,000	356,616	47,616	115.41%
Season Passes	109,799	110,772	110,000	112,831	2,831	102.57%
Greens Fees	757,386	824,833	709,000	871,453	162,453	122.91%
Merchandise Sales	150,417	141,340	128,000	154,435	26,435	120.65%
Cart Rental	446,538	470,217	422,000	501,143	79,143	118.75%
Equipment Rental	3,604	3,230	2,500	3,645	1,145	145.80%
Sales Tax	46,635	48,454	42,000	53,349	11,349	127.02%
Miscellaneous Revenue	100,824	98,393	102,000	102,470	470	100.46%
Interest	32,591	104,588	111,000	115,008	4,008	103.61%
Other Reimbursement	-	1,050	-	-	-	
Fund Total	\$ 2,573,721	\$ 2,760,675	\$ 2,483,773	\$ 2,922,037	\$ 438,264	117.65%
Total - Major Operating Funds	\$ 126,539,137	\$ 135,804,120	\$ 139,212,920	\$ 142,913,252	\$ 3,700,332	102.66%

⁽¹⁾ June is 100% of the fiscal year.

City of Ankeny
Major Operating Funds
Budget versus Actual
June 30, 2025

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
General Fund									
Public Safety:									
Police Administration	1111	\$ 182,399	\$ 87,345	\$ (95,054)	48%	\$ 2,593,906	\$ 2,178,268	\$ (415,638)	84%
Police Operations	1112	383,580	540,326	156,746	141%	9,704,775	9,570,271	(134,504)	99%
Police Support Services	1114	36,000	34,153	(1,847)	95%	2,680,704	2,599,638	(81,066)	97%
Crossing Guards	1119	-	-	-	N/A	130,522	119,039	(11,483)	91%
Emergency Preparedness	1140	-	-	-	N/A	401,745	394,361	(7,384)	98%
Fire Support	1141	676,100	498,226	(177,874)	74%	1,516,846	1,386,782	(130,064)	91%
Fire Suppression	1142	1,000	6,725	5,725	672%	4,227,077	4,023,328	(203,749)	95%
Emergency Medical Services	1144	2,794,184	2,945,484	151,300	105%	8,515,502	7,272,200	(1,243,302)	85%
Code Enforcement	1460	2,023,200	3,028,920	1,005,720	150%	2,317,708	2,233,332	(84,376)	96%
Animal Control	2224	2,000	2,848	848	142%	31,000	19,431	(11,569)	63%
Subtotal		\$ 6,098,463	\$ 7,144,025	\$ 1,045,562	117%	\$ 32,119,785	\$ 29,796,650	\$ (2,323,135)	93%
Culture & Recreation:									
Library	2331	\$ 269,349	\$ 297,022	\$ 27,673	110%	\$ 2,879,270	\$ 2,769,324	\$ (109,946)	96%
Park Administration	2440	86,910	80,871	(6,039)	93%	454,539	411,610	(42,929)	91%
Park Maintenance	2441	-	152	152	N/A	2,363,059	2,023,611	(339,448)	86%
Recreation Programs	2442	668,000	789,078	121,078	118%	967,257	857,503	(109,754)	89%
Community Centers	2443	290,000	349,792	59,792	121%	610,297	527,742	(82,555)	86%
Aquatic Centers	2444	1,452,000	1,582,729	130,729	109%	1,656,213	1,490,433	(165,780)	90%
Prairie Ridge Sports Complex	2445	445,369	512,344	66,975	115%	1,264,960	1,134,633	(130,327)	90%
Hawkeye Concessions	2446	67,400	77,240	9,840	115%	67,318	61,745	(5,573)	92%
Cemetery	3547	-	-	-	N/A	600	600	-	100%
Subtotal		\$ 3,279,028	\$ 3,689,227	\$ 410,199	113%	\$ 10,263,513	\$ 9,277,199	\$ (986,314)	90%
Public Works:									
Airport Authority	3548	\$ 723,972	\$ 722,237	\$ (1,735)	100%	\$ 724,016	\$ 724,016	-	100%
Subtotal		\$ 723,972	\$ 722,237	\$ (1,735)	100%	\$ 724,016	\$ 724,016	\$ -	100%
Community & Economic Development:									
Development Engineering	3545	\$ 48,000	\$ 58,621	\$ 10,621	122%	\$ 1,043,116	\$ 1,007,212	\$ (35,905)	97%
Housing Authority	3648	-	-	-	N/A	43,968	38,968	(5,000)	89%
Economic Development	4886	-	-	-	N/A	487,689	445,456	(42,233)	91%
Community Development	4887	30,000	41,505	11,505	138%	1,345,351	1,248,690	(96,661)	93%
Subtotal		\$ 78,000	\$ 100,126	\$ 22,126	128%	\$ 2,920,124	\$ 2,740,326	\$ (179,798)	94%
General Government:									
Communications	2335	\$ -	\$ -	\$ -	N/A	\$ 465,531	\$ 427,488	\$ (38,043)	92%
Mayor and City Council	4881	-	-	-	N/A	216,810	172,764	(44,046)	80%
Human Resources	4882	-	-	-	N/A	619,019	520,842	(98,177)	84%
City Manager	4883	-	-	-	N/A	1,284,540	1,140,010	(144,530)	89%
City Clerk	4884	141,400	148,164	6,764	105%	532,110	492,290	(39,820)	93%
Finance	4885	41,881,901	41,823,328	(58,573)	100%	654,132	632,458	(21,674)	97%
Information Technology	4889	443,583	389,207	(54,376)	88%	1,760,246	1,543,499	(216,747)	88%
City Hall Building	4891	-	46	46	N/A	161,854	110,616	(51,238)	68%
Subtotal		\$ 42,466,884	\$ 42,360,746	\$ (106,138)	100%	\$ 5,694,242	\$ 5,039,966	\$ (654,276)	89%
Total General Fund		\$ 52,646,347	\$ 54,016,361	\$ 1,370,014	103%	\$ 51,721,680	\$ 47,578,157	\$ (4,143,523)	92%
Hotel/Motel Tax Fund									
Community and Economic Development	2233	\$ 61,000	\$ 62,793	\$ 1,793	103%	\$ 2,125,133	\$ 1,843,584	\$ (281,549)	87%
Road Use Tax Fund									
Public Works:									
Street Lighting	1260	\$ -	\$ -	\$ -	N/A	\$ 726,000	\$ 691,568	\$ (34,432)	95%
Roadway Administration	3261	9,946,237	10,448,197	501,960	105%	2,244,964	2,046,207	(198,757)	91%
Roadway Maintenance	3262	-	1,316	1,316	N/A	3,566,775	2,958,107	(608,669)	83%
Snow and Ice Control	3263	-	-	-	N/A	2,416,900	1,439,979	(976,921)	60%
Traffic Safety	3265	-	-	-	N/A	1,972,987	1,734,223	(238,764)	88%
Total Road Use Tax Fund		\$ 9,946,237	\$ 10,449,514	\$ 503,277	105%	\$ 10,927,626	\$ 8,870,083	\$ (2,057,543)	81%

Revenue						Expenditures			
		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>%</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>%</u>
Tax Increment Financing									
Community and Economic Development	4280	\$ 8,268,361	\$ 8,226,882	\$ (41,479)	99%	\$ 3,563,561	\$ 3,337,427	\$ (226,134)	94%
Police and Fire Retirement									
Public Safety:	4290	\$ 3,080,903	\$ 3,078,145	\$ (2,758)	100%	\$ 3,196,840	\$ 3,106,641	\$ (90,199)	97%
Debt Service									
Debt Service:	4300	\$ 17,670,049	\$ 17,625,104	\$ (44,945)	100%	\$ 26,083,554	\$ 26,083,554	\$ -	100%
Solid Waste									
Enterprise:	3500	\$ 1,536,000	\$ 1,537,316	\$ 1,316	100%	\$ 1,512,776	\$ 1,442,194	\$ (70,582)	95%
Water									
Enterprise:									
Utility Deposits	3505	\$ 203,000	\$ 177,691	\$ (25,309)	88%	\$ 182,000	\$ 177,350	\$ (4,650)	97%
Water Administration	3510	21,679,056	22,294,102	615,046	103%	11,505,101	11,188,318	(316,783)	97%
Water Maintenance	3512	-	67	67	N/A	2,999,456	2,666,278	(333,178)	89%
Water Improvement	3520	-	-	-	N/A	-	-	-	N/A
Water Sinking	3530	-	-	-	N/A	3,120,634	3,039,214	(81,420)	97%
Total Water Fund		<u>\$ 21,882,056</u>	<u>\$ 22,471,860</u>	<u>\$ 589,804</u>	103%	<u>\$ 17,807,191</u>	<u>\$ 17,071,161</u>	<u>\$ (736,030)</u>	96%
Sewer									
Enterprise:									
Wastewater Administration	3550	\$ 17,046,523	\$ 17,995,509	\$ 948,986	106%	\$ 9,390,601	\$ 9,150,922	\$ (239,679)	97%
Wastewater Operations	3552	-	-	-	N/A	1,744,313	1,626,233	(118,080)	93%
Sewer Improvement	3560	-	-	-	N/A	-	-	-	N/A
Total Sewer Fund		<u>\$ 17,046,523</u>	<u>\$ 17,995,509</u>	<u>\$ 948,986</u>	106%	<u>\$ 11,134,914</u>	<u>\$ 10,777,155</u>	<u>\$ (357,759)</u>	97%
Storm Water									
Enterprise:									
Storm Water Administration	3580	\$ 4,591,671	\$ 4,527,731	\$ (63,940)	99%	\$ 1,147,384	\$ 1,057,350	\$ (90,034)	92%
Street Cleaning	3584	-	-	-	N/A	265,299	222,208	(43,091)	84%
Total Storm Water Fund		<u>\$ 4,591,671</u>	<u>\$ 4,527,731</u>	<u>\$ (63,940)</u>	99%	<u>\$ 1,412,683</u>	<u>\$ 1,279,558</u>	<u>\$ (133,125)</u>	91%
Golf Course									
Enterprise:									
Golf Course Maintenance	2591	\$ 3,273	\$ 1,243	\$ (2,030)	38%	\$ 823,143	\$ 721,839	\$ (101,304)	88%
Golf Course Pro Shop	2592	1,774,500	2,137,372	362,872	120%	777,211	732,371	(44,840)	94%
Golf Course Banquet Services	2595	706,000	783,421	77,421	111%	1,008,919	948,213	(60,706)	94%
Total Golf Course Fund		<u>\$ 2,483,773</u>	<u>\$ 2,922,037</u>	<u>\$ 438,264</u>	118%	<u>\$ 2,609,273</u>	<u>\$ 2,402,423</u>	<u>\$ (206,850)</u>	92%
Total		<u>\$ 139,212,920</u>	<u>\$ 142,913,252</u>	<u>\$ 3,700,332</u>	103%	<u>\$ 132,095,231</u>	<u>\$ 123,791,937</u>	<u>\$ (8,303,294)</u>	94%

**City of Ankeny
Investment Schedule
June 2025**

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance June 30, 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)	247,023.44	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 Cr	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)	\$ 1,171,272.04	\$ 21,610,282.81	\$ 18,684,464.51
Equipment Reserve													
1363657-1	IPAIT	CD	CD	5.275%	6/24/2024	6/23/2025	364	\$ 1,000,000.00	\$ -	\$ -	\$ 52,611.67	\$ 1,000,000.00	\$ -
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	1,000,000.00	-	-	-	-	1,000,000.00
Subtotal								\$ 2,000,000.00	\$ -	\$ -	\$ 52,611.67	\$ 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 & Tru	CD	CD	4.750%	9/16/2024	3/16/2025	181	5,000,000.00	-	-	117,329.18	5,000,000.00	-
40029282	Two Rivers Bank & Tru	CD	CD	4.625%	9/27/2024	3/27/2025	181	5,000,000.00	-	-	113,373.23	5,000,000.00	-
900020710	Northwest Bank	CD	CD	5.040%	4/10/2024	4/10/2025	365	5,000,000.00	-	-	252,000.00	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)	149,767.50	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)	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	-	-	168,357.50	5,000,000.00	-
	Robert W. Baird & Co.	FNMA	Federal Security	4.269%	4/16/2025	6/17/2025	62	5,000,000.00	8,263.89	(31,782.55)	36,018.66	4,968,217.45	-
40029308	Two Rivers Bank & Tru	CD	CD	4.450%	9/27/2024	6/27/2025	273	5,000,000.00	-	-	165,503.83	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
260007020	Community State	CD	CD	4.400%	4/4/2025	10/1/2025	180	5,000,000.00	-	-	-	-	5,000,000.00
	RBC Wealth Managem	FHLMC	Federal Security	4.204%	4/16/2025	10/15/2025	182	1,310,000.00	21.83	(23,056.00)	-	-	1,286,965.83
	RBC Wealth Managem	FHLMC	Federal Security	4.197%	4/16/2025	10/27/2025	194	1,140,000.00	3,211.00	(21,318.00)	209.00	-	1,118,682.00
	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)	8,705.36	-	4,820,250.00
	Robert W. Baird & Co.	T-Note	T-Note	4.068%	4/16/2025	1/31/2026	290	5,000,000.00	27,192.68	(55,531.25)	-	-	4,971,661.43
6901143053	BMO	CD	CD	4.180%	4/4/2025	4/4/2026	365	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co.	T-Note	T-Note	3.955%	4/16/2025	4/15/2026	364	5,000,000.00	512.30	(9,828.12)	-	-	4,990,684.18
3000907325	Lincoln Savings Bank	MM	Money market	3.200%	N/A	N/A	MM	7,710,030.84	-	-	272,365.19	-	7,710,030.84
IA02-39246-101	IPAIT	MM	Money market	4.100%	N/A	N/A	MM	105,812,252.72	-	-	1,476,289.84	60,000,000.00	45,812,252.72
	Farmers State Bank	MM	Money market	4.080%	N/A	N/A	MM	25,352,061.75	-	-	1,093,028.78	-	25,352,061.75
Subtotal								\$ 267,711,462.87	\$ 43,462.50	\$ (694,226.49)	\$ 5,293,894.75	\$ 136,425,154.84	\$ 130,619,808.35

**City of Ankeny
Investment Schedule
June 2025**

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance June 30, 2025
Police/Fire Pension													
1363657-1	IPAIT	CD	CD	5.275%	6/24/2024	6/23/2025	364	\$ 500,000.00	\$ -	\$ -	\$ 26,305.84	\$ 500,000.00	\$ -
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	500,000.00	-	-	-	-	500,000.00
Subtotal								<u>\$ 1,000,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,305.84</u>	<u>\$ 500,000.00</u>	<u>\$ 500,000.00</u>
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	-	-	52,611.67	1,000,000.00	-
104092373377	Community Choice Credit Union	CD	CD	4.250%	9/27/2024	9/27/2025	364	1,000,000.00	-	-	-	-	1,000,000.00
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	1,000,000.00	-	-	-	-	1,000,000.00
Subtotal								<u>\$ 4,000,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 108,921.79</u>	<u>\$ 2,000,000.00</u>	<u>\$ 2,000,000.00</u>
Water Fund													
1363657-1	IPAIT	CD	CD	5.275%	6/24/2024	6/23/2025	364	\$ 2,000,000.00	\$ -	\$ -	\$ 105,223.34	\$ 2,000,000.00	\$ -
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	3,000,000.00	-	-	-	-	3,000,000.00
Subtotal								<u>\$ 5,000,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 105,223.34</u>	<u>\$ 2,000,000.00</u>	<u>\$ 3,000,000.00</u>
Total Investments								<u>\$ 320,711,462.87</u>	<u>\$ 71,639.13</u>	<u>\$ (1,399,479.17)</u>	<u>\$ 6,758,229.43</u>	<u>\$ 163,535,437.65</u>	<u>\$ 155,804,272.86</u>
<u>Totals by Institution</u>													
Bankers Trust								\$ 5,000,000.00	\$ -	\$ -	\$ 130,890.40	\$ 5,000,000.00	\$ -
BMO								12,000,000.00	-	-	246,341.62	7,000,000.00	5,000,000.00
Community Choice Credit Union								5,000,000.00	-	-	-	-	5,000,000.00
Community State								15,500,000.00	-	-	286,778.07	5,000,000.00	10,500,000.00
Farmers State Bank								25,352,061.75	-	-	1,093,028.78	-	25,352,061.75
First Interstate Bank								-	-	-	-	-	-
First National Bank								-	-	-	-	-	-
Great Southern Bank								-	-	-	-	-	-
Green State Credit Union								13,000,000.00	-	-	323,715.14	8,000,000.00	5,000,000.00
IPAIT								113,312,252.72	-	-	1,925,033.36	67,500,000.00	45,812,252.72
Lincoln Savings Bank								7,710,030.84	-	-	272,365.19	-	7,710,030.84
Northwest Bank								5,000,000.00	-	-	252,000.00	5,000,000.00	-
RBC Wealth Management								35,290,541.65	26,797.82	(383,349.87)	832,593.63	22,617,175.38	12,290,038.23
Robert W. Baird & Co.								58,546,575.91	44,841.31	(1,016,129.30)	717,726.40	23,418,262.27	34,139,889.32
South Story Bank & Trust								5,000,000.00	-	-	117,329.18	5,000,000.00	-
Two Rivers Bank & Trust								15,000,000.00	-	-	278,877.06	10,000,000.00	5,000,000.00
Veridian Credit Union								5,000,000.00	-	-	281,550.60	5,000,000.00	-
Wells Fargo Bank								-	-	-	-	-	-
Total								<u>\$ 320,711,462.87</u>	<u>\$ 71,639.13</u>	<u>\$ (1,399,479.17)</u>	<u>\$ 6,758,229.43</u>	<u>\$ 163,535,437.65</u>	<u>\$ 155,804,272.86</u>
<u>Totals by Type</u>													
CD								\$ 88,000,000.00	\$ -	\$ -	\$ 2,366,225.59	\$ 57,500,000.00	\$ 30,500,000.00
Commercial paper								17,424,543.06	-	-	272,537.49	7,727,462.51	9,697,080.55
Money market								138,874,345.31	-	-	2,841,683.81	60,000,000.00	78,874,345.31
Federal security								17,450,000.00	24,184.22	(268,632.20)	153,115.16	9,964,267.45	7,217,122.18
T-Bill								7,962,574.50	-	(95,336.81)	132,762.31	7,867,237.69	-
T-Note								51,000,000.00	47,454.91	(1,035,510.16)	991,905.07	20,476,470.00	29,515,724.82
								<u>\$ 320,711,462.87</u>	<u>\$ 71,639.13</u>	<u>\$ (1,399,479.17)</u>	<u>\$ 6,758,229.43</u>	<u>\$ 163,535,437.65</u>	<u>\$ 155,804,272.86</u>



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 June 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. June 2025 Building Permit Report

**City of Ankeny
Building Permit Report**

Month of June 2025

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	June-25		June-24		1/1/2025-6/30/2025		1/1/2024-6/30/2024		7/1/2024-6/30/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	31	\$12,103,898	36	\$13,195,978	162	\$63,475,294	248	\$94,012,225	307	\$121,250,869
New Single Family Attached/Duplex	4	\$1,325,308	30	\$6,577,182	233	\$59,973,584	76	\$19,637,803	416	\$104,540,689
New Multi - Family	4	\$15,175,127	3	\$1,614,766	7	\$69,848,877	3	\$1,614,766	13	\$86,673,820
Total New Residential Permits	39	\$28,604,333	69	\$21,387,926	402	\$193,297,755	327	\$115,264,794	736	\$312,465,378
Additions/Alterations/Other (1)	76	\$643,471	76	\$868,992	394	\$21,946,088	360	\$4,225,714	787	\$26,688,069
Total New Dwelling Units	197		76		985		334		1485	
NON-RESIDENTIAL										
New Commercial	3	\$3,529,593	0	\$0	14	\$56,277,803	5	\$10,665,080	27	\$127,021,509
COM Additions/Alterations/Other	6	\$7,501,134	12	\$6,520,796	40	\$16,829,648	52	\$31,749,481	89	\$34,201,360
New Church	1	\$300,000	0	\$0	1	\$300,000	0	\$0	1	\$300,000
CHR Additions/Alterations/Other	0	\$0	0	\$0	2	\$3,540,950	2	\$81,748	5	\$3,777,110
New School	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	2	\$558,490	2	\$3,612,000	2	\$558,490
Total Non Residential Permits	10	\$11,330,727	12	\$6,520,796	59	\$77,506,891	61	\$46,108,309	124	\$165,858,469
MISC PERMITS (2)	111	\$531,778	97	\$83,138	482	\$1,333,664	431	\$762,585	858	\$1,841,470
TOTALS	236	\$41,110,309	254	\$28,860,852	1337	\$294,084,398	1179	\$166,361,402	2505	\$506,853,386

(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 duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
6/1/2025 - 6/30/2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	6/2/2025	\$392,957	25-3067-NEW	5704 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	6/2/2025	\$347,436	25-3068-NEW	5703 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	6/4/2025	\$633,625	25-2719-NEW	3213 NE 17th St	Adam Peuse	Adam Peuse
Single Family Detached	New Building	6/5/2025	\$570,240	25-3199-NEW	1915 NE Pond View Ct	Redwood Builders	Redwood Builders
Single Family Detached	New Building	6/9/2025	\$304,838	25-3042-NEW	4311 NE 3rd St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$325,311	25-3043-NEW	4207 NE 7th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$337,453	25-3044-NEW	4203 NE 7th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$277,927	25-3071-NEW	4310 NE 3rd St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$259,784	25-3072-NEW	4315 NE 3rd St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$311,374	25-3219-NEW	4102 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$298,400	25-3270-NEW	612 NE Oak Ridge Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/16/2025	\$279,275	25-3073-NEW	419 NE Crossing Oaks Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/17/2025	\$577,155	25-3255-NEW	2107 NE 19th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	6/18/2025	\$430,135	25-3201-NEW	1905 NE 19th St	MJ Properties	MJ Properties
Single Family Detached	New Building	6/18/2025	\$430,122	25-3476-NEW	2707 NW 27th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$547,669	25-3477-NEW	2711 NW 27th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3493-NEW	3313 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3512-NEW	3306 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3513-NEW	3302 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3514-NEW	3224 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3515-NEW	3220 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3516-NEW	3216 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3517-NEW	3212 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/23/2025	\$266,989	25-3474-NEW	3727 NE 6th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/24/2025	\$424,590	25-3296-NEW	501 SW 18th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	6/24/2025	\$540,160	25-3391-NEW	1515 NW Benjamin Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	6/25/2025	\$440,130	25-3354-NEW	3124 NW 27th Cir	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/25/2025	\$349,296	25-3356-NEW	3116 NW 27th Cir	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/25/2025	\$413,090	25-3499-NEW	3120 NW 27th Cir	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/26/2025	\$445,022	25-3561-NEW	2916 NW 27th Ct	Haven Homes Design Build	Haven Homes Design Build
Single Family Detached	New Building	6/30/2025	\$438,831	25-3401-NEW	1603 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Attached	New Building	6/2/2025	\$279,126	25-3065-NEW	1312 NE Country Meadow Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	6/2/2025	\$279,126	25-3066-NEW	1316 NE Country Meadow Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	6/25/2025	\$384,392	25-3317-NEW	5702 NE Creek Ridge Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/25/2025	\$382,664	25-3319-NEW	5706 NE Creek Ridge Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Multi-Family (39 Units)	New Building	6/25/2025	\$3,682,342	25-2283-NEW	2824 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Multi-Family (39 Units)	New Building	6/25/2025	\$3,682,342	25-2284-NEW	2828 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Multi-Family (39 Units)	New Building	6/25/2025	\$3,682,342	25-2285-NEW	2832 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Multi-Family (45 Units)	New Building	6/25/2025	\$4,128,101	25-2286-NEW	2836 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Single Family Detached	Gazebo	6/2/2025	\$3,360	25-3254-GAZ	1007 NW 33rd St	Kevin E Goehring	Kevin E Goehring

Single Family Detached	Building Addition	6/3/2025	\$43,074	25-3279-ADD	1405 NW Reinhart Dr	DLR Construction	DLR Construction
Single Family Detached	Porch	6/5/2025	\$2,880	25-2826-PRCH	2603 SW 20th Cir	Mapes Construction Company, Inc.	Mapes Construction Company, Inc.
Single Family Detached	Building Addition	6/5/2025	\$85,932	25-3002-ADD	2603 SW 20th Cir	Mapes Construction Company, Inc.	Mapes Construction Company, Inc.
Single Family Detached	Building Alteration	6/5/2025	\$100,000	25-3004-ALT	2603 SW 20th Cir	Mapes Construction Company, Inc.	Mapes Construction Company, Inc.
Single Family Detached	Building Alteration	6/10/2025	\$19,688	25-2363-ALT	3723 SW Stonehaven Ln	Long Construction Services LLC	Long Construction Services LLC
Single Family Detached	Building Alteration	6/10/2025	\$4,185	25-3346-ALT	2004 NW 31st St	SafeBasements of Iowa	SafeBasements of Iowa
Single Family Detached	Building Addition	6/10/2025	\$23,856	25-3370-ADD	2714 NW Boulder Ridge RD	Midwest Construction	Midwest Construction
Single Family Detached	Building Alteration	6/10/2025	\$20,412	25-3394-ALT	906 SE 10th St	Mahmoud Chabayta	Mahmoud Chabayta
Single Family Detached	Building Addition	6/12/2025	\$34,113	25-2542-ADD	231 NE 48th St	David Nysten	Central Iowa Solutions, LLC
Single Family Detached	Gazebo	6/16/2025	\$1,499	25-2306-GAZ	1802 NE Trilein Dr	Stephanie Nguyen	Stephanie Nguyen
Single Family Detached	Building Alteration	6/16/2025	\$3,000	25-3562-ALT	5210 NW 7th St	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	6/17/2025	\$4,185	25-3614-ALT	1310 NW 2nd St	SafeBasements of Iowa	SafeBasements of Iowa
Single Family Detached	Pergola	6/18/2025	\$9,000	25-2568-PERG	1309 NE 56th St	Jacob's Ladder Construction LLC	Jacob's Ladder Construction LLC
Single Family Detached	Building Alteration	6/18/2025	\$17,230	25-3357-ALT	306 NE Country Meadow Dr	Sean Fitzsimmons	Sean Fitzsimmons
Single Family Detached	Building Alteration	6/19/2025	\$22,806	25-3816-ALT	517 NE 58th St	Paragon Builds LLC	Paragon Builds LLC
Single Family Detached	Pergola	6/23/2025	\$10,000	25-3853-PERG	2213 NW Greenwood St	Charles D Moore	Charles D Moore
Single Family Detached	Building Alteration	6/23/2025	\$15,844	25-3863-ALT	4308 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Solar	6/24/2025	\$30,000	25-3895-SOL	2804 NW 27th St	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	6/25/2025	\$4,900	25-3925-ALT	918 SE Peterson Dr	Iowa Concrete Cutting	Iowa Concrete Cutting
Single Family Attached	Building Addition	6/26/2025	\$25,845	25-3454-ADD	5521 NE Creek Ridge Dr	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Pergola	6/26/2025	\$400	25-3860-PERG	2620 NW 43rd St	Blake Michaelsen	Blake Michaelsen
Single Family Detached	Building Alteration	6/28/2025	\$15,026	25-3549-ALT	2416 NW North Creek Dr	Gerardo Rodriguez	Gerardo Rodriguez
Single Family Detached	Gazebo	6/30/2025	\$2,880	25-2376-GAZ	4103 NE 7th St	Jacobsen Tim	Jacobsen Tim
Single Family Attached	Deck	6/2/2025	\$2,016	25-1624-DECK	403 NE 31st St	Robby K Beyer	Beyer Building Solutions LLC
Single Family Detached	Deck	6/2/2025	\$4,356	25-3137-DECK	801 SE Sherman Dr	James White	Kitchn & Baths Tony, LLC
Single Family Detached	Deck	6/3/2025	\$1,392	25-3260-DECK	1405 NW Reinhart Dr	DLR Construction	DLR Construction
Single Family Detached	Deck	6/4/2025	\$3,600	25-3280-DECK	5517 NE Seneca Dr	Grace Fox	Grace Fox
Single Family Detached	Deck	6/5/2025	\$4,032	25-3327-DECK	3119 SW 21st St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/5/2025	\$2,496	25-3335-DECK	904 NW Boulder Brook Dr	Daniel Presler	Daniel Presler
Single Family Detached	Deck	6/9/2025	\$480	25-1606-DECK	708 NE Meadow Landing Dr	Leon James Klemisch	Leon James Klemisch
Single Family Detached	Deck	6/10/2025	\$1,440	25-3287-DECK	302 NE Meadow Ln	Colin Concrete Enterprise	Colin Concrete Enterprise
Single Family Detached	Deck	6/11/2025	\$864	25-3453-DECK	602 NE 7th St	Tracey R Hildreth	Tracey R Hildreth
Single Family Detached	Deck	6/12/2025	\$2,880	25-3482-DECK	3521 SW Maize Dr	Nick Bjork	Nick Bjork
Single Family Detached	Deck	6/13/2025	\$1,968	25-3364-DECK	3123 SE 20th St	Andersen Const and Remodeling	Andersen Const and Remodeling
Single Family Detached	Deck	6/16/2025	\$5,040	25-2305-DECK	1802 NE Trilein Dr	Stephanie Nguyen	Stephanie Nguyen
Single Family Detached	Deck	6/18/2025	\$1,440	25-3813-DECK	2309 NW Maple St	John Holman	John Holman
Single Family Detached	Deck	6/19/2025	\$3,072	25-3828-DECK	924 NW Reinhart Dr	Ultimate Construction Services	Ultimate Construction Services
Single Family Attached	Deck	6/20/2025	\$648	25-3559-DECK	499 NW Autumn Crest Dr	DK3J Handyman Services	DK3J Handyman Services
Single Family Detached	Deck	6/23/2025	\$1,920	25-3859-DECK	405 SE 3rd St	Halbrook Jason	Halbrook Jason
Single Family Detached	Deck	6/23/2025	\$2,184	25-3867-DECK	2504 NW Northpark Dr	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Detached	Deck	6/23/2025	\$2,484	25-3878-DECK	1414 SE Wanda Dr	Buresh Home Solutions	Buresh Home Solutions
Single Family Detached	Deck	6/23/2025	\$4,452	25-3880-DECK	3407 SE Plum Ct	Chapman Decks LLC	Chapman Decks LLC
Duplex	Deck	6/24/2025	\$336	25-3916-DECK	1607 NW 4th St	Allen Lee Porter	Allen Lee Porter
Duplex	Deck	6/24/2025	\$336	25-3923-DECK	1605 NW 4th St	Allen Lee Porter	Allen Lee Porter
Single Family Detached	Deck	6/25/2025	\$2,784	25-3809-DECK	606 NW Abbie Dr	Timberline Builders Corporation Inc	Timberline Builders Corporation Inc
Single Family Detached	Deck	6/25/2025	\$1,200	25-3894-DECK	4304 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	Deck	6/25/2025	\$2,032	25-3933-DECK	4503 NE Milligan Ln	Mike Hobbs	Mr. Handyman Of Des Moines

Single Family Detached	Deck	6/26/2025	\$2,160	25-2526-DECK	327 NW Jackson Dr	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/26/2025	\$8,166	25-3817-DECK	2818 NW Park Ln	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/26/2025	\$3,312	25-3887-DECK	1301 SE Hayes Dr	Haggerty Windows & Siding, LLC	Haggerty Windows & Siding, LLC
Single Family Detached	Deck	6/26/2025	\$4,176	25-3909-DECK	2503 SW 31st St	Allison Lee Gioffredi	Allison Lee Gioffredi
Single Family Detached	Deck	6/30/2025	\$2,760	25-3262-DECK	902 NE 15th St	Michelle Heim	Michelle Heim
Single Family Detached	Garage	6/10/2025	\$33,892	25-3323-GAR	522 SW Kenworthy Dr	True Construction Services	True Construction Services
Single Family Detached	Shed	6/1/2025	\$2,400	25-3125-SHD	2530 NW Greenwood St	Kyle Corbin	Kyle Corbin
Single Family Detached	Shed	6/2/2025	\$2,800	25-3250-SHD	5008 NW 13th St	Zeke Brewer	Zeke Brewer
Single Family Attached	Shed	6/2/2025	\$1,920	25-3256-SHD	4603 NW 17th St	Joy Bird	Joy Bird
Single Family Detached	Shed	6/3/2025	\$1,920	25-3218-SHD	1215 NW 29th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/3/2025	\$2,400	25-3277-SHD	2002 NE Bel-Aire Dr	Laura Bratland	Laura Bratland
Single Family Detached	Shed	6/3/2025	\$1,600	25-3284-SHD	3714 NW 4th St	Kevin Dontje	Kevin Dontje
Single Family Detached	Shed	6/9/2025	\$2,000	25-3095-SHD	2703 NW 25th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/9/2025	\$1,600	25-3266-SHD	5513 NE Seneca Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/10/2025	\$6,400	25-2358-SHD	401 SE 4th St	Affinity Construction, LLC	Affinity Construction, LLC
Single Family Detached	Shed	6/10/2025	\$2,800	25-3414-SHD	418 NW Scott St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/13/2025	\$1,600	25-2988-SHD	1301 NW Wagner Blvd	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/13/2025	\$2,400	25-3536-SHD	1415 NE Williamsburg Dr	Amber Cole	Tuff Shed
Single Family Detached	Shed	6/19/2025	\$1,600	25-3540-SHD	1406 NW Seasons Dr	Kevin Kelly	Kevin Kelly
Single Family Detached	Shed	6/27/2025	\$2,400	25-3958-SHD	109 SW Pleasant St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/30/2025	\$1,600	25-3984-SHD	2826 NW 2nd Ct	Miguel Luciano	Tuff Shed (Home Depot)
Single Family Attached	Spa/Hot Tub	6/10/2025	\$0	25-3403-SPA	413 NE Mission Ct	AAA Electric	AAA Electric, Custom Decks, LLC
Single Family Detached	Spa/Hot Tub	6/13/2025	\$0	25-3488-SPA	129 NE 51st St	Eric Link	Kline Electric
Single Family Detached	Swimming Pool	6/3/2025	\$0	25-3276-POOL	2002 NE Bel-Aire Dr	Laura Bratland	Laura Bratland
Single Family Detached	Swimming Pool	6/4/2025	\$0	25-3322-POOL	708 NW 31st St	Joshua Strother	Joshua Strother
Single Family Detached	Swimming Pool	6/16/2025	\$0	25-1839-POOL	1305 SE Waywin Cir	AJ Gumino	AJ Gumino
Single Family Detached	Swimming Pool	6/20/2025	\$0	25-3848-POOL	301 NW Bayberry Ln	David Rizzuto	David Rizzuto
Single Family Detached	Swimming Pool	6/25/2025	\$0	25-3926-POOL	858 NW Orchard Dr	Premier Pools & Spas	Premier Pools & Spas
Retail	New Building	6/11/2025	\$1,600,000	25-0793-NEW	601 SW Oralabor Rd	Daniel Willrich	Daniel Willrich
Office	New Building	6/24/2025	\$1,358,860	25-2280-NEW	1430 SW Tradition Dr	Ben Olson	Keen Project Solutions
Other	New Building	6/25/2025	\$570,733	25-1891-NEW	2840 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Church	New Building	6/10/2025	\$300,000	25-2380-NEW	5180 NE Delaware Ave	Des Moines Meeting Rooms INC	Des Moines Meeting Rooms INC
Retail	Building Alteration	6/18/2025	\$1,055,000	25-2859-ALT	2010 SE Delaware Ave Ste 214	Michael O'rourke	Commercial Contractors inc
Office	Building Alteration	6/24/2025	\$283,000	25-2451-ALT	1535 SW Market St Ste 401	DRA Properties	DRA Properties LLC
Office	Building Alteration	6/24/2025	\$6,000,000	25-3369-ALT	2701 SE 90th St	Burns & McDonnell Engineering Co	Burns & McDonnell Engineering Co
Other	Building Alteration	6/25/2025	\$33,134	25-3876-ALT	2006 S Ankeny Blvd Bldg 4	Koester Construction	Koester Construction
Retail	Building Alteration	6/27/2025	\$30,000	25-1731-ALT	1002 SE National Dr	Galloway & Company, Inc.	GM Northrup Corporation
Industrial	Building Addition	6/27/2025	\$100,000	25-3350-ADD	7305 SE Crosswinds Dr UNIT 101	Elite Property Maintenance LLC	Elite Property Maintenance LLC
Single Family Detached	Fence/Wall	6/1/2025	\$0	25-3181-FNCE	311 SW 17th St	Post to Post Fence LLC	Post to Post Fence LLC
Single Family Detached	Fence/Wall	6/2/2025	\$0	25-3205-FNCE	4406 SW Driftwood Ct	American Fence Company	American Fence Co

Single Family Detached	Fence/Wall	6/2/2025	\$0 25-3206-FNCE	1506 NW Jackson Dr	American Fence Company	American Fence Co
Single Family Attached	Fence/Wall	6/2/2025	\$0 25-3264-FNCE	205 SE Willow Run Ln	Alfred Kallhoff	Iowa Concrete & More LLC
Single Family Attached	Fence/Wall	6/3/2025	\$0 25-1869-FNCE	601 NE Meadow Landing Dr	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	6/3/2025	\$0 25-3258-FNCE	513 NE 58th St	Wesley Hoyer	Wesley Hoyer
Single Family Detached	Fence/Wall	6/3/2025	\$0 25-3273-FNCE	925 SE 4th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/4/2025	\$0 25-3286-FNCE	303 SW 48th St	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	6/4/2025	\$0 25-3290-FNCE	406 NW Arlan Dr	Faith Baptist Bible College	Faith Baptist Bible College
Single Family Detached	Fence/Wall	6/4/2025	\$0 25-3291-FNCE	1710 NW 4th St	Faith Baptist Bible College	Faith Baptist Bible College
Single Family Detached	Fence/Wall	6/4/2025	\$0 25-3316-FNCE	4209 NE 5th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	6/5/2025	\$0 25-3295-FNCE	4715 NW 13th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/5/2025	\$0 25-3297-FNCE	407 SW 32nd St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/6/2025	\$0 25-3367-FNCE	2805 NW Linwood Ct	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	6/9/2025	\$0 25-3366-FNCE	1007 W 1st St	Jerry Houk	Jerry Houk
Single Family Detached	Fence/Wall	6/9/2025	\$0 25-3380-FNCE	716 NE 41st Ct	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	6/9/2025	\$0 25-3382-FNCE	1211 NW 27th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	6/10/2025	\$0 25-2357-FNCE	401 SE 4th St	Affinity Construction, LLC	Affinity Construction, LLC
Single Family Detached	Fence/Wall	6/10/2025	\$0 25-3404-FNCE	1606 NW Rockcrest Rd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	6/10/2025	\$0 25-3411-FNCE	3805 SW Westview Dr	Ben Gray	Ben Gray
Single Family Detached	Fence/Wall	6/11/2025	\$0 25-3472-FNCE	3904 NE 8th St	Toni Schiltz	Toni Schiltz
Single Family Detached	Fence/Wall	6/12/2025	\$0 25-2360-FNCE	501 NW Westwood St	Robert Weir	Robert Weir
Single Family Attached	Fence/Wall	6/12/2025	\$0 25-3075-FNCE	5017 NE Trilein Dr	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	6/12/2025	\$0 25-3081-FNCE	1307 NE 55th St	Superior Fence & Rail	Superior Fence & Rail
Single Family Detached	Fence/Wall	6/13/2025	\$0 25-3498-FNCE	5212 NW 10th St	Alexia Fisher	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	6/16/2025	\$0 25-3497-FNCE	521 SW Maple St	Rolf Osteraas	Sanchez Construction LLC
Single Family Detached	Fence/Wall	6/16/2025	\$0 25-3609-FNCE	830 SE 9th St	Eric Roa	Eric Roa
Single Family Detached	Fence/Wall	6/17/2025	\$0 25-3777-FNCE	1318 NE 56th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Attached	Fence/Wall	6/18/2025	\$0 25-3797-FNCE	4321 NE 13th St	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	6/19/2025	\$0 25-3546-FNCE	1522 NW Wagner Blvd	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-2390-FNCE	317 SW Carriage Dr	Gary Oldenburger	Gary Oldenburger
Single Family Attached	Fence/Wall	6/23/2025	\$0 25-3353-FNCE	3416 NW Reinhart Dr	Juan M Coronel	Juan M Coronel
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3545-FNCE	3171 NW 18th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3783-FNCE	2818 NW 2nd Ct	Precision Fencing	Precision Fencing
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3871-FNCE	858 NW Orchard Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3872-FNCE	2949 SW Country Ln	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3888-FNCE	2716 NW Boulder Point Pl	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	6/24/2025	\$0 25-3911-FNCE	413 SW Elm St	Bob Buckroyd	Bob Buckroyd
Single Family Detached	Fence/Wall	6/25/2025	\$0 25-3912-FNCE	2107 NW Greenwood St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	6/25/2025	\$0 25-3964-FNCE	304 NE 62nd St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	6/26/2025	\$0 25-3972-FNCE	1108 SW Elm St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	6/27/2025	\$0 25-3986-FNCE	2414 NW 43rd St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	6/27/2025	\$0 25-3994-FNCE	4405 SW Sawgrass Pkwy	Doug Adkisson	Doug Adkisson
Single Family Detached	Fence/Wall	6/30/2025	\$0 25-3917-FNCE	1339 NE 55th St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	6/30/2025	\$0 25-4016-FNCE	2405 NW 29th St	Grant Judkins	Grant Judkins
Single Family Detached	Fence/Wall	6/30/2025	\$0 25-4019-FNCE	731 NE Deerfield Dr	American Fence Company	American Fence Co
Office	Sign	6/2/2025	\$6,215 25-3196-SIGNP	225 NW 18th St Ste 109	Coach Light Clinic	Performance Sign & Design
Hotel/Motel	Sign	6/3/2025	\$1,500 25-2491-SIGNP	133 SE Delaware Ave	Wilfredo Melgar	Wilfredo Melgar
Hotel/Motel	Sign	6/3/2025	\$800 25-2519-SIGNP	133 SE Delaware Ave	Wilfredo Melgar	Wilfredo Melgar

Restaurant	Sign	6/3/2025	\$1,000 25-2521-SIGNP	133 SE Delaware Ave	Wilfredo Melgar	Wilfredo Melgar
Retail	Sign	6/10/2025	\$36,500 25-3056-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/16/2025	\$500 25-3325-SIGNP	1631 SW Main St Ste 101	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	6/18/2025	\$2,500 25-0767-SIGNP	817 N Ankeny Blvd	Signs 'N More	Signs 'N More
Retail	Sign	6/23/2025	\$2,530 25-3048-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,530 25-3049-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,430 25-3050-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,530 25-3051-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,530 25-3052-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,530 25-3053-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,035 25-3054-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,960 25-3055-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Restaurant	Sign	6/23/2025	\$8,372 25-3475-SIGNP	1550 N Ankeny Blvd Ste 114	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	6/25/2025	\$1,500 25-3582-SIGNP	2010 SE Delaware Ave Ste 222	Wilfredo Melgar	iSigns First LLC
Retail	Sign	6/30/2025	\$830 25-3313-SIGNP	301 SW Walnut St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	6/30/2025	\$6,184 25-3996-SIGNP	2120 NE 36th St Ste 103	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Retail	Sign	6/30/2025	\$7,582 25-3997-SIGNP	2120 NE 36th St Ste 103	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Restaurant	Temporary Sign	6/9/2025	\$0 25-3267-SIGNT	1550 N Ankeny Blvd Ste 114	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Temporary Sign	6/17/2025	\$0 25-3589-SIGNT	921 SE Oralabor Rd	Wild Willy's Fireworks	Wild Willy's Fireworks
Retail	Temporary Sign	6/17/2025	\$0 25-3593-SIGNT	2505 SE Delaware Ave	Colin Bohac	Colin Bohac
Retail	Temporary Sign	6/17/2025	\$0 25-3598-SIGNT	1802 N Ankeny Blvd	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/17/2025	\$0 25-3605-SIGNT	2732 SE Delaware Ave	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/17/2025	\$0 25-3616-SIGNT	1002 SE National Dr	Jake's Fireworks, Inc	Jake's Fireworks, Inc
Retail	Temporary Sign	6/27/2025	\$0 25-3882-SIGNT	109 SE Oralabor Rd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Temporary Sign	6/27/2025	\$0 25-3883-SIGNT	3205 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Temporary Sign	6/27/2025	\$0 25-3905-SIGNT	509 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Canopy/Tent	6/17/2025	\$0 25-3588-TENT	921 SE Oralabor Rd	Wild Willy's Fireworks	Wild Willy's Fireworks
Retail	Canopy/Tent	6/17/2025	\$0 25-3591-TENT	2505 SE Delaware Ave	Colin Bohac	Colin Bohac
Retail	Canopy/Tent	6/17/2025	\$0 25-3597-TENT	1802 N Ankeny Blvd	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Canopy/Tent	6/17/2025	\$0 25-3599-TENT	2732 SE Delaware Ave	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Canopy/Tent	6/17/2025	\$0 25-3613-TENT	1002 SE National Dr	Mary Leritz	Mary Leritz
Retail	Canopy/Tent	6/27/2025	\$0 25-3595-TENT	3205 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Canopy/Tent	6/27/2025	\$0 25-3596-TENT	509 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Canopy/Tent	6/27/2025	\$0 25-3903-TENT	109 SE Oralabor Rd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Single Family Detached	Drive Approach	6/2/2025	\$0 25-3263-RSTRM	909 NE 28th St	Concrete PRF LLC	Concrete PRF LLC
Single Family Detached	Drive Approach	6/5/2025	\$0 25-3336-RSTRM	410 SE 11th St	Todd Waddell	Todd Waddell
Single Family Attached	Drive Approach	6/6/2025	\$0 25-3339-RSTRM	2901 NW Park Ln	Innovate Concrete Services	Innovate Concrete Services
Single Family Detached	Drive Approach	6/10/2025	\$0 25-3423-RSTRM	605 NW School St	Rebel Concrete Services	Rebel Concrete Services
Single Family Detached	Drive Approach	6/11/2025	\$0 25-3468-RSTRM	517 NE Robert Dr	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	6/13/2025	\$0 25-3556-RSTRM	1606 NE Hayes Dr	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	6/16/2025	\$0 25-3321-RSTRM	1124 SW 50th St	Avalos Concrete LLC	Avalos Concrete LLC
Single Family Detached	Drive Approach	6/16/2025	\$0 25-3564-RSTRM	1109 NW Maple St	Michael Solem	Michael Solem
Single Family Detached	Drive Approach	6/17/2025	\$0 25-3611-RSTRM	303 NE Mission Ct	1891 PSC LLC	1892 PSC LLC
Restaurant	Drive Approach	6/27/2025	\$0 25-3993-RSTRM	715 SE Oralabor Rd	CMC Solutions	CMC Solutions
Single Family Detached	Drive Approach	6/30/2025	\$0 25-3249-RSTRM	3203 SW 26th St	Lynch Conrad	Lynch Conrad

Single Family Detached	Drive Approach	6/30/2025	\$0 25-4027-RSTRM	222 NE 12th Street Pl	M & F Concrete	M & F Concrete
Single Family Detached	Sidewalk	6/2/2025	\$0 25-3222-RSWRP	506 SE 8th St	Des Moines Excavating	Des Moines Excavating
Single Family Detached	Sidewalk	6/2/2025	\$0 25-3227-RSWRP	505 SE 8th St	Des Moines Excavating	Des Moines Excavating
Single Family Detached	Sidewalk	6/5/2025	\$0 25-3333-RSWRP	110 NE Grant St	Des Moines Excavating	Des Moines Excavating
Single Family Attached	Sidewalk	6/6/2025	\$0 25-3340-RSWRP	2901 NW Park Ln	Innovate Concrete Services	Innovate Concrete Services
Single Family Detached	Sidewalk	6/11/2025	\$0 25-3466-RSWRP	1302 NE Stone Valley Cir	Solis Concrete	Solis Concrete
Single Family Detached	Sidewalk	6/12/2025	\$0 25-3487-RSWRP	4424 NW 17th St	Utility Traffic and Restoration	Utility Traffic and Restoration
Single Family Detached	Sidewalk	6/12/2025	\$0 25-3511-RSWRP	4102 NW 17th Ct	Utility Traffic and Restoration	Utility Traffic and Restoration
Office	Sidewalk	6/13/2025	\$0 25-3441-RSWRP	910 E 1st St	Ridnour Construction	Ridnour Construction
Single Family Detached	Sidewalk	6/13/2025	\$0 25-3539-RSWRP	3004 NW 18th St	Utility Traffic and Restoration	Utility Traffic and Restoration
Single Family Detached	Sidewalk	6/19/2025	\$0 25-3803-RSWRP	3816 NW Linwood Ln	Matt Barker	Matt Barker
Single Family Detached	Sidewalk	6/19/2025	\$0 25-3804-RSWRP	2902 NW 36th St	Matt Barker	Matt Barker
Single Family Detached	Sidewalk	6/19/2025	\$0 25-3830-RSWRP	1021 NW Rolling Rock Rd	Prime concrete LLC	Prime concrete LLC
Single Family Detached	Sidewalk	6/26/2025	\$0 25-3970-RSWRP	1606 NE Hayes Dr	Solis Concrete	Solis Concrete
Mixed Use	Demolition	6/17/2025	\$0 25-3610-DEMO	1205 SE 16th Ct Ste 125	Ball Team LLC	Ball Team LLC
Single Family Detached	Demolition	6/24/2025	\$0 25-2731-DEMO	518 NE 5th St	Stephanie Myers	Stephanie Myers
Other	Fuel Tanks	6/25/2025	\$438,220 25-3885-FUEL	3760 SE Convenience Blvd	Seneca Companies Inc.	Seneca Companies



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 June 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	30,371	124,758,688	\$ 914,923	\$ 7.33	\$ 339,885	28,150	\$ 96,983	\$ 15,695	\$ 759,542	\$ 567,194	27,666	\$ 356,179	\$ 2,953,418
April	30,597	136,146,691	\$ 1,057,934	\$ 7.77	\$ 354,545	28,237	\$ 107,020	\$ 15,743	\$ 824,866	\$ 568,724	27,754	\$ 356,899	\$ 3,178,711
May	30,861	171,431,501	\$ 1,328,419	\$ 7.75	\$ 356,492	28,323	\$ 122,766	\$ 15,777	\$ 867,344	\$ 570,101	27,816	\$ 357,454	\$ 3,495,587
June	31,072	215,612,667	\$ 1,645,963	\$ 7.63	\$ 358,789	28,432	\$ 142,203	\$ 15,822	\$ 893,277	\$ 571,606	27,888	\$ 358,009	\$ 3,843,466
FY Total	365,125	2,165,475,264	\$ 16,052,708	\$ 89.07	\$ 4,126,073	337,401	\$ 1,478,373	\$ 187,876	\$ 10,229,145	\$ 6,790,507	331,225	\$ 4,256,389	\$ 41,642,698
FY 25 Average	30,427	180,456,272	\$ 1,337,726	\$ 7.42	\$ 343,839	28,117	\$ 123,198	\$ 15,656	\$ 852,429	\$ 565,876	27,602	\$ 354,699	\$ 3,470,225
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

July 21, 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 \$9,900.00 to Dave's Dozing and Excavating, for construction services on the 2025 Annual Storm Sewer Repairs - Package 3 project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

Consider motion to approve Change Order #1 increasing the contract amount by \$9,900.00 to Dave's Dozing and Excavating, for construction services on the 2025 Annual Storm Sewer Repairs - Package 3 project. Change Order #1 serves the following purposes: (1) it updates quantities to reflect as-built quantities, (2) it adjusts the Contract to include work that was involved in extending an existing storm sewer pipe to facilitate drainage, and (3) it adjusts the Contract to include work that was involved in removing baffles in two reinforced concrete boxes. The existing storm sewer pipe and baffles were completely buried, which was what prevented staff from discovering/anticipating these issues during the original design.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

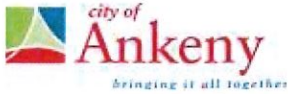
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. 2025 Annual Storm Sewer Repairs - Package 3 - Signed CO 1

CHANGE ORDER FORM



Project Title: 2025 Annual Storm Sewer Repairs - Pkg 3
Contractor: Dave's Dozing and Excavating
Address: 195 Erbe St, Swan, IA 50252
Finance Budget Code: 680.3680.4453 **Finance Project #:** 680.4453
Vendor Project #: N/A **Purchase Order #:** N/A
Original Contract Date: March 3, 2025 **Vendor Account #:** 8858

Date of Council Meeting: July 21, 2025 **Change Order #:** 1

Purpose of Change Order:

Items 14 and 19: Updated quantities to reflect as-built quantities.
 Item 22: This work involved extending an existing storm sewer pipe to facilitate drainage. Included in this work was excavation, placing a new storm sewer pipe and flared end section, constructing a footing, pouring a concrete collar, backfilling, and grading. The outlet of this pipe was completely buried, which was what prevented staff from discovering/anticipating this issue during the original design.
 Item 23: This work involved removing baffles in two reinforced concrete boxes using jackhammers and concrete saws. These baffles were completely buried, which was what prevented staff from discovering/anticipating this issue during the original design.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
14	Removal of Sediment (FES)	EA	1	\$ 1,500.00	\$ 1,500.00
19	Rip Rap, Erosion Stone	TON	(3)	\$ 200.00	\$ (600.00)
22	Extension of Storm Sewer	LS	1	\$ 7,000.00	\$ 7,000.00
23	Removal of Baffles	LS	1	\$ 2,000.00	\$ 2,000.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Change Order #: 1 **makes the following adjustments to the Contract:** **\$ 9,900.00**

Contractor Accepted: Dave's Dozing and Excavating

Signature: *[Signature]* Date: 7/8/25
 Firm Name: Dave's Dozing and Excavating

Record of Change Orders:

Original Contract Amount		\$ 97,420.00
#	Change Order Date	Amount
1	July 21, 2025	\$ 9,900.00
2		
3		
4		
5		
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7		
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12		
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14		
15		

Engineer Approved: City of Ankeny

Signature: *[Signature]* Date: 7/8/25
 Firm Name: City of Ankeny

Owner Accepted: City of Ankeny

Signature: _____ Title: Mayor
 Date: July 21, 2025

Attest for Owner:

Signature: _____ Title: City Clerk
 Date: July 21, 2025

Revised Contract Amount **\$ 107,320.00**



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 \$1,207.26 to Absolute Group for construction services on the 2024 Annual Storm Sewer Repairs - Pkg 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. Absolute Group - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2025 Annual Storm Sewer Repairs - Pkg 2
Contractor: Absolute Group
Address: 1800 Burr Oak Blvd, Granger, IA 50109
Finance Budget Code: 680.3680.4453 Finance Project #: 680.4453
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: March 3, 2025 Vendor Account #: 4997

Date of Council Meeting: July 21, 2025 Payment Application #: 2

Payment Period: From: June 1, 2025 Through: June 30, 2025

Contract Summary:

Original Contract Amount:	\$	89,090.00	
Net Change by Change Orders:	\$	640.13	
Contract Amount to Date: (line 1 ± 2)	\$	89,730.13	
Total Completed and Stored to Date:	\$	74,795.43	
Retainage: 5 % of Completed Work:	\$	3,739.77	
Total Earned Less Retainage:	\$	71,055.66	
Less Previous Applications for Payment:	\$	69,848.40	
SUBTOTAL:	\$	1,207.26	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	1,207.26	
Balance to Finish, Including Retainage:	\$	18,674.47	

Contract Time Remaining (Substantial): 19.0 Working Days
Contract Time Remaining (Full): 5.0 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: Absolute Group
Signature: Kane Crawford Date: 7/7/2025

Engineer / Consultant Approval:
Signature: _____ Date: _____

City of Ankeny Staff Approval:
Signature: [Signature] Date: 7/7/2025

Submit to: Quinn Lopreato, P.E.
E-mail: Qlopreato@Ankenylowa.gov Phone Number: 515-965-6432

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
3110 SW LOGAN STREET (ERI 1)														
TRENCH AND TRENCHLESS CONSTRUCTION														
1	Trench Compaction Testing	LS	1		1	\$ 1,850.00	\$ 1,850.00		\$ -	1	1	\$ 1,850.00	0	100.00%
SEWERS AND DRAINS														
2	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	15		15	\$ 250.00	\$ 3,750.00		\$ -	15	15	\$ 3,750.00	0	100.00%
3	Removal of Storm Sewer, RCP, Any Size Diameter	LF	15		15	\$ 98.00	\$ 1,470.00		\$ -	15	15	\$ 1,470.00	0	100.00%
4	Removal of Footing Drain, Any Type, Any Size	LF	10		10	\$ 50.00	\$ 500.00		\$ -	10	10	\$ 500.00	0	100.00%
5	Reconnection of Storm Sewer Services	EA	1		1	\$ 1,350.00	\$ 1,350.00		\$ -	1	1	\$ 1,350.00	0	100.00%
6	Footing Drain, Trenched, Solid Wall PVC, 8" Diameter	LF	10		10	\$ 155.00	\$ 1,550.00		\$ -	10	10	\$ 1,550.00	0	100.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
7	Intake, SW-501, 3'-0" x 2'-0", Cast-in-place	EA	1		1	\$ 6,200.00	\$ 6,200.00		\$ -	1	1	\$ 6,200.00	0	100.00%
8	Mainline Adjustment, Sanitary, SELF-LEVEL, Casting	EA	1		1	\$ 3,200.00	\$ 3,200.00		\$ -	1	1	\$ 3,200.00	0	100.00%
9	Remove Intake	EA	1		1	\$ 1,800.00	\$ 1,800.00		\$ -	1	1	\$ 1,800.00	0	100.00%
STREETS AND RELATED WORK														
10	Plastic Concrete Testing	LS	1		1	\$ 375.00	\$ 375.00		\$ -	1	1	\$ 375.00	0	100.00%
11	Removal of Sidewalk	SY	10.6	1.17	11.77	\$ 35.00	\$ 411.95		\$ -	11.77	11.77	\$ 411.95	0.00	100.00%
12	Removal of Driveway	SY	27.5		27.5	\$ 13.00	\$ 357.50		\$ -	27.5	27.5	\$ 357.50	0.00	100.00%
13	Sidewalk, PCC, Class C, 6" Thick	SY	10.6	1.17	11.77	\$ 125.00	\$ 1,471.25		\$ -	11.77	11.77	\$ 1,471.25	0.00	100.00%
14	Driveway, Paved, PCC, Class C, Type A Residential, 6" Thick	SY	27.5		27.5	\$ 125.00	\$ 3,437.50		\$ -	27.5	27.5	\$ 3,437.50	0.00	100.00%
15	Full Depth Patches, PCC, Class C-SUD, 7" Thick (min.) - 8" Thick (max.)	SY	30.8		30.8	\$ 205.00	\$ 6,314.00		\$ -	30.8	30.8	\$ 6,314.00	0.00	100.00%
TRAFFIC CONTROL														
16	Temporary Traffic Control	LS	1		1	\$ 4,450.00	\$ 4,450.00		\$ -	1	1	\$ 4,450.00	0	100.00%
17	Portable Dynamic Message Sign (PDMS)	CDAY	6		6	\$ 300.00	\$ 1,800.00		\$ -	6	6	\$ 1,800.00	0	100.00%
SITE WORK AND LANDSCAPING														
18	Conventional Seeding and Fertilizing, Type 1	SY	15		15	\$ 6.00	\$ 90.00	12.5	\$ 75.00	0	12.5	\$ 75.00	2.5	83.33%
19	Temporary RECP, Type 1.C	SY	15		15	\$ 6.00	\$ 90.00	12.5	\$ 75.00	0	12.5	\$ 75.00	2.5	83.33%
20	Inlet Protection Device, Drop-In	EA	2		2	\$ 300.00	\$ 600.00		\$ -	2	2	\$ 600.00	0	100.00%
21	Inlet Protection Device, Maintenance	EA	2		2	\$ 60.00	\$ 120.00		\$ -	0	0	\$ -	2	0.00%
MISCELLANEOUS														
22	Mobilization	LS	1		1	\$ 3,800.00	\$ 3,800.00		\$ -	1	1	\$ 3,800.00	0	100.00%
23	Concrete Washout	LS	1		1	\$ 650.00	\$ 650.00		\$ -	1	1	\$ 650.00	0	100.00%
24	Orange Mesh Safety Fence	LS	1		1	\$ 725.00	\$ 725.00		\$ -	1	1	\$ 725.00	0	100.00%
700 BLOCK OF NE 5TH STREET (ERI 2)														
TRENCH AND TRENCHLESS CONSTRUCTION														
25	Trench Compaction Testing	LS	1	(1)	0	\$ 1,850.00	\$ -		\$ -	0	0	\$ -	0	0.00%
SEWERS AND DRAINS														
26	Footing Drain Spot Repair	EA	3		3	\$ 1,950.00	\$ 5,850.00		\$ -	3	3	\$ 5,850.00	0	100.00%
STREETS AND RELATED WORK														
27	Plastic Concrete Testing	LS	1	(1)	0	\$ 375.00	\$ -		\$ -	0	0	\$ -	0	0.00%
28	Full Depth Patches, PCC, Class C-SUD, 7" Thick (min.) - 8" Thick (max.)	SY	33.3	(33.3)	0.0	\$ 215.00	\$ -		\$ -	0	0	\$ -	0.00	0.00%
TRAFFIC CONTROL														
29	Temporary Traffic Control	LS	1		1	\$ 4,450.00	\$ 4,450.00		\$ -	1	1	\$ 4,450.00	0	100.00%
30	Portable Dynamic Message Sign (PDMS)	CDAY	6		6	\$ 300.00	\$ 1,800.00		\$ -	6	6	\$ 1,800.00	0	100.00%
SITE WORK AND LANDSCAPING														
31	Conventional Seeding and Fertilizing, Type 1	SY	250		250	\$ 6.00	\$ 1,500.00	93.4	\$ 560.40	0	93.4	\$ 560.40	156.6	37.36%
32	Temporary RECP, Type 1.C	SY	250		250	\$ 6.00	\$ 1,500.00	93.4	\$ 560.40	0	93.4	\$ 560.40	156.6	37.36%
33	Inlet Protection Device, Drop-In	EA	3		3	\$ 300.00	\$ 900.00		\$ -	3	3	\$ 900.00	0	100.00%
34	Inlet Protection Device, Maintenance	EA	6		6	\$ 60.00	\$ 360.00		\$ -	0	0	\$ -	6	0.00%
MISCELLANEOUS														
35	Mobilization	LS	1		1	\$ 3,500.00	\$ 3,500.00		\$ -	1	1	\$ 3,500.00	0	100.00%
36	Concrete Washout	LS	1	(1)	0	\$ 625.00	\$ -		\$ -	0	0	\$ -	0	0.00%
37	Orange Mesh Safety Fence	LS	1		1	\$ 500.00	\$ 500.00		\$ -	1	1	\$ 500.00	0	100.00%
1510 NW LINWOOD DRIVE (ERI 3)														
SEWERS AND DRAINS														
38	Concrete Collar	LS	1		1	\$ 2,800.50	\$ 2,800.50		\$ -	0	0	\$ -	1	0.00%
STREETS AND RELATED WORK														
39	Plastic Concrete Testing	LS	1		1	\$ 375.00	\$ 375.00		\$ -	0	0	\$ -	1	0.00%
SITE WORK AND LANDSCAPING														
40	Conventional Seeding and Fertilizing, Type 1	SY	210		210	\$ 6.00	\$ 1,260.00		\$ -	0	0	\$ -	210	0.00%
41	Temporary RECP, Type 1.C	SY	210		210	\$ 6.00	\$ 1,260.00		\$ -	0	0	\$ -	210	0.00%
42	Removal and Reinstallation of Existing Fence, Chain Link	LF	20		20	\$ 45.00	\$ 900.00		\$ -	0	0	\$ -	20	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

43	Removal and Reinstallation of Existing Fence, Vinyl	LF	20		20	\$ 75.00	\$ 1,500.00	\$ -	-	0	0	\$ -	-	20	0.00%
	MISCELLANEOUS														
44	Mobilization	LS	1		1	\$ 3,200.00	\$ 3,200.00	\$ -	-	0	0	\$ -	-	1	0.00%
45	Concrete Washout	LS	1		1	\$ 650.00	\$ 650.00	\$ -	-	0	0	\$ -	-	1	0.00%
46	Change Mosh Safety Fence	LS	1		1	\$ 600.00	\$ 600.00	\$ -	-	0	0	\$ -	-	1	0.00%
	CHANGE ORDER ITEMS														
47	Feeding Drain Collector - Spot Repair for Apartment Connection	LS	0		1	\$ 6,545.00	\$ 6,545.00	\$ -	-	1	1	\$ 6,545.00	-	0	100.00%
48	Removal and Replacement of Unsuitable Backfill Material	LS	0		1	\$ 3,917.43	\$ 3,917.43	\$ -	-	1	1	\$ 3,917.43	-	0	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 89,730.13 PAY PERIOD = \$ 1,270.80 COMPLETED = \$ 74,795.43

83.36%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 16, 2025	\$ 69,848.40
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 69,848.40

Record of Change Orders:

No.	Date	Amount
1	June 16, 2025	\$ 640.13
2		
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CHANGE ORDER TOTAL = \$ 640.13

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	May 9, 2025

Substantial Completion:

Contract Working Days:	30.0
Added by Change Order:	0.0
Total Working Days:	30.0
Working Days Used to Date:	11.0
Working Days Remaining:	19.0

Full Completion:

Contract Working Days:	5.0
Added by Change Order:	0.0
Total Working Days:	5.0
Working Days Used to Date:	0.0
Working Days Remaining:	5.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #3 in the amount of \$107,915.82 to Absolute Concrete Construction, for construction services on the NW Northlawn Area Utility Improvements – Phase 4.

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. Absolute Concrete - Pymt #3

city of
Ankeny
bringing it all together

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 VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
2.01	Clearing and Grubbing	UNIT	170		170.00	\$ 44.00	\$ 7,480.00	7.00	\$ 308.00	177.00	\$ 7,788.00	(7.00)	104.12%
2.02	Topsoil, Off-site	CY	210		210.00	\$ 45.00	\$ 9,450.00		\$ -	0.00	\$ -	210.00	0.00%
2.03	Excavation, Class 10	CY	953		953.00	\$ 20.00	\$ 19,060.00		\$ -	0.00	\$ -	953.00	0.00%
2.04	Subgrade Preparation	SY	4300		4,300.00	\$ 3.25	\$ 13,975.00		\$ -	1,674.00	\$ 5,440.50	2,626.00	38.93%
2.05	Subgrade Treatment, Geogrid, Triangular	SY	1000		1,000.00	\$ 5.00	\$ 5,000.00		\$ -	0.00	\$ -	1,000.00	0.00%
2.06	Subbase, Modified, 6" Depth (Virgin Aggregate)	SY	4300		4,300.00	\$ 12.00	\$ 51,600.00		\$ -	1,674.00	\$ 20,088.00	2,626.00	38.93%
2.07	Compaction Testing	LS	1		1.00	\$ 3,500.00	\$ 3,500.00		\$ -	0.20	\$ 700.00	0.80	20.00%
3.01	TRENCH EXCAVATION AND BACKFILL	LS	1		1.00	\$ 8,500.00	\$ 8,500.00		\$ -	0.20	\$ 1,700.00	0.80	20.00%
3.02	TRENCH COMPETITION TESTING	LS	1		1.00	\$ 8,500.00	\$ 8,500.00		\$ -	0.20	\$ 1,700.00	0.80	20.00%
4.01	SEWERS AND DRAINS	LF	857		857.00	\$ 87.50	\$ 74,987.50		\$ -	345.00	\$ 30,187.50	512.00	40.26%
4.02	Sanitary Sewer Gravity Main, Trenched, Truss PVC, 8" Diameter	LF	800		800.00	\$ 85.75	\$ 68,600.00		\$ -	320.00	\$ 27,500.00	480.00	32.00%
4.03	Removal of Sanitary Sewer, Less than or equal to 36" Diameter	LF	828		828.00	\$ 11.00	\$ 9,108.00		\$ -	331.00	\$ 3,641.00	497.00	39.98%
4.04	Sanitary Sewer Abandonment, Fill and Plug, 4" Diameter	LF	60		60.00	\$ 8.00	\$ 480.00		\$ -	20.00	\$ 160.00	40.00	33.33%
4.05	Storm Sewer, Trenched, Class II RCP, 15" Diameter (GI R-2 Bed)	LF	52		52.00	\$ 63.00	\$ 3,276.00		\$ -	26.00	\$ 1,638.00	26.00	50.00%
4.06	Storm Sewer, Trenched, Class III RCP, 18" Diameter (GI R-2 Bed)	LF	567		567.00	\$ 66.00	\$ 37,422.00		\$ -	263.00	\$ 17,358.00	304.00	47.22%
4.07	Footing Drain Collector/Subdrain, Corrugated PVC, 8" Diameter	LF	1609		1,609.00	\$ 33.50	\$ 53,868.00		\$ -	497.00	\$ 16,548.50	1,112.00	30.97%
4.08	Footing Drain Cleanout, Type B, 24" Diameter	EA	4		4.00	\$ 2,225.00	\$ 8,900.00		\$ -	0.00	\$ -	4.00	0.00%
4.09	Footing Drain Outlet and Connections, PVC, 8" Diameter	EA	7		7.00	\$ 420.00	\$ 2,940.00		\$ -	1.00	\$ 420.00	6.00	14.29%
4.10	Storm Sewer Service Stub, PVC, 1.5" Diameter	LF	288		288.00	\$ 65.50	\$ 19,019.00		\$ -	110.00	\$ 7,315.00	178.00	30.46%
5.01	WATER MAINS AND APPURTENANCES	LF	10		10.00	\$ 86.00	\$ 860.00		\$ -	0.00	\$ -	10.00	0.00%
5.02	Water Main, Trenched, PVC, 6" Diameter	LF	1204		1,204.00	\$ 46.00	\$ 55,384.00		\$ -	424.00	\$ 19,504.00	780.00	35.22%
5.03	Filling, 22.50 Degree Bend, 6" Diameter	EA	2		2.00	\$ 800.00	\$ 1,600.00		\$ -	0.00	\$ -	2.00	0.00%
5.04	Filling, 6" X 8" Tee	EA	2		2.00	\$ 1,085.00	\$ 2,170.00		\$ -	1.00	\$ 1,085.00	1.00	50.00%
5.05	Filling, 8" X 8" Reducer	EA	1		1.00	\$ 565.00	\$ 565.00		\$ -	1.00	\$ 565.00	0.00	100.00%
5.06	Water Service Stub, Polyethylene, 0.75" Diameter, Near Side	EA	12		12.00	\$ 1,250.00	\$ 15,000.00		\$ -	5.00	\$ 6,250.00	7.00	41.67%
5.07	Water Service Stub, Polyethylene, 0.75" Diameter, Far Side	EA	8		8.00	\$ 1,885.00	\$ 15,080.00		\$ -	3.00	\$ 5,655.00	5.00	37.50%
5.08	Water Main Removal, Less than or equal to 36" Diameter	LF	1222		1,222.00	\$ 12.50	\$ 15,275.00		\$ -	424.00	\$ 5,300.00	798.00	34.70%
5.09	Water Main, Temporary, PEX, 2" Diameter	LF	1709		1,709.00	\$ 30.50	\$ 52,124.50		\$ -	584.00	\$ 17,812.00	1,125.00	34.17%
5.10	Gate Valve, 8" Diameter	EA	4		4.00	\$ 2,650.00	\$ 10,600.00		\$ -	2.00	\$ 5,300.00	2.00	50.00%
5.11	Alternate Fire Hydrant Assembly	EA	2		2.00	\$ 8,150.00	\$ 16,300.00		\$ -	1.00	\$ 8,150.00	1.00	50.00%
5.12	Fire Hydrant Assembly Removal	EA	2		2.00	\$ 900.00	\$ 1,800.00		\$ -	1.00	\$ 900.00	1.00	50.00%
5.13	Valve Removal	EA	3		3.00	\$ 175.00	\$ 525.00		\$ -	1.00	\$ 175.00	2.00	33.33%
6.01	STRUCTURES FOR SANITARY AND STORM SEWERS	EA	4		4.00	\$ 6,325.00	\$ 25,300.00		\$ -	1.00	\$ 6,325.00	3.00	25.00%
6.02	Manhole, Type SW-301, 48" Diameter	EA	1		1.00	\$ 4,625.00	\$ 4,625.00		\$ -	1.00	\$ 4,625.00	0.00	100.00%
6.03	Manhole, Type SW-401, 48" Diameter	EA	2		2.00	\$ 5,210.00	\$ 10,420.00		\$ -	1.00	\$ 5,210.00	1.00	50.00%
6.04	Intake Type SW-505, 6" X 2'-0"	EA	2		2.00	\$ 8,250.00	\$ 16,500.00		\$ -	1.00	\$ 8,250.00	1.00	50.00%
6.05	Intake Type SW-506, 6" X 6'-0"	EA	4		4.00	\$ 750.00	\$ 3,000.00		\$ -	1.00	\$ 750.00	3.00	25.00%
6.06	Remove Manhole, Sanitary	EA	3		3.00	\$ 750.00	\$ 2,250.00		\$ -	1.00	\$ 750.00	2.00	33.33%
6.07	Remove Cleanout, Sanitary	EA	1		1.00	\$ 1,300.00	\$ 1,300.00		\$ -	1.00	\$ 1,300.00	0.00	100.00%
7.01	STREETS AND RELATED WORK	SY	3527		3,527.00	\$ 87.88	\$ 309,977.95	1,436.00	\$ 87,380.60	4,963.00	\$ 87,380.60	2,091.00	42.17%
7.02	PCC Pavement, PCC, Class C-SUD, 7" Thick	LS	1		1.00	\$ 3,500.00	\$ 3,500.00	0.30	\$ 1,050.00	0.70	\$ 2,450.00	0.30	30.00%
7.03	PCC Pavement Samples and Testing	SY	781		781.00	\$ 6.05	\$ 4,715.55	251.00	\$ 1,518.55	1,032.00	\$ 6,234.10	540.00	31.73%
7.04	Removal of Sidewalk	SY	809		809.00	\$ 6.05	\$ 4,894.45	287.00	\$ 1,735.35	1,096.00	\$ 6,629.80	434.00	46.53%
7.05	Removal of Driveway	SY	784		784.00	\$ 63.00	\$ 49,392.00		\$ -	0.00	\$ -	784.00	0.00%
7.06	Sidewalk, PCC, Class C, 4" Thick	SY	90		90.00	\$ 76.00	\$ 6,840.00		\$ -	0.00	\$ -	90.00	0.00%
7.07	Sidewalk, PCC, Class C, 6" Thick	SY	64		64.00	\$ 66.00	\$ 4,224.00		\$ -	0.00	\$ -	64.00	0.00%
7.08	Driveway, Paved, PCC, Type A Residential, Class C, 6" Thick	SY	791		791.00	\$ 95.00	\$ 75,145.00		\$ -	0.00	\$ -	791.00	0.00%
7.09	Subbase Over-Excavation, 6" Depth	SY	500		500.00	\$ 13.00	\$ 6,500.00		\$ -	425.00	\$ 5,525.00	75.00	85.00%
7.10	Pavement Removal	SY	3376		3,376.00	\$ 6.00	\$ 20,256.00	1,228.00	\$ 7,368.00	4,604.00	\$ 27,624.00	800.00	76.07%

Date Printed: 7/17/2025

Page 106 of 693

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

COMPLETED = \$ 372,769.50

33.02%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 110,262.60
2	June 16, 2025	\$ 135,952.60
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Previous Applications for Payment:

No.	Date	Amount
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Record of Change Orders:

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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	March 31, 2025

Substantial Completion:

Contract Working Days:	140.0
Added by Change Order:	
Total Working Days:	140.0
Working Days Used to Date:	44.0
Working Days Remaining:	96.0

Full Completion:

Contract Working Days:	10.0
Added by Change Order:	
Total Working Days:	10.0
Working Days Used to Date:	
Working Days Remaining:	10.0

PREVIOUS PAY APPS TOTAL = \$ 246,215.20



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #17 in the amount of \$214,194.00 to Absolute Concrete Construction, Inc. for construction services on the Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection 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. Absolute Concrete - Pymt #17

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Oralabor Gateway Trail - SW State Stret Underpass and SW Oralabor Road and SW State Street Intersection Improvements
Contractor: Absolute Concrete Construcion
Address:
Finance Budget Code: 998.3998.4451 Finance Project #: 998.4451
Vendor Project #: 4997 Purchase Order #:
Original Contract Date: March 6, 2023 Vendor Account #: 4997

Date of Council Meeting: July 21, 2025 Payment Application #: 17

Payment Period: From: June 1, 2025 Through: July 11, 2025

Contract Summary:

Original Contract Amount:	\$	6,369,694.05	
Net Change by Change Orders:	\$	30,537.75	
Contract Amount to Date: (line 1 ± 2)	\$	6,400,231.80	
Total Completed and Stored to Date:	\$	6,093,849.75	
Retainage: 3 % of Completed Work:	\$	30,000.00	
Total Earned Less Retainage:	\$	6,063,849.75	
Less Previous Applications for Payment:	\$	5,849,655.75	
SUBTOTAL:	\$	214,194.00	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	214,194.00	
Balance to Finish, Including Retainage:	\$	336,382.05	

Contract Time Remaining: (53.00) 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: Absolute Concrete Construcion

Logan Petersen
Signature Date: 2025.07.11 12:51:15 -05'00'

Engineer / Consultant Approval: HR Green, Inc.

Tony Babcock
Signature Date: 7/11/2025

City of Ankeny Staff Approval:

Jim Haberichter
Signature Date: 7/11/2025

Submit to: Jim Haberichter
E-mail: jhaberichter@ankenyiowa.gov Phone Number: 515-963-3536

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	July 17, 2023	\$ 340,429.59
2	August 21, 2023	\$ 528,180.42
3	October 2, 2023	\$ 286,373.28
4	November 6, 2023	\$ 68,356.51
5	December 18, 2023	\$ 345,787.71
6	April 15, 2024	\$ 172,306.25
7	June 17, 2024	\$ 525,945.00
8	August 5, 2024	\$ 575,007.70
9	September 3, 2024	\$ 150,917.00
10	October 7, 2024	\$ 538,938.50
11	November 4, 2024	\$ 165,149.10
12	December 2, 2024	\$ 299,155.54
13	January 6, 2025	\$ 812,482.10
14	April 7, 2025	\$ 471,770.87
15	May 19, 2025	\$ 399,353.48
16	June 16, 2025	\$ 169,502.70
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 5,849,655.75

Record of Change Orders:

No.	Date	Amount
1	December 18, 2023	\$ 11,484.00
2	April 15, 2024	\$ 3,456.25
3	August 5, 2024	\$ 15,597.50
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CHANGE ORDER TOTAL = \$ 30,537.75

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	June 5, 2023

Stages 1-5

Contract Working Days:	90.0
Added by Change Order:	1.0
Total Working Days:	91.0
Working Days Used to Date:	103.0
Working Days Remaining:	(12.0)

Stages 6-9

Contract Working Days:	130.0
Added by Change Order:	
Total Working Days:	130.0
Working Days Used to Date:	171.0
Working Days Remaining:	(41.0)

ITEM NO.	ITEM ID	DESCRIPTION (Include Change Order # if Applicable)	Supplemental Description	UNITS	ORIGINAL QUANTITY	QUANTITY CHANGED	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY COMPLETED	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETED	
10	2101-0860001	CLEARING AND GRUBBING		ACRE	0.35			0.35	\$ 20,000.00	\$ 7,000.00	0.00	-	0.00	0.00	0.00%	
20	2102-2710070	EXCAVATION, CLASS 10, ROADWAY AND BORROW		CY	261.00			261.00	\$ 9.00	\$ 2,349.00	0.00	-	235.00	2,115.00	26.00	90.04%
30	2102-2710090	EXCAVATION, CLASS 10, WASTE		CY	8,124.00			8,220.00	\$ 23.50	\$ 193,170.00	0.00	-	8,220.00	\$ 193,170.00	0.00	100.00%
40	2103-4225100	SPECIAL COMPACTION OF SUBGRADE		STA	21.50			21.50	\$ 465.00	\$ 9,997.50	0.00	-	21.50	\$ 9,997.50	0.00	100.00%
50	2115-0100000	MODIFIED SUBBASE		CY	954.00			1,050.00	\$ 78.00	\$ 81,900.00	0.00	-	2097.00	\$ 162,786.00	198.78%	
60	2121-7450100	GRAVULAR SHOULDERS, TYPE A		TON	179.80			179.80	\$ 50.00	\$ 8,990.00	0.00	-	179.80	\$ 8,990.00	0.00	100.00%
70	2122-5190007	PAVED SHOULDER, P.C. CONCRETE, 7 IN.		SY	337.30			337.30	\$ 74.00	\$ 24,960.20	0.00	-	337.30	\$ 24,960.20	0.00	100.00%
80	2123-7450000	SHOULDER CONSTRUCTION, EARTH		STA	13.90			13.90	\$ 930.00	\$ 12,927.00	0.00	-	0.00	-	13.90	0.00%
90	2123-7450000	SHOULDER FINISHING, EARTH		STA	5.20			5.20	\$ 325.00	\$ 1,690.00	0.00	-	0.00	-	5.20	0.00%
100	2201-1031300	MEDIAN, P.C. CONCRETE, 6 IN.		SY	885.20			885.20	\$ 75.00	\$ 66,390.00	0.00	-	885.20	\$ 66,390.00	0.00	100.00%
110	2401-6745500	REMOVAL OF CONCRETE FOOTINGS OF LIGHT POLES		EA	8.00			8.00	\$ 800.00	\$ 6,400.00	0.00	-	8.00	\$ 6,400.00	0.00	100.00%
120	2401-6745500	REMOVAL OF LIGHT POLES		EA	2.00			2.00	\$ 610.00	\$ 1,220.00	0.00	-	2.00	\$ 1,220.00	0.00	100.00%
130	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,425.00	\$ 4,425.00	0.00	-	1.00	\$ 4,425.00	0.00	100.00%
140	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,355.00	\$ 4,355.00	0.00	-	1.00	\$ 4,355.00	0.00	100.00%
150	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
160	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
170	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
180	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
190	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
200	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
210	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
220	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
230	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
240	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
250	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
260	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
270	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
280	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
290	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
300	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
310	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
320	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
330	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
340	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
350	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
360	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
370	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
380	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
390	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
400	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
410	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
420	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
430	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
440	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
450	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
460	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
470	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
480	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
490	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
500	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
510	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
520	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
530	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
540	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
550	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
560	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
570	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
580	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
590	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
600	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
610	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
620	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
630	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
640	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
650	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
660	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
670	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
680	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
690	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
700	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
710	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
720	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
730	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0.00	-	1.00	\$ 4,375.00	0.00	100.00%
740	2403-0250300	INTAKE, SW-511		EA	1.00			1.00	\$ 4,375.00	\$ 4,375.00	0					

820	2435-0140148	MANHOLE, STORM SEWER, SW-401, 48 IN.	EACH	2.00	2.00	6,800.00	\$	13,200.00	0.00	0.00	2.00	2.00	13,200.00	0.00	100.00%	
830	2435-0140160	MANHOLE, STORM SEWER, SW-401, 60 IN.	EACH	3.00	3.00	7,500.00	\$	22,800.00	0.00	0.00	2.00	2.00	15,200.00	1.00	66.67%	
840	2435-021224	INTAKE, SW-512, 24 IN.	EACH	2.00	2.00	3,000.00	\$	6,000.00	0.00	0.00	1.00	1.00	3,000.00	0.00	50.00%	
850	2435-0231300	INTAKE, SW-513	EACH	1.00	1.00	9,400.00	\$	9,400.00	0.00	0.00	1.00	1.00	9,400.00	0.00	100.00%	
860	2435-0232100	LINEAR TRENCH DRAIN, SW-521	LF	20.00	20.00	196.00	\$	3,900.00	0.00	0.00	20.00	20.00	3,900.00	0.00	100.00%	
870	2501-5715000	PILES, STEEL SHEET	SF	14,701.00	14,701.00	50.00	\$	735,050.00	0.00	0.00	14,701.00	14,701.00	735,050.00	0.00	100.00%	
880	2501-5400172	TEMPORARY SHORING	LS	1.00	1.00	20,000.00	\$	20,000.00	0.00	0.00	1.00	1.00	20,000.00	0.00	100.00%	
890	2502-4213208	SUBDRAIN, P.V.C. STANDARD, PERFORATED, 8 IN.	LF	1,074.80	1,074.80	34.00	\$	36,543.20	0.00	0.00	130.00	130.00	4,420.00	94.40	12.10%	
900	2502-4213208	SUBDRAIN RISER, 8 IN., AS PER PLAN	EACH	4.00	4.00	1,800.00	\$	7,200.00	0.00	0.00	1.00	1.00	1,800.00	3.00	25.00%	
910	2502-4213203	SUBDRAIN OUTLET, DR-303	EACH	2.00	2.00	725.00	\$	1,450.00	0.00	0.00	0.00	0.00	-	2.00	0.00%	
920	2503-0114215	INTERNAL DRAIN, 48 IN. TRENCH, 12 IN. DIA.	LF	381.00	381.00	549.00	\$	49,410.00	0.00	0.00	543.00	543.00	48,870.00	6.00	98.91%	
930	2503-0114218	INTERNAL DRAIN, 48 IN. TRENCH, 12 IN. DIA.	LF	317.00	317.00	317.00	\$	31,700.00	0.00	0.00	317.00	317.00	31,700.00	0.00	100.00%	
940	2503-0114230	INTERNAL DRAIN, 48 IN. TRENCH, 12 IN. DIA.	LF	333.00	333.00	271.50	\$	38,010.00	0.00	0.00	271.50	271.50	38,010.00	0.00	100.00%	
950	2507-2320005	ENGINEERING FABRIC	SY	55.00	55.00	31.50	\$	1,732.50	0.00	0.00	0.00	0.00	-	55.00	0.00%	
960	2507-4800081	REINFORCEMENT, CLASS E	TON	38.30	38.30	98.00	\$	3,753.40	0.00	0.00	0.00	0.00	-	38.30	0.00%	
970	2510-6715850	REMOVAL OF PAVEMENT	SY	2,607.70	2,607.70	14.00	\$	36,507.80	0.00	0.00	2,607.70	2,607.70	41,772.30	676.50	114.42%	
980	2511-0300000	REMOVAL OF RECREATIONAL TRAIL	SY	873.70	873.70	13.00	\$	11,558.10	196.00	0.00	2,546.00	469.40	53,235.00	409.20	53.23%	
1000	2511-0302800	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.	SY	990.90	990.90	71.00	\$	70,353.90	412.80	0.00	29,306.80	581.70	41,300.70	98.07%	98.07%	
1010	2511-0310100	SPECIAL COMPACTION OF SUBGRADE FOR RECREATIONAL TRAIL	STA	10.20	10.20	475.00	\$	4,845.00	0.00	0.00	0.00	0.00	-	10.20	0.00%	
1020	2511-6715800	REMOVAL OF SIDEWALK	SY	524.70	524.70	13.00	\$	16,827.10	0.00	0.00	95.90	95.90	1,246.70	428.80	18.28%	
1030	2511-7356005	SIDEWALK, P.C. CONCRETE, 5 IN.	SY	700.40	700.40	61.00	\$	42,774.40	0.00	0.00	404.80	404.80	24,662.80	295.60	57.80%	
1040	2511-7356006	SIDEWALK, P.C. CONCRETE, 6 IN.	SY	98.50	98.50	86.00	\$	8,471.00	0.00	0.00	0.00	0.00	-	98.50	0.00%	
1050	2523-0000200	ELECTRICAL CIRCUITS	LF	1,250.00	1,250.00	24.25	\$	30,312.50	0.00	0.00	0.00	0.00	-	1,250.00	0.00%	
1060	2523-0000310	HANDHOLES AND JUNCTION BOXES	EACH	1.00	1.00	825.00	\$	825.00	0.00	0.00	0.00	0.00	-	1.00	0.00%	
1070	2523-0000400	CONTROL CABINET	EACH	1.00	1.00	9,545.00	\$	9,545.00	0.00	0.00	0.00	0.00	-	1.00	0.00%	
1080	2527-2626131	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA	104.73	104.73	150.00	\$	15,079.50	0.00	0.00	90.55	90.55	13,562.50	14.18	86.46%	
1090	2528-2518000	SAFETY CLOSURE	EACH	7.00	7.00	225.00	\$	1,575.00	0.00	0.00	0.00	0.00	-	7.00	0.00%	
1100	2528-4500048	TEMPORARY BARRIER RAIL, CONCRETE	LF	525.00	525.00	18.00	\$	9,450.00	0.00	0.00	525.00	525.00	9,450.00	0.00	100.00%	
1110	2528-4445110	TRAFFIC CONTROL	LS	1.00	1.00	40,000.00	\$	40,000.00	0.00	0.00	0.90	0.90	36,000.00	0.10	90.00%	
1120	2528-0109020	TEMPORARY LANE SEPARATOR SYSTEM	LF	1,077.00	1,077.00	11.50	\$	18,847.50	0.00	0.00	1,028.00	1,028.00	17,990.00	49.00	95.45%	
1130	2528-0230050	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	COAY	28.00	28.00	100.00	\$	2,800.00	0.00	0.00	28.00	28.00	2,800.00	0.00	100.00%	
1140	2533-4800005	MOBILIZATION	LS	1.00	1.00	275,000.00	\$	275,000.00	0.00	0.00	1.00	1.00	275,000.00	0.00	100.00%	
1150	2531-0000110	TEMP CRASH CUSHION	EACH	2.00	2.00	1,200.00	\$	2,400.00	0.00	0.00	2.00	2.00	2,400.00	0.00	100.00%	
1160	2532-0000300	TRENCH COMPACTION TESTING	LS	1.00	1.00	5,000.00	\$	5,000.00	0.00	0.00	0.00	0.00	-	1.00	0.00%	
1170	2534-0114012	WATER MAIN, TRENCHED, POLYV. CHLORIDE PIPE, 24 IN.	LF	83.00	83.00	114.00	\$	9,462.00	0.00	0.00	83.00	83.00	9,462.00	0.00	100.00%	
1180	2534-0114024	WATER MAIN, TRENCHED, POLYV. CHLORIDE PIPE, 24 IN.	LF	105.00	105.00	286.00	\$	29,935.00	0.00	0.00	105.00	105.00	29,935.00	0.00	100.00%	
1190	2534-0114024	WATER MAIN, TRENCHED, POLYV. CHLORIDE PIPE, 24 IN.	LF	400.00	400.00	380.00	\$	152,000.00	0.00	0.00	400.00	400.00	152,000.00	0.00	100.00%	
1200	2534-01144012	WATER MAIN WITH COILING PIPE, TRENCHED, POLYV. CHLORIDE PIPE, 24 IN.	LF	120.00	120.00	1,400.00	\$	1,680.00	0.00	0.00	120.00	120.00	1,680.00	0.00	100.00%	
1210	2534-0202200	FITTINGS BY COUNT, DUCTILE IRON,	EACH	2.00	2.00	1,865.00	\$	3,730.00	0.00	0.00	2.00	2.00	3,730.00	0.00	100.00%	
1220	2534-0202200	FITTINGS BY COUNT, DUCTILE IRON,	EACH	1.00	1.00	1,250.00	\$	1,250.00	0.00	0.00	1.00	1.00	1,250.00	0.00	100.00%	
1230	2534-0202200	FITTINGS BY COUNT, DUCTILE IRON,	EACH	2.00	2.00	3,575.00	\$	7,150.00	0.00	0.00	2.00	2.00	7,150.00	0.00	100.00%	
1240	2534-0202200	FITTINGS BY COUNT, DUCTILE IRON,	EACH	2.00	2.00	1,555.00	\$	3,110.00	0.00	0.00	2.00	2.00	3,110.00	0.00	100.00%	
1250	2534-0202200	FITTINGS BY COUNT, DUCTILE IRON,	EACH	1.00	1.00	2,400.00	\$	2,400.00	0.00	0.00	1.00	1.00	2,400.00	0.00	100.00%	
1260	2534-0202200	FITTINGS BY COUNT, DUCTILE IRON,	EACH	2.00	2.00	8,125.00	\$	16,250.00	0.00	0.00	2.00	2.00	16,250.00	0.00	100.00%	
1270	2534-0202012	VALVE, GATE, DIP, 12 IN.	EACH	2.00	2.00	6,350.00	\$	12,700.00	0.00	0.00	2.00	2.00	12,700.00	0.00	100.00%	
1280	2534-0202021	FIRE HYDRANT ASSEMBLY, WM-401	EACH	2.00	2.00	8,950.00	\$	17,900.00	0.00	0.00	2.00	2.00	17,900.00	0.00	100.00%	
1290	2539-9898005	REACH ITEM)	EACH	10.00	10.00	655.00	\$	6,550.00	0.00	0.00	0.00	0.00	-	10.00	0.00%	
1300	2539-9898005	REACH ITEM)	EACH	5.00	5.00	625.00	\$	3,125.00	0.00	0.00	0.00	0.00	-	5.00	0.00%	
1310	2539-9898009	REACH ITEM)	LF	160.00	160.00	62.00	\$	9,920.00	0.00	0.00	160.00	160.00	9,920.00	0.00	100.00%	
1320	2539-9898009	REACH ITEM)	LF	41.00	41.00	24.00	\$	1,644.00	0.00	0.00	41.00	41.00	1,644.00	0.00	100.00%	
1330	2539-9898018	SQUARE YARDS ITEM)	SY	1,254.70	1,254.70	42.00	\$	50,112.80	1,254.70	30,112.80	1,254.70	30,112.80	1,254.70	30,112.80	0.00	100.00%
1340	2501-26364105	MULCHING, BONDED FIBER MATRIX	ACRE	2.50	2.50	4,250.00	\$	10,625.00	0.00	0.00	0.00	0.00	-	2.50	0.00%	
1350	2501-26364105	MULCHING, BONDED FIBER MATRIX	ACRE	1.30	1.30	2,450.00	\$	3,185.00	0.00	0.00	0.00	0.00	-	1.30	0.00%	
1360	2501-26364120	SEEDING AND FERTILIZING (URBAN)	ACRE	1.30	1.30	2,300.00	\$	2,990.00	0.00	0.00	0.00	0.00	-	1.30	0.00%	
1370	2502-0000000	SILT FENCE FOR DITCH CHECKS	LF	437.00	437.00	2.45	\$	1,070.65	0.00	0.00	0.00	0.00	-	437.00	0.00%	
1380	2502-0000071	REMOVAL OF SILT FENCE OR SILT FENCE FOR DITCH CHECKS	LF	437.00	437.00	0.05	\$	21.85	0.00	0.00	0.00	0.00	-	437.00	0.00%	
1390	2502-0000101	PERIMETER AND SLOPE SEGMENT CONTROL DEVICE, 12 IN. DIA.	LF	44.00	44.00	3.70	\$	164.00	0.00	0.00	44.00	44.00	164.00	0.00	100.00%	
1400	2502-0000012	PERIMETER AND SLOPE SEGMENT CONTROL DEVICE, 12 IN. DIA.	LF	77.00	77.00	3.70	\$	2,849.00	120.00	0.00	444.00	444.00	2,849.00	650.00	15.98%	
1410	2502-0000031	REMOVAL OF PERIMETER AND SLOPE SEGMENT CONTROL DEVICE	LF	77.00	77.00	0.25	\$	192.50	0.00	0.00	0.00	0.00	-	77.00	0.00%	
1420	2502-0000050	GRAPE INTAKE SEDIMENT FILTER BAG	EACH	4.00	4.00	210.00	\$	840.00	0.00	0.00	0.00	0.00	-	4.00	0.00%	
1430	2502-0000054	MAINTENANCE OF GRAPE INTAKE SEDIMENT FILTER BAG	EACH	4.00	4.00	5.00	\$	20.00	0.00	0.00	0.00	0.00	-	4.00	0.00%	
1440	2502-0000059	REMOVAL OF GRAPE INTAKE SEDIMENT FILTER BAG	EACH	4.00	4.00	1.00	\$	4.00	0.00	0.00	0.00	0.00	-	4.00	0.00%	
1450	2502-0010010	MOBILIZATION, EROSION CONTROL	SY	8.00	8.00	950.00	\$	4,000.00	1.00	0.00	900.00	900.00	1,740.00	7.00	12.50%	
8001	2113-0001100	COOT - SUBGRADE STABILIZATION, POLYMER GRID	SY	0.00	0.00	280.00										

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$6,400,231.80 PAY PERIOD = \$ 214,194.00

COMPLETED = \$ 6,089,848.75

95.21%



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #4 in the amount of \$16,030.50 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 1 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 #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Westlawn Place Area Utility Improvements - Phase 1
Contractor: Civil Design Advantage, LLC
Address: 4121 NW Urbandale Drive Urbandale, Iowa 50322
Finance Budget Code: 25% to Each Finance Project #: 25% to Each
610.3610.4210/650.3650.4210/963.3963.4210/680.3680.4210 610.4210/650.4210/963.4210/680.4210
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: March 17, 2025 Vendor Account #: 2407

Date of Council Meeting: July 21, 2025 Payment Application #: 4

Payment Period: From: June 2, 2025 Through: July 3, 2025

Contract Summary:

Original Contract Amount:	\$	314,241.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	314,241.00	
Total Completed and Stored to Date:	\$	138,045.29	
Retainage: _____ % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	138,045.29	
Less Previous Applications for Payment:	\$	122,014.79	
SUBTOTAL:	\$		16,030.50

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 16,030.50

Balance to Finish, Including Retainage: \$ 176,195.71

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

Signature

07/10/2025

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Adam Lust, Public Works Engineering Manager

E-mail: Alust@Ankenylowa.gov

Phone Number: (515) 963-3537

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 21, 2025	\$ 6,234.00
2	May 19, 2025	\$ 96,271.77
3	June 16, 2025	\$ 19,509.02
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = \$ 122,014.79

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: _____

July 10, 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 #4
Westlawn Place Area Utility Improvements – Phase 1
Ankeny, Iowa
CDA 2503.213

Dear Adam:

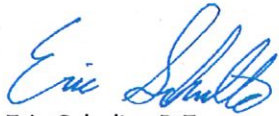
Enclosed is a copy of Billing Information Report #4 for Westlawn Place Area Utility Improvements – Phase 1.

During this time, Civil Design Advantage has addressed some city comments, prepared & revised easement documents, reviewed and commented on a preliminary appraisal, parcel offer packets, and coordinated meetings with subconsultants for the Westlawn Place Area Utility Improvements – Phase 1 project.

Please feel free to 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

July 3, 2025
Project No: 2503.213
Invoice No: 49280
Due Date: August 2, 2025

Project 2503.213 C. Ankeny-Westlawn PI Area Utility Imp 1
Professional Services from June 2, 2025 through June 29, 2025

Task	103	Limited Topographic Survey		
			Total this Task	0.00

Task	203	Stormwater Preliminary and Final Design		
Professional Personnel				
			Hours	Rate
Engineer 4			2.50	136.00
				Amount
				340.00
Total Labor				340.00
			Total this Task	\$340.00

Task	208	Right of Way Services		
Professional Personnel				
			Hours	Rate
Principal/Senior Engineer			2.00	215.00
Engineer 7			5.00	174.00
				Amount
				430.00
				870.00
Total Labor				1,300.00
			Total this Task	\$1,300.00

Task	209	Private Utility Coordination		
Professional Personnel				
			Hours	Rate
Engineer 7			7.00	174.00
				Amount
				1,218.00
Total Labor				1,218.00
			Total this Task	\$1,218.00

Task	301	Structural Design		
Consultants				
Sub-consultant				
6/30/2025	Tometich Engineering Inc	Drafting services/engineering services		6,840.00
Total Consultants			6,840.00	6,840.00
			Total this Task	\$6,840.00

Task	302	Construction Dwg Prep - Prelim Plans		
Professional Personnel				
			Hours	Rate
Engineer 4			5.00	136.00
				Amount
				680.00
Total Labor				680.00

Project	2503.213	C. Ankeny-Westlawn PI Area Utility Imp 1	Invoice	49280
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Total this Task \$680.00

Task 303 Construction Dwg Prep - Check Plans
Professional Personnel

	Hours	Rate	Amount
Engineer 7	19.00	174.00	3,306.00
Technician 1	13.25	62.00	821.50
Total Labor			4,127.50

Total this Task \$4,127.50

Task 304 Construction Dwg Prep - Final Plans

Total this Task 0.00

Task 306 Easement/Acquisition Plat Preparation
Professional Personnel

	Hours	Rate	Amount
Technician 6	2.50	122.00	305.00
Total Labor			305.00

Total this Task \$305.00

Task 501 Meetings
Professional Personnel

	Hours	Rate	Amount
Principal/Senior Engineer	2.00	215.00	430.00
Engineer 4	3.25	136.00	442.00
Engineer 7	2.00	174.00	348.00
Total Labor			1,220.00

Total this Task \$1,220.00

Task 502 Public Outreach

Total this Task 0.00

Task 701 Geotechnical Consultation

Total this Task 0.00

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	16,030.50	122,014.79	138,045.29
Limit			314,241.00
Remaining			176,195.71

Total this Invoice \$16,030.50

To pay invoice online, please visit: <https://www.gobillandpay.com/cda>

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

July 21, 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 #15 in the amount of \$14,915.00 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 #15

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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 Finance Project #: 33.33% to Each
610.3610.4210/650.3650.4210/963.3963.4210 610.4210/650.4210/963.4210
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: March 18, 2024 Vendor Account #: 2407

Date of Council Meeting: July 21, 2025 Payment Application #: 15
Payment Period: From: May 5, 2025 Through: June 29, 2025

Contract Summary:

Original Contract Amount:	\$	<u>454,367.00</u>	
Net Change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>454,367.00</u>	
Total Completed and Stored to Date:	\$	<u>444,424.05</u>	
Retainage: _____ % of Completed Work:	\$	<u>-</u>	
Total Earned Less Retainage:	\$	<u>444,424.05</u>	
Less Previous Applications for Payment:	\$	<u>429,509.05</u>	
SUBTOTAL:	\$		<u>14,915.00</u>

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 14,915.00

Balance to Finish, Including Retainage: \$ 9,942.95

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
Signature

07/10/2025

Date

City of Ankeny Staff Approval:

Adam L. Lust
Signature

07/10/25
Date

Submit to: Adam Lust, Public Works Engineering Manager
E-mail: Alust@Ankenylowa.gov Phone Number: (515) 963-3537

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
12	March 17, 2025	\$ 19,464.25
13	April 21, 2025	\$ 14,553.00
14	May 19, 2025	\$ 2,897.00
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Previous Applications for Payment:

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Record of Change Orders:

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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: _____

PREVIOUS PAY APPS TOTAL = \$ 429,509.05



CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

July 10, 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 #15
Westlawn Place Area Utility Improvements – Conceptual Design
Ankeny, Iowa
CDA 2312.796

Dear Adam:

Enclosed is a copy of Billing Information Report #15 for Westlawn Place Area Utility Improvements – Conceptual Design.

Civil Design Advantage has revised and updated the total neighborhood conceptual plan based on recent city comments and coordinated with subconsultants and city staff 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

July 2, 2025
 Project No: 2312.796
 Invoice No: 49277
 Due Date: August 1, 2025

Project 2312.796 C. Ankeny - Westlawn PI Area Utility Imp
Professional Services from May 5, 2025 through June 29, 2025

Task	103	Topographic Survey/Existing ROW Est.	Total this Task	0.00
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Task	105	Existing Utility Information	Total this Task	0.00
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Task	203	Stormwater Analysis	Total this Task	0.00
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Task	206	Geotechnical Investigation	Total this Task	0.00
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Task	230	Estimated Construction Costs	Total this Task	0.00
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Task	302	Conceptual CD Preparation (30% Complete)
Professional Personnel		

	Hours	Rate	Amount	
Principal/Senior Engineer	4.00	215.00	860.00	
Engineer 4	1.50	136.00	204.00	
Engineer 7	62.00	174.00	10,788.00	
Technician 1	24.50	62.00	1,519.00	
Technician 7	10.00	134.00	1,340.00	
Total Labor				14,711.00
Total this Task				\$14,711.00

Task	402	Design Memo(s)
Professional Personnel		

	Hours	Rate	Amount	
Engineer 4	1.50	136.00	204.00	
Total Labor				204.00
Total this Task				\$204.00

Task	404	Private Utility Coordination	Total this Task	0.00
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Task	405	Right-of-Way (ROW) Needs Determination
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Project	2312.796	C. Ankeny - Westlawn Pl Area Utility Imp	Invoice	49277
			Total this Task	0.00
Task	501	Meetings	Total this Task	0.00
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		14,915.00	429,509.05	444,424.05
Limit				454,367.00
Remaining				9,942.95
			Total this Invoice	<u><u>\$14,915.00</u></u>

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

July 21, 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 \$19,242.40 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 #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: July 21, 2025 Payment Application #: 12

Payment Period: From: May 1, 2025 Through: May 31, 2025

Contract Summary:

Original Contract Amount:	\$	746,690.00	
Net Change by Change Orders:	\$	507,980.00	
Contract Amount to Date: (line 1 ± 2)	\$		1,254,670.00
Total Completed and Stored to Date:	\$	716,565.50	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$		716,565.50
Less Previous Applications for Payment:	\$		697,323.10
SUBTOTAL:			\$ 19,242.40

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 19,242.40

Balance to Finish, Including Retainage: \$ 538,104.50

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: 2025.07.09 16:54:35-0500

July 9, 2025

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

7/10/2025

Submit to:

Jim Haberichter, P.E. - Civil Engineer II

E-mail:

JHaberichter@Ankenylowa.gov

Phone Number:

515-963-3536

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
8	March 3, 2025	\$ 62,164.68
9	April 7, 2025	\$ 69,389.10
10	April 21, 2025	\$ 26,635.00
11	July 7, 2025	\$ 90,612.60
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 697,323.10

Record of Change Orders:

No.	Date	Amount
1	May 19, 2025	\$ 507,980.00
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CHANGE ORDER TOTAL = \$ 507,980.00

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

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

July 09, 2025

Project No: 0024A002.00

Invoice No: 97951

City of Ankeny
410 W First St.
Ankeny, IA 50023

Invoice Total USD 19,242.40

Project 0024A002.00 West First St Widening and Improvements - Phase 2

Professional Services through May 31, 2025

Professional Personnel

	Hours	Rate	Amount
Engineer/Planner/Scientist VIII	33.00	228.00	7,524.00
Engineer/Planner/Scientist VII	5.50	213.00	1,171.50
Engineer/Planner/Scientist IV	4.00	168.00	672.00
Engineer/Planner/Scientist III	42.30	153.00	6,471.90
Technician/Designer IX	1.00	186.00	186.00
Technician/Designer III	15.50	118.00	1,829.00
Surveyor/Construction Manager IV	6.00	213.00	1,278.00
Project Administrator V	1.00	110.00	110.00
Totals	108.30		19,242.40
Total Labor			19,242.40

Billing Limits

	Current	Prior	To-Date
Total Billings	19,242.40	697,323.10	716,565.50
Limit			1,254,670.00
Remaining			538,104.50

Total This Invoice USD 19,242.40

Summary of Services Report - Project Code: 971.4210

Project Title: West First Street Widening and Improvements – Phase 2

Period: May 1, 2025 to May 31, 2025

Work Completed:

Progress on the project within the report period involved the following work tasks:

- Project coordination and project management.
- Utility coordination continues.
- Development of check plans.
- Completed draft plats for fee title acquisition.
- Parcel impact displays.
- Public information meeting

Work Scheduled:

The following work tasks will be completed in May and June of 2025:

- Continue design development coordination and project management.
- Continue coordination with utility companies.
- Appraisals for fee title acquisition.
- Offer packets for property acquisition.
- Development of check plans.

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
ROW Negotiations	April 2025 – August 2025
Final Design	May 2025 – August 2025

General Comments:

- Executed Amendment 1 received on May 20, 2025.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 \$32,418.75 to Dave's Dozing and Excavating, for construction services on the 2025 Annual Storm Sewer Repairs - Pkg 3 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. Dave's Dozing - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2025 Annual Storm Sewer Repairs - Pkg 3
Contractor: Dave's Dozing and Excavating
Address: 195 Erbe St, Swan, IA 50252
Finance Budget Code: 680.3680.4453 Finance Project #: 680.4453
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: March 3, 2025 Vendor Account #: 8858

Date of Council Meeting: July 21, 2025 Payment Application #: 2

Payment Period: From: June 1, 2025 Through: June 30, 2025

Contract Summary:

Original Contract Amount:	\$	97,420.00	
Net Change by Change Orders:	\$	9,900.00	
Contract Amount to Date: (line 1 ± 2)	\$		107,320.00
Total Completed and Stored to Date:	\$	78,500.00	
Retainage: 5 % of Completed Work:	\$	3,925.00	
Total Earned Less Retainage:	\$		74,575.00
Less Previous Applications for Payment:	\$		42,156.25
SUBTOTAL:	\$		32,418.75

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 32,418.75

Balance to Finish, Including Retainage: \$ 32,745.00

Contract Time Remaining (Substantial): 25.0 Working Days

Contract Time Remaining (Full): 4.0 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: Dave's Dozing and Excavating

Signature: [Signature] Firm Name: _____ Date: 7/8/25

Engineer / Consultant Approval: _____
Firm Name: _____

Signature: _____ Date: _____

City of Ankeny Staff Approval:

Signature: [Signature] Date: 7/8/25

Submit to: Quinn Lopreato, P.E.

E-mail: Qlopreato@Ankenylowa.gov Phone Number: 515-965-6432

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
NORTHOOREK PARK (ERI 1)														
1	Sewer Cleanout, Type B, 24" Diameter	EA	2		2	\$ 3,000.00	\$ 6,000.00		-		0	\$ -	2	0.00%
2	Subdrain, Truncated, Perforated PVC, 8" Diameter	LF	36		36	\$ 85.00	\$ 3,060.00		-		0	\$ -	36	0.00%
3	Removal of Subdrain, Any Type, Any Size	LF	36		36	\$ 35.00	\$ 1,260.00		-		0	\$ -	36	0.00%
4	Removal of Subdrain Cleanout, Type A-1 and/or Type A-2	EA	2		2	\$ 350.00	\$ 700.00		-		0	\$ -	2	0.00%
SITE WORK AND LANDSCAPING														
5	Conventional Seeding and Fertilizing, Type 1	AC	0.25		0.25	\$ 2,000.00	\$ 500.00		-		0.00	\$ -	0.25	0.00%
6	Erosion Control Mulching, Hydromulching, BFM	AC	0.25		0.25	\$ 2,000.00	\$ 500.00		-		0.00	\$ -	0.25	0.00%
MISCELLANEOUS														
7	Mobilization	LS	1		1	\$ 3,000.00	\$ 3,000.00		-		0	\$ -	1	0.00%
8	Orange Mesh Safety Fence	LS	1		1	\$ 500.00	\$ 500.00		-		0	\$ -	1	0.00%
MICHAEL PARK (ERI 2)														
SITE WORK AND LANDSCAPING														
9	Conventional Seeding and Fertilizing, Type 1	AC	0.1		0.1	\$ 3,000.00	\$ 300.00		-		0.0	\$ -	0.1	0.00%
10	Erosion Control Mulching, Hydromulching, BFM	AC	0.1		0.1	\$ 3,000.00	\$ 300.00		-		0.0	\$ -	0.1	0.00%
11	Rip Rap, Erosion Stone	TON	21		21	\$ 200.00	\$ 4,200.00		-		0	\$ -	21	0.00%
MISCELLANEOUS														
12	Mobilization	LS	1		1	\$ 2,000.00	\$ 2,000.00		-		0	\$ -	1	0.00%
13	Orange Safety Fence	LS	1		1	\$ 500.00	\$ 500.00		-		0	\$ -	1	0.00%
SE CORPORATE WOODS DRIVE (ERI 3)														
SEWERS AND DRAINS														
14	Removal of Sediment (FES)	EA	5		6	\$ 1,500.00	\$ 9,000.00	1	\$ 1,500.00		6	\$ 9,000.00	0	100.00%
15	Removal of Sediment (RCB)	EA	4		4	\$ 6,000.00	\$ 24,000.00	1	\$ 6,000.00		4	\$ 24,000.00	0	100.00%
TRAFFIC CONTROL														
16	Temporary Traffic Control	LS	1		1	\$ 2,500.00	\$ 2,500.00	0.25	\$ 625.00		1.00	\$ 2,500.00	0.00	100.00%
SITE WORK AND LANDSCAPING														
17	Conventional Seeding and Fertilizing, Type 1	AC	1.5		1.5	\$ 2,000.00	\$ 3,000.00		-		0.0	\$ -	1.5	0.00%
18	Erosion Control Mulching, Hydromulching, BFM	AC	1.5		1.5	\$ 2,000.00	\$ 3,000.00		-		0.0	\$ -	1.5	0.00%
19	Rip Rap, Erosion Stone	TON	3	(3)	0	\$ 200.00	\$ -		-		0	\$ -	0	0.00%
MISCELLANEOUS														
20	Mobilization	LS	1		1	\$ 6,000.00	\$ 6,000.00	0.5	\$ 3,000.00		1.0	\$ 6,000.00	0.0	100.00%
ALTERNATE (ERI 4)														
21	Cleaning of Reinforced Concrete Box Culvert	EA	2		2	\$ 14,000.00	\$ 28,000.00	1	\$ 14,000.00		2	\$ 28,000.00	0	100.00%
CHANGE ORDER ITEMS														
22	Extension of Storm Sewer	LS	0	1	1	\$ 7,000.00	\$ 7,000.00	1	\$ 7,000.00		1	\$ 7,000.00	0	100.00%
23	Removal of Barriers	LS	0	1	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00		1	\$ 2,000.00	0	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 107,320.00

PAY PERIOD = \$ 34,125.00

COMPLETED = \$ 78,500.00

73.15%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 16, 2025	\$ 42,156.25
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 42,156.25

Record of Change Orders:

No.	Date	Amount
1	July 21, 2025	\$ 9,900.00
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CHANGE ORDER TOTAL = \$ 9,900.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	May 12, 2025

Substantial Completion:

Contract Working Days:	50.0
Added by Change Order:	0.0
Total Working Days:	50.0
Working Days Used to Date:	25.0
Working Days Remaining:	25.0

Full Completion:

Contract Working Days:	5.0
Added by Change Order:	0.0
Total Working Days:	5.0
Working Days Used to Date:	1.0
Working Days Remaining:	4.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #15 in the amount of \$53,995.15 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 FY2026 City Council approved budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Pay Application #15

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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:** 901.4210
Vendor Project or Invoice #: 23019.00/#38751 **PO #**
Original Contract Date: February 20, 2024 **Vendor #** 1047

Date of Council Meeting 07/21/2025 **PAYMENT REQUEST #** 15
PAYMENT PERIOD: From: 06/06/25 through: 07/06/25

Contract Summary

Original Contract Amount:	\$	5,950,000.00	
Net change by Change Orders:	\$	14,677.00	
Contract Amount to Date: (line 1 ± 2)	\$	5,964,677.00	
 Total completed and stored to date:	\$	5,961,837.00	
Retainage: 5 % of Completed Work:	\$	298,091.85	
Total Earned less Retainage:	\$	5,663,745.15	
Less previous applications for payment:	\$	5,609,750.00	✓
SUBTOTAL	\$		53,995.15 ✓

OTHER CHARGES (Please attach an Itemized list)

CURRENT PAYMENT DUE \$ 53,995.15

Balance to finish, including retainage: \$ 300,931.85 ✓

Contract Time Remaining (If applicable) - 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.
 Signature: [Signature] Date: 7/6/2025

Architect/Consultant Approval: SVPA Architects
 Signature: [Signature] Date: 7/11/2025

City of Ankeny Staff Approval:
 Signature: [Signature] Date: 07/11/2025

Submit to: Mike Schrock, Assistant City Manager
Email: mschrock@ankenyiowa.gov **Phone:** 515-965-6420 **Fax:**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	5/3/2024	\$ 283,661.45
2	6/4/2024	\$ 340,198.80
3	7/1/2024	\$ 722,121.60
4	8/5/2024	\$ 365,183.80
5	9/5/2024	\$ 593,839.30
6	10/4/2024	\$ 661,791.85
7	11/1/2024	\$ 472,796.00
8	12/2/2024	\$ 463,642.75
9	1/3/2025	\$ 274,856.40
10	2/4/2025	\$ 308,028.95
11	3/4/2025	\$ 309,585.05
12	4/3/2025	\$ 280,764.90
13	5/5/2025	\$ 303,484.15
14	6/5/2025	\$ 229,995.00
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TOTAL \$ 5,609,750.00

#	Date	Amount
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Record of Change Orders

#	Date	Amount
1	6/3/2024	\$ (15,039.00)
2	12/17/2024	\$ 4,290.00
3	2/25/2025	\$ 17,804.00
4	4/23/2025	\$ 7,622.00
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20		
TOTAL		\$ 14,677.00

Contract Time Remaining:

CONTRACT PERIOD:	CALENDAR DAYS
Original Contract Date:	February 20, 2024
Original Contract Time:	496
Added by Change Order:	0
Contract Time to Date:	496
Time Used to Date:	496
Contract Time Remaining:	0

PARTIAL WAIVER OF LIEN

State of Iowa
County of Story

July 6, 2025

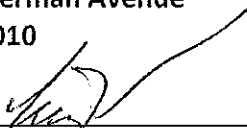
I/We the undersigned have been employed by *The City of Ankeny* to furnish labor and/or materials for the construction, repair or reconstruction of the building, or improvements to the building known as **Ankeny Fire Station #4** in the City/Town of Ankeny, Iowa, and County of Polk.

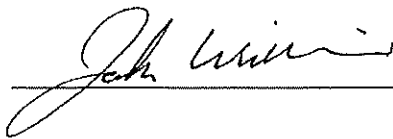
I/We the undersigned, for and in consideration of \$229,995.00 the receipt whereof is hereby acknowledged, hereby waive, relinquish and release any and all claims, causes of action, suits, damages, judgments, claims and demands of any kind, character, and description, whether known or unknown, against 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 *June 5, 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 6th day of July 2025

HPC, L.L.C.
120 North Sherman Avenue
Ames, IA 50010

By: 
(Authorized Agent)

Witness: 



120 N. SHERMAN AVE. P.O. BOX 429 AMES, IOWA 50010 • PHONE: 515-232-3133 • FAX: 515-232-7818 • WWW.HPIKECONST.COM

July 7, 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

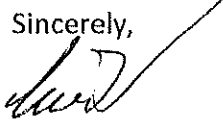
Dear Casey:

Please find enclosed a copy of HPC's Application for Payment #15 for the above referenced project. This application is for work completed through July 6, 2025.

If you have any questions, please give John Williams a call at our office.

Thank you.

Sincerely,



Curtis Pike
CP/rb

Enc: 2

CONTINUATION SHEET

Page 3 of 12 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 15

PROJECT:

APPLICATION DATE: 6-Jul-25

ANKENY FIRE STATION #4

PERIOD TO: 6-Jul-25

OWNER'S PROJECT NO: 901.4210

A	B		C	D	E	F	G		H	I
Item No.	Description of Work	CAT	Scheduled Value	Work Completed		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
				From Previous Application (D + E)	This Period					
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	\$ 215,345	\$ 3,845		\$ 219,190	100%	\$ -	\$ 10,960
3	01 50 00 Construction Facilities	LM	\$ 80,120	\$ 78,700	\$ 1,420		\$ 80,120	100%	\$ -	\$ 4,006
4	01 73 00 Mobilization	LM	\$ 69,300	\$ 69,300			\$ 69,300	100%	\$ -	\$ 3,465
5	01 73 00 Final Cleaning	LM	\$ 3,510	\$ 1,700	\$ 1,810		\$ 3,510	100%	\$ -	\$ 176
6	01 77 00 Closeout	LM	\$ 5,280	\$ 1,200	\$ 2,000		\$ 3,200	61%	\$ 2,080	\$ 160
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	\$ 36,650	\$ 1,100		\$ 37,750	100%	\$ -	\$ 1,888
11	03 35 70 Concrete Floor Finishes	LM	\$ 2,340	\$ 2,340			\$ 2,340	100%	\$ -	\$ 117
12	03 45 01 Precast Concrete Splashblocks	LM	\$ 600	\$ 600			\$ 600	100%	\$ -	\$ 30
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	\$ 25,640	\$ 25,640			\$ 25,640	100%	\$ -	\$ 1,282
24	05 12 23 Structural Misc. Steel	M	\$ 16,240	\$ 16,240			\$ 16,240	100%	\$ -	\$ 812
25	05 21 00 Steel Joists & Decking	L	\$ 31,010	\$ 31,010			\$ 31,010	100%	\$ -	\$ 1,551
	SUBTOTALS PAGE 2		\$ 1,545,530	\$ 1,533,275	\$ 10,175	\$ -	\$ 1,543,450	100%	\$ 2,080	\$ 77,173

CONTINUATION SHEET

Page 4 of 12 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 15

PROJECT:

APPLICATION DATE: 6-Jul-25

ANKENY FIRE STATION #4

PERIOD TO: 6-Jul-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		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
				From Previous Application (D + E)	This Period					
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	\$ 5,800	\$ 400		\$ 6,200	96%	\$ 280	\$ 310
36	06 40 23 Interior Architectural Woodwork	M	\$ 48,980	\$ 47,500	\$ 1,000		\$ 48,500	99%	\$ 480	\$ 2,425
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			\$ 15,210	100%	\$ -	\$ 761
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	\$ 2,125,815	\$ 11,575	\$ -	\$ 2,137,390	100%	\$ 2,840	\$ 106,870

CONTINUATION SHEET

Page 5 of 12 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 15

PROJECT:

APPLICATION DATE: 6-Jul-25

ANKENY FIRE STATION #4

PERIOD TO: 6-Jul-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		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
				From Previous Application (D + E)	This Period					
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	\$ 25,010			\$ 25,010	100%	\$ -	\$ 1,251
55	07 41 20 Concealed Fastener Metal Wall Panels	M	\$ 43,750	\$ 43,750			\$ 43,750	100%	\$ -	\$ 2,188
56	07 46 16 Aluminum Siding	L	\$ 13,740	\$ 13,740			\$ 13,740	100%	\$ -	\$ 687
57	07 46 16 Aluminum Siding	M	\$ 7,550	\$ 7,550			\$ 7,550	100%	\$ -	\$ 378
58	07 54 00 Thermoplastic Polyolefin Membrane Roofing	L	\$ 39,960	\$ 39,960			\$ 39,960	100%	\$ -	\$ 1,998
59	07 54 00 Thermoplastic Polyolefin Membrane Roofing	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			\$ 4,680	100%	\$ -	\$ 234
63	07 63 10 Gutters and Downspout	M	\$ 8,000	\$ 8,000			\$ 8,000	100%	\$ -	\$ 400
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	\$ 4,590			\$ 4,590	100%	\$ -	\$ 230
67	07 84 13 Penetration Firestopping	M	\$ 300	\$ 300			\$ 300	100%	\$ -	\$ 15
68	07 84 46 Fire-Resistive Joint Systems	LM	\$ 4,680	\$ 4,680			\$ 4,680	100%	\$ -	\$ 234
69	07 92 00 Joint Sealants	LM	\$ 26,040	\$ 26,040			\$ 26,040	100%	\$ -	\$ 1,302
70	08 11 13 Hollow Metal Doors and Frames	L	\$ 9,900	\$ 9,900			\$ 9,900	100%	\$ -	\$ 495
71	08 11 13 Hollow Metal Doors and Frames	M	\$ 33,660	\$ 33,660			\$ 33,660	100%	\$ -	\$ 1,683
72	08 14 16 Flush Wood Doors	L	\$ 3,510	\$ 3,510			\$ 3,510	100%	\$ -	\$ 176
73	08 14 16 Flush Wood Doors	M	\$ 13,380	\$ 13,380			\$ 13,380	100%	\$ -	\$ 669
74	08 36 13 Sectional Doors	L	\$ 11,320	\$ 11,320			\$ 11,320	100%	\$ -	\$ 566
75	08 36 13 Sectional Doors	M	\$ 58,120	\$ 58,120			\$ 58,120	100%	\$ -	\$ 2,906
	SUBTOTALS PAGE 4		\$ 2,685,890	\$ 2,671,475	\$ 11,575	\$ -	\$ 2,683,050	100%	\$ 2,840	\$ 134,153

CONTINUATION SHEET

Page 6 of 12 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 15

PROJECT:

APPLICATION DATE: 6-Jul-25

ANKENY FIRE STATION #4

PERIOD TO: 6-Jul-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		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
				From Previous Application (D + E)	This Period					
76	08 41 13 Aluminum Framed Entrances and Storef	L	\$ 51,610	\$ 51,610			\$ 51,610	100%	\$ -	\$ 2,581
77	08 41 13 Aluminum Framed Entrances and Storef	M	\$ 91,350	\$ 91,350			\$ 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			\$ 4,100	100%	\$ -	\$ 205
81	08 71 00 Door Hardware	M	\$ 46,710	\$ 46,710			\$ 46,710	100%	\$ -	\$ 2,336
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			\$ 1,400	100%	\$ -	\$ 70
85	08 83 00 Mirrors	M	\$ 1,900	\$ 1,900			\$ 1,900	100%	\$ -	\$ 95
86	09 05 12 Concrete Floor Moisture Content and pH	LM	\$ 2,340	\$ 2,340			\$ 2,340	100%	\$ -	\$ 117
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			\$ 12,410	100%	\$ -	\$ 621
92	09 30 00 Tiling	M	\$ 12,670	\$ 12,670			\$ 12,670	100%	\$ -	\$ 634
93	09 51 13 Acoustical Panel Ceilings	L	\$ 6,890	\$ 6,890			\$ 6,890	100%	\$ -	\$ 345
94	09 51 13 Acoustical Panel Ceilings	M	\$ 19,760	\$ 19,760			\$ 19,760	100%	\$ -	\$ 988
95	09 65 13 Resilient Base and Accessories	L	\$ 1,640	\$ 1,000	\$ 640		\$ 1,640	100%	\$ -	\$ 82
96	09 65 13 Resilient Base and Accessories	M	\$ 2,360	\$ 1,500	\$ 860		\$ 2,360	100%	\$ -	\$ 118
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			\$ 1,720	100%	\$ -	\$ 86
99	09 68 13 Tile Carpeting	M	\$ 10,750	\$ 10,750			\$ 10,750	100%	\$ -	\$ 538
100	09 68 20 Carpet Tile Entrance Mats	L	\$ 230		\$ 230		\$ 230	100%	\$ -	\$ 12
	SUBTOTALS PAGE 5		\$ 3,101,980	\$ 3,085,835	\$ 13,305	\$ -	\$ 3,099,140	100%	\$ 2,840	\$ 154,957

CONTINUATION SHEET

Page 7 of 12 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 15

PROJECT:

APPLICATION DATE: 6-Jul-25

ANKENY FIRE STATION #4

PERIOD TO: 6-Jul-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		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
				From Previous Application (D + E)	This Period					
101	09 68 20 Carpet Tile Entrance Mats	M	\$ 1,830		\$ 1,830		\$ 1,830	100%	\$ -	\$ 92
102	09 84 00 Acoustical Ceiling Treatment	L	\$ 1,990	\$ 1,990			\$ 1,990	100%	\$ -	\$ 100
103	09 84 00 Acoustical Ceiling Treatment	M	\$ 3,390	\$ 3,390			\$ 3,390	100%	\$ -	\$ 170
104	09 90 00 Paints and Coatings & HPC	LM	\$ 46,700	\$ 45,225	\$ 1,475		\$ 46,700	100%	\$ -	\$ 2,335
105	10 11 00 Visual Display Surfaces	L	\$ 830	\$ 830			\$ 830	100%	\$ -	\$ 42
106	10 11 00 Visual Display Surfaces	M	\$ 1,810	\$ 1,810			\$ 1,810	100%	\$ -	\$ 91
107	10 14 00 Identification Devices	L	\$ 2,960	\$ 2,960			\$ 2,960	100%	\$ -	\$ 148
108	10 14 00 Identification Devices	M	\$ 8,580	\$ 8,580			\$ 8,580	100%	\$ -	\$ 429
109	10 14 26 Post and Panel Signage	L	\$ 350	\$ 350			\$ 350	100%	\$ -	\$ 18
110	10 14 26 Post and Panel Signage	M	\$ 740	\$ 740			\$ 740	100%	\$ -	\$ 37
111	10 24 00 Equipment Screening	L	\$ 37,150	\$ 37,150			\$ 37,150	100%	\$ -	\$ 1,858
112	10 24 00 Equipment Screening	M	\$ 62,000	\$ 62,000			\$ 62,000	100%	\$ -	\$ 3,100
113	10 26 00 Wall and Door Protection	L	\$ 490	\$ 490			\$ 490	100%	\$ -	\$ 25
114	10 26 00 Wall and Door Protection	M	\$ 3,260	\$ 3,260			\$ 3,260	100%	\$ -	\$ 163
115	10 28 00 Toilet, Bath and Laundry Accessories	L	\$ 1,760	\$ 1,760			\$ 1,760	100%	\$ -	\$ 88
116	10 28 00 Toilet, Bath and Laundry Accessories	M	\$ 3,200	\$ 3,200			\$ 3,200	100%	\$ -	\$ 160
117	10 29 00 Bird and Pest Control	L	\$ 2,660	\$ 2,660			\$ 2,660	100%	\$ -	\$ 133
118	10 29 00 Bird and Pest Control	M	\$ 540	\$ 540			\$ 540	100%	\$ -	\$ 27
119	10 44 13 Fire Extinguisher Cabinets	L	\$ 290	\$ 290			\$ 290	100%	\$ -	\$ 15
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			\$ 2,580	100%	\$ -	\$ 129
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			\$ 4,450	100%	\$ -	\$ 223
124	10 51 16 Wood Lockers	M	\$ 50,000	\$ 50,000			\$ 50,000	100%	\$ -	\$ 2,500
125	10 75 00 Flagpoles	L	\$ 5,360	\$ 5,360			\$ 5,360	100%	\$ -	\$ 268
	SUBTOTALS PAGE 6		\$ 3,357,750	\$ 3,338,300	\$ 16,610	\$ -	\$ 3,354,910	100%	\$ 2,840	\$ 167,746

CONTINUATION SHEET

Page 8 of 12 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 15

PROJECT:

APPLICATION DATE: 6-Jul-25

ANKENY FIRE STATION #4

PERIOD TO: 6-Jul-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		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
				From Previous Application (D + E)	This Period					
126	10 75 00 Flagpoles	M	\$ 3,770	\$ 3,770			\$ 3,770	100%	\$ -	\$ 189
127	12 24 13 Roller Window Shades	L	\$ 1,800	\$ 1,300	\$ 500		\$ 1,800	100%	\$ -	\$ 90
128	12 24 13 Roller Window Shades	M	\$ 5,300	\$ 5,300			\$ 5,300	100%	\$ -	\$ 265
129	21 00 00 Fire Suppression System	L	\$ 47,980	\$ 47,980			\$ 47,980	100%	\$ -	\$ 2,399
130	21 00 00 Fire Suppression System	M	\$ 17,000	\$ 17,000			\$ 17,000	100%	\$ -	\$ 850
131	22 10 00 Plumbing Piping Systems and Valves	L	\$ 81,600	\$ 81,600			\$ 81,600	100%	\$ -	\$ 4,080
132	22 10 00 Plumbing Piping Systems and Valves	M	\$ 67,710	\$ 67,710			\$ 67,710	100%	\$ -	\$ 3,386
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	\$ 26,100	\$ 220		\$ 26,320	100%	\$ -	\$ 1,316
142	22 40 00 Plumbing Fixtures	M	\$ 71,540	\$ 70,453	\$ 1,087		\$ 71,540	100%	\$ -	\$ 3,577
143	23 05 93 Testing, Adjusting, and Balancing	LM	\$ 13,120	\$ -	\$ 13,120		\$ 13,120	100%	\$ -	\$ 656
144	23 07 13 Duct Insulation	L	\$ 4,860	\$ 4,860			\$ 4,860	100%	\$ -	\$ 243
145	23 07 13 Duct Insulation	M	\$ 6,270	\$ 6,270			\$ 6,270	100%	\$ -	\$ 314
146	23 07 19 HVAC Pipe Insulation	L	\$ 11,830	\$ 11,830			\$ 11,830	100%	\$ -	\$ 592
147	23 07 19 HVAC Pipe Insulation	M	\$ 13,150	\$ 13,150			\$ 13,150	100%	\$ -	\$ 658
148	23 09 00 Controls	LM	\$ 231,120	\$ 211,040	\$ 20,080		\$ 231,120	100%	\$ -	\$ 11,556
149	23 21 00 Hydronic Piping Systems and Valves	L	\$ 32,230	\$ 32,230			\$ 32,230	100%	\$ -	\$ 1,612
150	23 21 00 Hydronic Piping Systems and Valves	M	\$ 21,000	\$ 21,000			\$ 21,000	100%	\$ -	\$ 1,050
	SUBTOTALS PAGE 7		\$ 4,082,720	\$ 4,028,263	\$ 51,617	\$ -	\$ 4,079,880	100%	\$ 2,840	\$ 203,994

CONTINUATION SHEET

Page 9 of 12 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 15

PROJECT:

APPLICATION DATE: 6-Jul-25

ANKENY FIRE STATION #4

PERIOD TO: 6-Jul-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		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
				From Previous Application (D + E)	This Period					
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			\$ 7,020	100%	\$ -	\$ 351
154	23 25 00 Chemical Treatment Systems	M	\$ 4,500	\$ 4,500			\$ 4,500	100%	\$ -	\$ 225
155	23 31 00 Ductwork	L	\$ 75,950	\$ 75,950			\$ 75,950	100%	\$ -	\$ 3,798
156	23 31 00 Ductwork	M	\$ 57,710	\$ 57,710			\$ 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	\$ 1,590	\$ 1,590			\$ 1,590	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			\$ 7,000	100%	\$ -	\$ 350
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	\$ 22,820			\$ 22,820	100%	\$ -	\$ 1,141
174	26 05 13 Wire and Cable	M	\$ 33,000	\$ 33,000			\$ 33,000	100%	\$ -	\$ 1,650
175	26 05 33 Conduit and Boxes	L	\$ 44,470	\$ 44,470			\$ 44,470	100%	\$ -	\$ 2,224
	SUBTOTALS PAGE 8		\$ 4,732,780	\$ 4,678,323	\$ 51,617	\$ -	\$ 4,729,940	100%	\$ 2,840	\$ 236,497

CONTINUATION SHEET

Page 10 of 12 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 15

PROJECT:

APPLICATION DATE: 6-Jul-25

ANKENY FIRE STATION #4

PERIOD TO: 6-Jul-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		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
				From Previous Application (D + E)	This Period					
176	26 05 33 Conduit and Boxes	M	\$ 46,500	\$ 46,500			\$ 46,500	100%	\$ -	\$ 2,325
177	26 05 73 Power System Study	LM	\$ 2,930	\$ -	\$ 2,930		\$ 2,930	100%	\$ -	\$ 147
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	\$ 14,040			\$ 14,040	100%	\$ -	\$ 702
180	26 24 16 Panelboards (Distribution Equipment)	M	\$ 92,000	\$ 92,000			\$ 92,000	100%	\$ -	\$ 4,600
181	26 27 26 Wiring Devices	L	\$ 7,610	\$ 7,610			\$ 7,610	100%	\$ -	\$ 381
182	26 27 26 Wiring Devices	M	\$ 9,000	\$ 9,000			\$ 9,000	100%	\$ -	\$ 450
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	\$ 33,940			\$ 33,940	100%	\$ -	\$ 1,697
185	26 51 19 LED Lighting & Lighting Control	M	\$ 137,000	\$ 137,000			\$ 137,000	100%	\$ -	\$ 6,850
186	27 05 28 Interior Communications Pathways	L	\$ 9,950	\$ 9,950			\$ 9,950	100%	\$ -	\$ 498
187	27 05 28 Interior Communications Pathways	M	\$ 9,000	\$ 9,000			\$ 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	\$ 33,350			\$ 33,350	100%	\$ -	\$ 1,668
191	27 13 00 Structured Cabling Requirements	M	\$ 26,500	\$ 26,500			\$ 26,500	100%	\$ -	\$ 1,325
192	28 31 00 Fire Alarm and Detection Systems	L	\$ 24,580	\$ 24,580			\$ 24,580	100%	\$ -	\$ 1,229
193	28 31 00 Fire Alarm and Detection Systems	M	\$ 42,000	\$ 42,000			\$ 42,000	100%	\$ -	\$ 2,100
194	31 20 00 Earthwork, Subgrade, and Subbase	LM	\$ 150,080	\$ 150,080			\$ 150,080	100%	\$ -	\$ 7,504
195	31 25 00 Erosion and Sediment Control	LM	\$ 9,950	\$ 9,950			\$ 9,950	100%	\$ -	\$ 498
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			\$ 32,180	100%	\$ -	\$ 1,609
198	32 17 23 Pavement Markings	LM	\$ 1,290		\$ 1,290		\$ 1,290	100%	\$ -	\$ 65
199	32 92 19 Seeding	LM	\$ 970	\$ 970			\$ 970	100%	\$ -	\$ 49
200	32 92 23 Sodding	LM	\$ 39,320	\$ 39,320			\$ 39,320	100%	\$ -	\$ 1,966
	SUBTOTALS PAGE 9		\$ 5,732,500	\$ 5,673,823	\$ 55,837	\$ -	\$ 5,729,660	100%	\$ 2,840	\$ 286,483

CONTINUATION SHEET

Page 11 of 12 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 15

PROJECT:

APPLICATION DATE: 6-Jul-25

ANKENY FIRE STATION #4

PERIOD TO: 6-Jul-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		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
				From Previous Application (D + E)	This Period					
201	32 93 00 Plant Material and Planting	LM	\$ 34,460	\$ 33,460	\$ 1,000		\$ 34,460	100%	\$ -	\$ 1,723
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	PR-1 - Electrical Primary and City Comments	LM	\$ 23,436	\$ 23,436			\$ 23,436	100%	\$ -	\$ 1,172
212	PR-2 - Added Scope for Future Fueling Station	LM	\$ 4,971	\$ 4,971			\$ 4,971	100%	\$ -	\$ 249
213	PR-3 - Deduct Snow Melt and Transfer Switch	LM	\$ (52,500)	\$ (52,500)			\$ (52,500)		\$ -	\$ (2,625)
214	PR-4 - Door and Hardware Changes from Submittal	LM	\$ 2,088	\$ 2,088			\$ 2,088	100%	\$ -	\$ 104
215	PR-5 - Remove Existing Foundation and Cap Existing	LM	\$ 6,966	\$ 6,966			\$ 6,966	100%	\$ -	\$ 348
216	PR-6 - Kitchen Range Changes	LM	\$ (1,192)	\$ (1,192)			\$ (1,192)		\$ -	\$ (60)
217	PR-7 - Vending EM Power	LM	\$ -	\$ -			\$ -	100%	\$ -	\$ -
218	PR-8R1 - Extraction Piping	LM	\$ 6,517	\$ 6,517			\$ 6,517	100%	\$ -	\$ 326
219	PR-9 - Signage Credit	M	\$ (2,200)	\$ (2,200)			\$ (2,200)		\$ -	\$ (110)
220	PR-11 - ADA Button and Concrete Changes	LM	\$ 1,165	\$ 1,165			\$ 1,165	100%	\$ -	\$ 58
221	PR-12R - Relocate Heat Pump 12	LM	\$ 6,498	\$ 6,498			\$ 6,498	100%	\$ -	\$ 325
222	PR-13 - Framing Clips and Densglass	LM	\$ 5,949	\$ 5,949			\$ 5,949	100%	\$ -	\$ 297
223	PR-14 - Plywood and Spray Foam at Parapet	LM	\$ 5,357	\$ 5,357			\$ 5,357	100%	\$ -	\$ 268
224	PR-15 - VFD Changes	LM	\$ 7,622	\$ 7,622			\$ 7,622	100%	\$ -	\$ 381
225							\$ -		\$ -	\$ -
	SUBTOTALS PAGE 10		\$ 5,964,677	\$ 5,905,000	\$ 56,837	\$ -	\$ 5,961,837	100%	\$ 2,840	\$ 298,092

Tabulation of Stored Materials

Contractor: HPC, L.L.C.
 Application Date:
07/05/2025

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
		\$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		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

\$0.00



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #31 in the amount of \$18,654.80 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 #31

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: July 21, 2025 **PAYMENT REQUEST #** 31
PAYMENT PERIOD: From: June 1, 2025 Through: June 28, 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:	\$	819,162.61	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	819,162.61	
Less previous applications for payment:	\$	800,507.81	
SUBTOTAL	\$	18,654.80	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 18,654.80

Balance to finish, including retainage: \$ 171,624.39

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.

Baker, Rob J

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Don Clark, P.E.

E-mail:

DClark@Ankenylowa.gov

Phone:

(515)963-3529

Fax:

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
27	March 7, 2025	\$ 11,003.76
28	April 2, 2025	\$ 17,178.94
29	May 13, 2025	\$ 21,120.88
30	June 9, 2025	\$ 14,403.34
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Previous Applications for Payment

No.	Date	Amount
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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: -

TOTAL \$ 800,507.81



Invoice

HDR Engineering Inc.
Omaha, NE 68106-2973
Phone: (402) 399-1000

City of Ankeny
210 S Ankeny Blvd
Ankeny, IA 50023

Reference Invoice Number with Payment

HDR Invoice No. 1200735495
Invoice Date 07-JUL-2025
Invoice Amount Due \$18,654.80
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

Ankeny NW Irvindale Elevated Storage Tank

Professional Services
From: 01-JUN-2025 To: 28-JUN-2025

Professional Services Summarization	Hours	Billing Rate	Amount
CAD Designer	0.50		75.89
Project Accountant	0.50		57.31
Project Engineer	11.00		1,519.54
Project Manager	6.00		1,473.36
RPR	38.00		5,220.72
Sr Project Engineer	8.50		2,071.28
	64.50		\$10,418.10
Total Professional Services			\$10,418.10

Expense Summarization	Quantity	Billing Rate	Amount
Mileage Personal	Blank, Sarah Heather	42	32.34
Subcontractors-Other	Dixon Engineering Inc		7,645.00
Subcontractors-Other	Terracon Consultants Inc		342.38
Vehicle Mileage	263		216.98
Total Expenses			\$8,236.70

Fee Amount	\$990,787.00
Fee Invoiced to Date	\$819,162.61
Fee Remaining	\$171,624.39

Amount Due This Invoice (USD) \$18,654.80

HDR Internal Reference Only	
Client Number	18054
Cost Center	10134
Project Number	10345779



Monthly Progress Report

Date: Wednesday, July 02, 2025

Project: Ankeny NW Irvinedale Elevated Storage Tank

To: Don Clark, P.E.

From: Rob Baker, P.E.

Subject: Monthly Progress Report for June 2025

Activities of the Previous Month

Overall Design – 100% Completed

Construction Administration

- HDR is up to date on all submittal reviews.
- Submittal of CB&I Pay Application 8 and review of Pay application 9.
- Attended progress meeting via video conference and prepared meeting minutes.
- Davis-Bacon weekly payroll reviews

Construction Observation

- Continued steel welding work at ground level on outer, lower shell.
- Electrical subcontractor coordinating with MidAmerican for power service.
- 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)

- Dixon has inspected welding and painting in the plant (CB&I's Clive, Iowa facility) and submitted one more inspection report.

Construction Materials Testing and Special Inspections (Terracon)

- Terracon has a small amount of reporting work this month, but no work on site.

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
- 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:

- Once ductile iron pipe, and other significant quantities of steel products arrives on site, HDR will coordinate with the City to schedule a site visit for the Iowa DNR Field Office #5 for AIS compliance.
- Based on the current CB&I schedule, there is some risk that painting will delay completion date and is weather dependent this fall (Nov/Dec.). Painting when the weather is amenable is essential for a high quality and long-lasting coating application. The City has stated that a high-quality project is more important than filling the tank with water by the end of year. The contractor will continue to try and find ways to complete sooner than the current projection.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #10 in the amount of \$24,622.51 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection 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. HR Green - Pymt #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny, IA - NW Irvinedale Drive & NW 18th Street Intersection Improvements
Contractor: HR Green, Inc.
Address: 5525 Merle Hay Road, Suite,200, Johnston, IA 50131
Finance Budget Code: 922.3922.4210 Finance Project #: 922.4210
Vendor Project #: 220196 Purchase Order #: NA
Original Contract Date: May 6, 2024 Vendor Account #: 5531

Date of Council Meeting: July 21, 2025 Payment Application #: 10
Payment Period: From: April 26, 2025 Through: May 30, 2025

Contract Summary:

Original Contract Amount:	\$	398,400.00	
Net Change by Change Orders:	\$	382,468.00	
Contract Amount to Date: (line 1 ± 2)	\$	780,868.00	
Total Completed and Stored to Date:	\$	533,492.92	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	533,492.92	
Less Previous Applications for Payment:	\$	508,870.41	
SUBTOTAL:	\$	24,622.51	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 24,622.51

Balance to Finish, Including Retainage: \$ 247,375.08

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: NA
Firm Name

Signature Date

Engineer / Consultant Approval: HR Green, Inc.

Firm Name

Signature Date

City of Ankeny Staff Approval:

Signature Date

Submit to: Matt Grgurich, Civil Engineer II

E-mail: mgrgurich@ankenyiowa.gov Phone Number: 515-963-3549

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
1.00 PROJECT MANAGEMENT & ADMINISTRATION														
Engineering	EA	1.00			1.00	\$ 4,528.75	\$ 4,528.75	1.00	\$ 4,528.75		1.00	\$ 4,528.75	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 2,953.75	\$ 2,953.75	1.00	\$ 2,953.75		1.00	\$ 2,953.75	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 4,385.00	\$ 4,385.00	1.00	\$ 4,385.00		1.00	\$ 4,385.00	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 1,703.58	\$ 1,703.58	1.00	\$ 1,703.58		1.00	\$ 1,703.58	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 2,843.00	\$ 2,843.00	1.00	\$ 2,843.00		1.00	\$ 2,843.00	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 3,503.75	\$ 3,503.75	1.00	\$ 3,503.75		1.00	\$ 3,503.75	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 665.00	\$ 665.00	1.00	\$ 665.00		1.00	\$ 665.00	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 270.00	\$ 270.00	1.00	\$ 270.00		1.00	\$ 270.00	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
2.00 UTILITY COORDINATION														
Engineering	EA	1.00			1.00	\$ 2,127.50	\$ 2,127.50	1.00	\$ 2,127.50		1.00	\$ 2,127.50	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 1,717.50	\$ 1,717.50	1.00	\$ 1,717.50		1.00	\$ 1,717.50	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 6,190.00	\$ 6,190.00	1.00	\$ 6,190.00		1.00	\$ 6,190.00	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 1,553.75	\$ 1,553.75	1.00	\$ 1,553.75		1.00	\$ 1,553.75	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 1,490.81	\$ 1,490.81	1.00	\$ 1,490.81		1.00	\$ 1,490.81	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 3,287.06	\$ 3,287.06	1.00	\$ 3,287.06		1.00	\$ 3,287.06	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 6,392.06	\$ 6,392.06	1.00	\$ 6,392.06		1.00	\$ 6,392.06	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 9,544.02	\$ 9,544.02	1.00	\$ 9,544.02		1.00	\$ 9,544.02	0.00	100.00%
3.00 PRELIMINARY DESIGN														
Engineering	EA	1.00			1.00	\$ 41,343.75	\$ 41,343.75	1.00	\$ 41,343.75		1.00	\$ 41,343.75	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 74,284.70	\$ 74,284.70	1.00	\$ 74,284.70		1.00	\$ 74,284.70	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 12,476.25	\$ 12,476.25	1.00	\$ 12,476.25		1.00	\$ 12,476.25	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 5,671.25	\$ 5,671.25	1.00	\$ 5,671.25		1.00	\$ 5,671.25	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
4.00 RIGHT-OF-WAY EASEMENTS														
Engineering	EA	1.00			1.00	\$ 2,994.00	\$ 2,994.00	1.00	\$ 2,994.00		1.00	\$ 2,994.00	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 3,872.90	\$ 3,872.90	1.00	\$ 3,872.90		1.00	\$ 3,872.90	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 1,295.00	\$ 1,295.00	1.00	\$ 1,295.00		1.00	\$ 1,295.00	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 5,208.06	\$ 5,208.06	1.00	\$ 5,208.06		1.00	\$ 5,208.06	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 2,827.50	\$ 2,827.50	1.00	\$ 2,827.50		1.00	\$ 2,827.50	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 1,025.00	\$ 1,025.00	1.00	\$ 1,025.00		1.00	\$ 1,025.00	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 4,678.75	\$ 4,678.75	1.00	\$ 4,678.75		1.00	\$ 4,678.75	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 33,422.95	\$ 33,422.95	1.00	\$ 33,422.95		1.00	\$ 33,422.95	0.00	100.00%
Engineering	EA	1.00			1.00	\$ 10,420.60	\$ 10,420.60	1.00	\$ 10,420.60		1.00	\$ 10,420.60	0.00	100.00%
5.00 PROJECT INFORMATION MEETING														
Engineering	EA	1.00			1.00	\$ 2,408.00	\$ 2,408.00	1.00	\$ 2,408.00		1.00	\$ 2,408.00	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
6.00 GEOTECHNICAL SERVICES														
Engineering	EA	1.00			1.00	\$ 19,321.93	\$ 19,321.93	1.00	\$ 19,321.93		1.00	\$ 19,321.93	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
Engineering	EA	1.00			1.00	\$ -	\$ -	1.00	\$ -		1.00	\$ -	0.00	100.00%
7.00 FINAL DESIGN														
Engineering	EA	1.00			1.00	\$ 2,347.50	\$ 2,347.50	1.00	\$ 2,347.50		1.00	\$ 2,347.50	0.00	100.00%

Page 164 of 693

Date printed: 7/10/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 17, 2024	\$ 50,994.00
2	July 15, 2024	\$ 85,176.35
3	September 3, 2024	\$ 61,261.43
4	October 21, 2024	\$ 49,927.14
5	November 4, 2024	\$ 71,209.81
6	December 2, 2024	\$ 52,004.81
7	January 20, 2025	\$ 27,779.06
8	April 21, 2025	\$ 64,892.22
9	June 16, 2025	\$ 45,625.59
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 508,870.41

Record of Change Orders:

No.	Date	Amount
1	January 6, 2025	\$ 69,053.00
2	February 17, 2025	\$ 313,415.00
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CHANGE ORDER TOTAL = \$ 382,468.00

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



Please Remit To:
 HR Green, Inc.
 PO Box 8213
 Des Moines, IA 50301-8213
 319-841-4000

City of Ankeny, IA
 Amy Quartell
 410 West 1st Street
 Ankeny, IA 50023

June 05, 2025
 Project No: 220196.01
 Invoice No: 188592
 Invoice Total: \$24,622.51

Project 220196.01 Ankeny, IA - NW 18th Street & NW Irvinedale Drive Design
Professional Services Through May 30, 2025

Total this Project 0.00

Project 220196.02 Ankeny, IA - (CE&I) NW Irvinedale Drive and NW 18th

Phase 9.0 Construction Phase Services

Professional Personnel

	Hours	Amount	
Professional	2.50	587.50	
Junior Professional	119.50	16,745.00	
Field Personnel	36.00	5,840.00	
Senior Administrative	6.00	810.00	
Totals	164.00	23,982.50	
Total Labor			23,982.50

Reimbursable Expenses

Mileage	13.72	
Other Misc Expenses	360.29	
Total Reimbursables	374.01	374.01

Unit Charges

2025 IRS Mileage Rate 0.70	266.00	
Total Unit Charges	266.00	266.00

Total this Phase \$24,622.51

Total this Project \$24,622.51

Billing Limits

	Current	Prior	To-Date
Total Billings	24,622.51	508,870.41	533,492.92
Limit			780,868.00
Remaining			247,375.08
Total this Invoice			\$24,622.51



▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131
Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

July 10, 2025

Matt Grgurich
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

Progress Report & Attached Invoice
Ankeny, IA - NW Irvinedale Drive & NW 18th Street Intersection Improvements
HRG Project No. 220196.01 & 220196.02
Contract date: May 6, 2024

Dear Matt:

Please find the attached invoice for our services on the above referenced project. A brief summary of the invoice and how it relates to project progress is provided below.

Attached Invoice #	188592
Period covered by invoice	4/26/25 – 5/30/25
Amount this invoice	\$24 622.51
Total billings to date, including this invoice	\$533,492.92
Contract maximum fee	\$780,868.00
% of Contract billed to date	68.32%

Summary of services during this billing period:

- Project Management
- Iowa DNR Permit
- Construction Survey
- Submittal Reviews
- Construction Observation

Comments:

- One remaining invoice from JCG will be on the next HRG invoice to conclude ROW Acquisition Services

Feel free to contact me if you have any questions about the attached invoice / progress of the project.

HR GREEN, INC.

Tony Babcock, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 \$249,419.17 to Iowa Contracting, Inc., for construction services on the 2025 PCC Street Patching 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. Iowa Contracting - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2025 PCC Street Patching Program
Contractor: Iowa Contracting, Inc.
Address: 13435 Summerset Road, Indianola IA, 50125
Finance Budget Code: 963.3963.4451 Finance Project #: 963.4451
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: April 21, 2025 Vendor Account #: 12435

Date of Council Meeting: July 21, 2025 Payment Application #: 1

Payment Period: From: June 9, 2025 Through: July 5, 2025

Contract Summary:

Original Contract Amount: \$ 585,142.10
Net Change by Change Orders: \$ -
Contract Amount to Date: (line 1 ± 2) \$ 585,142.10

Total Completed and Stored to Date: \$ 262,546.50
Retainage: 5 % of Completed Work: \$ 13,127.33
Total Earned Less Retainage: \$ 249,419.17
Less Previous Applications for Payment: \$ -
SUBTOTAL: \$ 249,419.17

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 249,419.17

Balance to Finish, Including Retainage: \$ 335,722.93

Contract Time Remaining (Substantial): 59.0 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: Iowa Contracting, Inc.

Signature: [Signature] Firm Name: Date: 8 July 2025

Engineer / Consultant Approval:

Signature: Date:

City of Ankeny Staff Approval:

Signature: [Signature] Date: 7/9/2025

Submit to: Matt Grgurich, P.E.

E-mail: MGrgrich@Ankenylowa.gov Phone Number: 515-963-3549

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
STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Intake, SW-501, 3'-0" x 2'-0" Cast-in-place	EA	1.00		1.00	\$ 3,500.00	\$ 3,500.00		\$ -		0.00	\$ -	1.00	0.00%
6.02	Manhole Adjustment, Storm, Minor, SELF-LEVEL	EA	4.00		4.00	\$ 2,750.00	\$ 11,000.00		\$ -		0.00	\$ -	4.00	0.00%
6.03	Intake Adjustment, Minor, Single Grate	EA	6.00		6.00	\$ 750.00	\$ 4,500.00	4.00	\$ 3,000.00		4.00	\$ 3,000.00	2.00	66.67%
6.04	Intake Adjustment, Minor, Double Grate	EA	1.00		1.00	\$ 850.00	\$ 850.00		\$ -		0.00	\$ -	1.00	0.00%
6.05	Remove Intake	EA	1.00		1.00	\$ 2,500.00	\$ 2,500.00		\$ -		0.00	\$ -	1.00	0.00%
STREETS AND RELATED WORK														
7.01	Pavement, PCC, Class C-SUD, 7" Thick	SY	695.00		695.00	\$ 63.00	\$ 43,785.00		\$ -		0.00	\$ -	695.00	0.00%
7.02	Curb and Gutter, PCC, Class C-SUD, 1.5' Wide, 8" Thick	LF	45.00		45.00	\$ 35.00	\$ 1,575.00	45.00	\$ 1,575.00		45.00	\$ 1,575.00	0.00	100.00%
7.03	Removal of Sidewalk	SY	187.00		187.00	\$ 8.00	\$ 1,496.00		\$ -		0.00	\$ -	187.00	0.00%
7.04	Sidewalk, PCC, Class C, 4" Thick	SY	14.00		14.00	\$ 60.00	\$ 840.00		\$ -		0.00	\$ -	14.00	0.00%
7.05	Sidewalk, PCC, Class C, 5" Thick	SY	133.00		133.00	\$ 64.50	\$ 8,578.50	125.00	\$ 8,062.50		125.00	\$ 8,062.50	8.00	93.96%
7.06	Sidewalk, PCC, Class C, 6" Thick	SY	36.00		36.00	\$ 79.50	\$ 2,862.00	36.00	\$ 2,862.00		36.00	\$ 2,862.00	0.00	100.00%
7.07	Detachable Warnings, Galvanized Steel	SF	32.00		32.00	\$ 47.00	\$ 1,504.00	32.00	\$ 1,504.00		32.00	\$ 1,504.00	0.00	100.00%
7.08	Full Depth Patches, PCC, Class C-SUD, 8" Thick	SY	1,668.00		1,668.00	\$ 95.00	\$ 158,460.00	1,391.00	\$ 132,145.00		1,391.00	\$ 132,145.00	277.00	83.39%
7.09	Full Depth Patches, PCC, Class C-SUD, 8" Thick, No CD Joints	SY	947.00		947.00	\$ 88.00	\$ 83,336.00	846.00	\$ 74,448.00		846.00	\$ 74,448.00	101.00	89.33%
7.10	Full Depth Patches, PCC, Class C-SUD, 8" Thick	SY	993.00		993.00	\$ 105.00	\$ 104,265.00		\$ -		0.00	\$ -	993.00	0.00%
7.11	Subbase Over-excavation, 6" Depth	SY	900.00		900.00	\$ 26.00	\$ 23,400.00		\$ -		0.00	\$ -	900.00	0.00%
7.12	Pavement Removal, PCC	SY	695.00		695.00	\$ 9.00	\$ 6,255.00		\$ -		0.00	\$ -	695.00	0.00%
7.13	Curb and Gutter Removal, 1.5' Wide	LF	45.00		45.00	\$ 13.00	\$ 585.00	45.00	\$ 585.00		45.00	\$ 585.00	0.00	100.00%
TRAFFIC CONTROL														
8.01	Painted Pavement Markings, Durable	STA	28.80		28.80	\$ 527.00	\$ 15,177.60		\$ -		0.00	\$ -	28.80	0.00%
8.02	Grooves Cut for Pavement Markings	STA	39.60		39.60	\$ 405.00	\$ 16,038.00		\$ -		0.00	\$ -	39.60	0.00%
8.03	Temporary Traffic Control	LS	1.00		1.00	\$ 60,000.00	\$ 60,000.00	0.40	\$ 24,000.00		0.40	\$ 24,000.00	0.60	40.00%
8.04	Portable Dynamic Message Sign (PDMS)	CDAY	65.00		65.00	\$ 155.00	\$ 10,075.00	33.00	\$ 5,115.00		33.00	\$ 5,115.00	32.00	50.77%
SITE WORK AND LANDSCAPING														
9.01	Erosion Control Mulching with Temporary Seeding	AC	0.10		0.10	\$ 16,000.00	\$ 1,600.00		\$ -		0.00	\$ -	0.10	0.00%
9.02	Inlet Protection Device, Drop-in	EA	8.00		8.00	\$ 250.00	\$ 2,000.00		\$ -		0.00	\$ -	8.00	0.00%
9.03	Inlet Protection Device, Maintenance	EA	16.00		16.00	\$ 60.00	\$ 960.00		\$ -		0.00	\$ -	16.00	0.00%
MISCELLANEOUS														
11.01	Mobilization	LS	1.00		1.00	\$ 15,500.00	\$ 15,500.00	0.50	\$ 7,750.00		0.50	\$ 7,750.00	0.50	50.00%
11.02	Maintenance of Postal Service	LS	1.00		1.00	\$ 1,500.00	\$ 1,500.00	0.30	\$ 450.00		0.30	\$ 450.00	0.70	30.00%
11.03	Maintenance of Solid Waste Collection	LS	1.00		1.00	\$ 1,500.00	\$ 1,500.00	0.30	\$ 450.00		0.30	\$ 450.00	0.70	30.00%
11.04	Concrete Washout	LS	1.00		1.00	\$ 1,500.00	\$ 1,500.00	0.40	\$ 600.00		0.40	\$ 600.00	0.60	40.00%
CHANGE ORDER ITEMS														
12.01					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.02					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
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 = \$ 585,142.10 PAY PERIOD = \$ 262,546.50

COMPLETED = \$ 262,546.50

44.87%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
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Previous Applications for Payment:

No.	Date	Amount
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Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	June 9, 2025

Substantial Completion:

Contract Working Days:	95.0
Added by Change Order:	
Total Working Days:	95.0
Working Days Used to Date:	36.0
Working Days Remaining:	59.0

PREVIOUS PAY APPS TOTAL = \$ -



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #16 in the amount of \$23,248.25 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 #16

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: July 21, 2025 Payment Application #: 16

Payment Period: From: June 1, 2025 Through: June 28, 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:	\$	315,429.78
Retainage: 0 % of Completed Work:	\$	-
Total Earned Less Retainage:	\$	315,429.78
Less Previous Applications for Payment:	\$	292,181.53
SUBTOTAL:	\$	23,248.25

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 23,248.25

Balance to Finish, Including Retainage: \$ 156,470.22

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

Date

July 7, 2025

City of Ankeny Staff Approval:

Signature

Date

7/11/2025

Submit to: Becky Ford, PE, CFM, Stormwater & Environmental Manager

E-mail: bford@ankenyiowa.gov

Phone Number: 515-963-3526

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	March 17, 2025	\$ 2,701.25
13	May 19, 2025	\$ 13,370.41
14	May 19, 2025	\$ 18,037.75
15	July 7, 2025	\$ 24,377.30
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 292,181.53

Record of Change Orders:

No.	Date	Amount
1	February 17, 2025	\$ 236,000.00
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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

PROGRESS REPORT #16

SW Des Moines Street Utility Improvements

Date: July 7, 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: June 1, 2025 – June 28, 2025

1. SUMMARY OF WORK DONE LAST PERIOD

- a. Shekar has completed Stage 1A / 1B
- b. Construction observation
- c. Construction administration
- d. Construction staking

2. FORECAST OF ACTIVITIES PLANNED FOR NEXT PERIOD

- a. Shekar to begin work on Stage 2
- b. Construction administration
- c. Construction observation
- d. Construction staking

3. SCOPE CHANGES / VALUE ADDED

- a. None

4. STATUS OF RECENT PREVIOUS INVOICES

INVOICE #	DATE SENT	INVOICE TOTAL	STATUS
157305	February 19, 2025	\$24,419.25	Paid
157757	March 5, 2025	\$2,701.25	Paid
158316	April 7, 2025	\$13,370.41	Paid
159086	May 9, 2025	\$18,037.75	Paid
159786	June 12, 2025	\$24,377.30	Submitted
160656	July 7, 2025	\$23,248.25	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



1360 NW 121st Street
Clive, IA 50325

Becky Ford
City of Ankeny, IA
410 West 1st Street
Ankeny, IA 50023

July 01, 2025
Project No: 2024000157-000
Invoice No: 160656
Due Date: July 31, 2025

Project 2024000157-000 Ankeny SW Des Moines Street Utility Improvements

Professional Services from June 01, 2025 to June 28, 2025

Phase	600	Construction Administration
Task	601	Construction Administration

	Hours	Rate	Amount	
Project Manager I	3.50	185.00	647.50	
Engineer I	14.00	125.00	1,750.00	
Principal	.50	270.00	135.00	
Intern	1.00	75.00	75.00	
Engineer III	25.50	185.00	4,717.50	
Totals	44.50		7,325.00	
Total Labor				7,325.00

Mileage (.70/.50 p/mile) 17.50

Total this Task \$7,342.50

Total this Phase \$7,342.50

Phase	650	Onsite Project Representative
Task	651	Resident Project Representative

	Hours	Rate	Amount	
Engineer I	4.00	125.00	500.00	
On-Site Representative I	65.25	115.00	7,503.75	
Intern	58.75	75.00	4,406.25	
Engineer III	8.50	185.00	1,572.50	
Totals	136.50		13,982.50	
Total Labor				13,982.50

Mileage (.70/.50 p/mile) 175.00

Total this Task \$14,157.50

Total this Phase \$14,157.50

Project	2024000157-000	Ankeny SW Des Moines St Utility Improve.	Invoice	160656
Phase	700	Survey Services		
Task	735	Preliminary Design Survey		

		Hours	Rate	Amount	
Crew Chief		1.50	150.00	225.00	
Totals		1.50		225.00	
Total Labor					225.00
Mileage (.90 p/mile)					9.00
				Total this Task	\$234.00

Task	760	Construction Staking			
		Hours	Rate	Amount	
Crew Chief		6.50	150.00	975.00	
Intern		6.50	75.00	487.50	
Totals		13.00		1,462.50	
Total Labor					1,462.50
Mileage (.90 p/mile)					18.00
				Total this Task	\$1,480.50
				Total this Phase	\$1,714.50

Phase	850	Project Management and Coordination			
Task	851	Project Management and Coordination			
		Hours	Rate	Amount	
Project Coordinator		.25	135.00	33.75	
Totals		.25		33.75	
Total Labor					33.75
				Total this Task	\$33.75
				Total this Phase	\$33.75

	Current	Prior	To-Date	
Total Billings	23,248.25	292,181.53	315,429.78	
Contract Limit (not-to-exceed)			471,900.00	
Contract Limit Remaining			156,470.22	
		Total Due this Invoice		\$23,248.25

Outstanding Invoices

Number	Date	Balance
159786	6/3/2025	24,377.30
Total		24,377.30



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 \$459,863.41 to OMG Midwest Inc., DBA Des Moines Asphalt & Paving, for construction services on the 2025 Asphalt Street Resurfacing Program 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. OMG Midwest - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2025 Asphalt Street Resurfacing Program
Contractor: OMG Midwest, Inc., DBA Des Moines Asphalt & Paving
Address: 2401 SE Tones Drive, Suite 13, Ankeny, IA 50021
Finance Budget Code: 950.3950.4451 Finance Project #: 950.4451
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: May 5, 2025 Vendor Account #: 563

Date of Council Meeting: July 21, 2025 Payment Application #: 1
Payment Period: From: June 19, 2025 Through: July 5, 2025

Contract Summary:

Original Contract Amount:	\$	762,595.25	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	762,595.25	
Total Completed and Stored to Date:	\$	484,066.75	
Retainage: 5 % of Completed Work:	\$	24,203.34	
Total Earned Less Retainage:	\$	459,863.41	
Less Previous Applications for Payment:	\$	-	
SUBTOTAL:			\$ 459,863.41

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 459,863.41

Balance to Finish, Including Retainage: \$ 302,731.84

Contract Time Remaining (Substantial): - Calendar Date

Contract Time Remaining (Full): - Calendar Date

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: OMG Midwest, Inc., DBA Des Moines Asphalt & Paving

Firm Name

Brian Beaird

Signature

7/9/2025

Date

Engineer / Consultant Approval: City of Ankeny

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Jim Haberichter

Signature

7/10/2025

Date

Submit to: Jim Haberichter, P.E., Civil Engineer II

E-mail: JHaberichter@AnkenyIowa.gov

Phone Number: 515-963-3536

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1		
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ -

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Calendar Date
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

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	Excavation, Class 13, For Widening	CY	245.00		245.00	\$ 21.85	\$ 5,353.25	245.00	\$ 5,353.25		245.00	\$ 5,353.25	0.00	100.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Manhole Adjustment, Storm, Minor, SELFLEVEL® Casting	EA	2.00		2.00	\$ 2,500.00	\$ 5,000.00		\$ -		0.00	\$ -	2.00	0.00%
6.02	Intake Adjustment, Minor, SW-511	EA	2.00		2.00	\$ 2,250.00	\$ 4,500.00		\$ -		0.00	\$ -	2.00	0.00%
STREETS AND RELATED WORK														
7.01	Asphalt Base Widening, Standard Traffic, 4" Base Course, 3/4" Mix, PG58-28S	TON	359.00		359.00	\$ 93.25	\$ 33,476.75	425.00	\$ 39,631.25		425.00	\$ 39,631.25	(66.00)	118.38%
7.02	Asphalt Pavement Samples and Testing	LS	1.00		1.00	\$ 2,461.00	\$ 2,461.00	0.50	\$ 1,230.50		0.50	\$ 1,230.50	0.50	50.00%
7.03	Granular Shoulder, Type B	TON	734.00		734.00	\$ 39,636.00	\$ 29,100.00	271.00	\$ 14,634.00		271.00	\$ 14,634.00	463.00	36.92%
7.04	Asphalt Overlay, 1" Leveling Course, 3/8" Mix, PG58-28S	TON	513.00		513.00	\$ 86.75	\$ 44,502.75	551.00	\$ 47,799.25		551.00	\$ 47,799.25	(38.00)	107.41%
7.05	Asphalt Interlayer, 1" Base Course, 3/8" Mix, PG58-34E	TON	575.00		575.00	\$ 115.50	\$ 66,412.50	592.00	\$ 68,376.00		592.00	\$ 68,376.00	(17.00)	102.96%
7.06	Asphalt Overlay, 1.5" Intermediate Course, 1/2" Mix, PG58-28S	TON	770.00		770.00	\$ 84.75	\$ 65,257.50	816.00	\$ 69,156.00		816.00	\$ 69,156.00	(46.00)	105.97%
7.07	Asphalt Overlay, 1.5" Surface Course, 1/2" Mix, PG58-28S	TON	822.00		822.00	\$ 84.75	\$ 69,664.50	916.00	\$ 77,631.00		916.00	\$ 77,631.00	(94.00)	111.44%
7.08	Asphalt Overlay, Fiber Reinforced, 1.5" Intermediate Course, 1/2" Mix, PG58-28S	TON	862.00		862.00	\$ 94.50	\$ 81,459.00		\$ -		0.00	\$ -	862.00	0.00%
7.09	Asphalt Overlay, Fiber Reinforced, 1.5" Surface Course, 1/2" Mix, PG58-28S	TON	951.00		951.00	\$ 94.50	\$ 89,869.50		\$ -		0.00	\$ -	951.00	0.00%
7.10	Removal of Sidewalk	SY	244.00		244.00	\$ 12.50	\$ 3,050.00		\$ -		0.00	\$ -	244.00	0.00%
7.11	Sidewalk, PCC, Class C, 5" Thick	SY	148.00		148.00	\$ 67.50	\$ 9,990.00		\$ -		0.00	\$ -	148.00	0.00%
7.12	Sidewalk, PCC, Class C, 6" Thick	SY	117.00		117.00	\$ 75.00	\$ 8,775.00		\$ -		0.00	\$ -	117.00	0.00%
7.13	Detectable Warnings, Galvanized Steel	SF	144.00		144.00	\$ 55.00	\$ 7,920.00		\$ -		0.00	\$ -	144.00	0.00%
7.14	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	84.00		84.00	\$ 125.00	\$ 10,500.00		\$ -		0.00	\$ -	84.00	0.00%
7.15	Full Depth Patches, HMA	SY	1,200.00		1,200.00	\$ 83.50	\$ 100,200.00	983.00	\$ 82,080.50		983.00	\$ 82,080.50	217.00	81.92%
7.16	Asphalt for Crack Filling	TON	20.00		20.00	\$ 251.00	\$ 5,020.00		\$ -		0.00	\$ -	20.00	0.00%
7.17	Milling	SY	4,750.00		4,750.00	\$ 4.55	\$ 21,612.50	4,750.00	\$ 21,612.50		4,750.00	\$ 21,612.50	0.00	100.00%
TRAFFIC CONTROL														
8.01	Painted Pavement Markings, Solvent/Waterborne	STA	77.00		77.00	\$ 60.00	\$ 4,620.00		\$ -		0.00	\$ -	77.00	0.00%
8.02	Painted Pavement Markings, Durable	STA	111.00		111.00	\$ 100.00	\$ 11,100.00		\$ -		0.00	\$ -	111.00	0.00%
8.03	Grooves Cut for Pavement Markings	STA	111.00		111.00	\$ 40.00	\$ 4,440.00		\$ -		0.00	\$ -	111.00	0.00%
8.04	Temporary Traffic Control	LS	1.00		1.00	\$ 24,050.00	\$ 24,050.00	0.75	\$ 18,037.50		0.75	\$ 18,037.50	0.25	75.00%
8.05	Portable Dynamic Message Sign (PDMS)	C DAY	20.00		20.00	\$ 150.00	\$ 3,000.00	20.00	\$ 3,000.00		20.00	\$ 3,000.00	0.00	100.00%
SITE WORK AND LANDSCAPING														
9.01	Erosion Control Mulching, Hydromulching, BFM with Temporary Seeding	AC	0.20		0.20	\$ 12,250.00	\$ 2,450.00		\$ -		0.00	\$ -	0.20	0.00%
MISCELLANEOUS														
11.01	Mobilization	LS	1.00		1.00	\$ 35,525.00	\$ 35,525.00	1.00	\$ 35,525.00		1.00	\$ 35,525.00	0.00	100.00%
11.02	Concrete Washout	LS	1.00		1.00	\$ 2,750.00	\$ 2,750.00		\$ -		0.00	\$ -	1.00	0.00%
CHANGE ORDER ITEMS														
12.01					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.02					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
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										COMPLETED = \$ 484,066.75				
										CONTRACT = \$ 762,595.25 PAY PERIOD = \$ 484,066.75				
										COMPLETED = \$ 484,066.75				
										63.48%				

Date printed: 7/9/2025



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #3 in the amount of \$219,377.04 to On Track Construction, LLC, Inc., for construction services on the SW Walnut Street and SW Ordinance Road Water Main 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. On Track - Pymt #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW Walnut Street and SW Ordinance Road Water Main
Contractor: On Track Construction, LLC
Address: 1435 West F Ave, Nevada, IA 50201
Finance Budget Code: 635.3635.4450 **Finance Project #:** 635.4450
Vendor Project #: **Purchase Order #:**
Original Contract Date: February 17, 2025 **Vendor Account #:** 9363

Date of Council Meeting: July 21, 2025 **Payment Application #:** 3

Payment Period: From: June 1, 2025 Through: June 28, 2025

Contract Summary:

Original Contract Amount: \$ 1,144,144.00
Net Change by Change Orders: \$ 2,035.00
Contract Amount to Date: (line 1 ± 2) \$ 1,146,179.00

Total Completed and Stored to Date: \$ 478,667.20
Retainage: 5 % of Completed Work: \$ 23,933.36
Total Earned Less Retainage: \$ 454,733.84
Less Previous Applications for Payment: \$ 235,356.80
SUBTOTAL: \$ 219,377.04

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 219,377.04

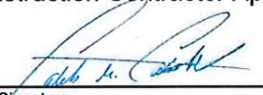
Balance to Finish, Including Retainage: \$ 691,445.16

Contract Time Remaining (Substantial): 83.0 Working Days

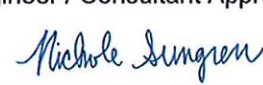
Contract Time Remaining (Full): 10.0 Working Days

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: On Track Construction, LLC


Signature _____ Firm Name _____
Date 7/7/2025

Engineer / Consultant Approval: MSA Professional Services, Inc.


Signature _____ Firm Name _____
Date 07/07/2025

City of Ankeny Staff Approval:


Signature _____ Date 7-7-25

Submit to: Don Clark, Director of Municipal Utilities
E-mail: dclark@ankenyiowa.gov Phone Number: (515) 963-3529

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	LS	1.00		1.00	\$ 19,150.00	\$ 19,150.00		\$ -	1.00	1.00	\$ 19,150.00	0.00	100.00%
2.02	Topsoil, On-site	CY	267.00		267.00	\$ 40.00	\$ 10,680.00		\$ -		0.00	\$ -	267.00	0.00%
2.03	Excavation, Class 10	CY	114.00		114.00	\$ 20.00	\$ 2,280.00		\$ -		0.00	\$ -	114.00	0.00%
2.04	Excavation, Class 10, Borrow	CY	52.00		52.00	\$ 45.00	\$ 2,340.00		\$ -		0.00	\$ -	52.00	0.00%
2.05	Subgrade Preparation, 6-in.	SY	1,416.00		1,416.00	\$ 6.00	\$ 8,496.00		\$ -		0.00	\$ -	1,416.00	0.00%
2.06	Subgrade Treatment, Geogrid	SY	141.00		141.00	\$ 12.00	\$ 1,692.00		\$ -		0.00	\$ -	141.00	0.00%
2.07	Compaction Testing	LS	1.00		1.00	\$ 2,500.00	\$ 2,500.00		\$ -		0.00	\$ -	1.00	0.00%
TRENCH EXCAVATION AND BACKFILL														
3.01	Trench Compaction Testing	LS	1.00		1.00	\$ 3,500.00	\$ 3,500.00		\$ -		0.00	\$ -	1.00	0.00%
SEWERS AND DRAINS														
4.01	Storm Sewer, Trenched, Gasketed-RCP, 15-in.	LF	16.00		16.00	\$ 175.00	\$ 2,800.00		\$ -		0.00	\$ -	16.00	0.00%
4.02	Storm Sewer, Trenched, RCP, 15-in.	LF	92.00		92.00	\$ 120.00	\$ 11,040.00		\$ -		0.00	\$ -	92.00	0.00%
4.03	Storm Sewer, Trenched, PVC, 12-in.	LF	16.00		16.00	\$ 140.00	\$ 2,240.00		\$ -		0.00	\$ -	16.00	0.00%
4.04	Storm Sewer, Trenchless, PVC, 15-in.	LF	50.00		50.00	\$ 390.00	\$ 19,500.00		\$ -		0.00	\$ -	50.00	0.00%
4.05	Removal of Storm Sewer	LF	48.00		48.00	\$ 35.00	\$ 1,680.00		\$ -		0.00	\$ -	48.00	0.00%
4.06	Pipes Culvert, Trenched, RCP, 12-in.	LF	22.00		22.00	\$ 110.00	\$ 2,420.00		\$ -		0.00	\$ -	22.00	0.00%
WATER MAINS AND APPURTENANCES														
5.01	Water Main, Trenched, C900 DR-18 PVC, 8-in.	LF	425.00		425.00	\$ 90.00	\$ 38,250.00	323.80	\$ 29,142.00	76.00	399.80	\$ 35,992.00	25.20	94.07%
5.02	Water Main, Trenchless, C900 DR-18 PVC, 8-in.	LF	3,116.00		3,116.00	\$ 104.00	\$ 324,064.00	1,702.80	\$ 177,091.20	1,291.00	2,993.80	\$ 311,355.20	122.20	96.08%
5.03	Fitting, Tee, 8-in. x 8-in.	EA	2.00		2.00	\$ 2,250.00	\$ 4,500.00	1.00	\$ 2,250.00	1.00	2.00	\$ 4,500.00	0.00	100.00%
5.04	Fitting, Bend, 11.25 Degree, 8-in.	EA	1.00		1.00	\$ 2,250.00	\$ 2,250.00		\$ -		0.00	\$ -	1.00	0.00%
5.05	Fitting, Bend, 22.50 Degree, 8-in.	EA	1.00		1.00	\$ 2,250.00	\$ 2,250.00		\$ -		0.00	\$ -	1.00	0.00%
5.06	Fitting, Bend, 45 Degree, 8-in.	EA	2.00		2.00	\$ 2,250.00	\$ 4,500.00		\$ -	2.00	2.00	\$ 4,500.00	0.00	100.00%
5.07	Fitting, Reducer, 8-in. x 6-in.	EA	1.00		1.00	\$ 1,950.00	\$ 1,950.00	1.00	\$ 1,950.00		1.00	\$ 1,950.00	0.00	100.00%
5.08	Water Service Stub, Same Side of Street, PEX, 1-in.	EA	21.00		21.00	\$ 2,950.00	\$ 61,950.00	2.00	\$ 5,900.00		2.00	\$ 5,900.00	19.00	9.52%
5.09	Water Service Stub, Opposite Side of Street, PEX, 1-in.	EA	21.00		21.00	\$ 4,400.00	\$ 92,400.00		\$ -		0.00	\$ -	21.00	0.00%
5.10	Water Main Abandonment, Cap, 6-in.	EA	7.00		7.00	\$ 1,300.00	\$ 9,100.00	2.00	\$ 2,600.00	1.00	3.00	\$ 3,900.00	4.00	42.86%
5.11	Water Main Removal, 6-in.	LF	223.00		223.00	\$ 30.00	\$ 6,690.00		\$ -		0.00	\$ -	223.00	0.00%
5.12	Water Main Removal, 8-in.	LF	36.00		36.00	\$ 30.00	\$ 1,080.00		\$ -		0.00	\$ -	36.00	0.00%
5.13	Valve, Gate, RW, 6-in.	EA	1.00		1.00	\$ 2,400.00	\$ 2,400.00	1.00	\$ 2,400.00		1.00	\$ 2,400.00	0.00	100.00%
5.14	Valve, Gate, RW, 8-in.	EA	4.00		4.00	\$ 3,000.00	\$ 12,000.00		\$ -	2.00	2.00	\$ 6,000.00	2.00	50.00%
5.15	Fire Hydrant Assembly	EA	7.00		7.00	\$ 8,000.00	\$ 56,000.00	1.00	\$ 8,000.00	2.00	3.00	\$ 24,000.00	4.00	42.86%
5.16	Fire Hydrant Assembly Removal	EA	6.00		6.00	\$ 2,500.00	\$ 15,000.00		\$ -		0.00	\$ -	6.00	0.00%
5.17	Valve Box Removal	EA	4.00		4.00	\$ 800.00	\$ 3,200.00		\$ -	1.00	1.00	\$ 800.00	3.00	25.00%
5.18	Fire Hydrant Assembly Remove and Reinstall	EA	1.00		1.00	\$ 5,000.00	\$ 5,000.00		\$ -		0.00	\$ -	1.00	0.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Manhole, SW 401, 48-in.	EA	1.00		1.00	\$ 5,000.00	\$ 5,000.00		\$ -		0.00	\$ -	1.00	0.00%
6.02	Intake, SW 511	EA	1.00		1.00	\$ 4,000.00	\$ 4,000.00		\$ -		0.00	\$ -	1.00	0.00%
6.03	Connection to Existing Intake	EA	1.00		1.00	\$ 3,000.00	\$ 3,000.00		\$ -		0.00	\$ -	1.00	0.00%
STREETS AND RELATED WORK														
7.01	Pavement, PCC, 7-in., C-SUD	SY	1,330.00		1,330.00	\$ 93.50	\$ 124,355.00		\$ -		0.00	\$ -	1,330.00	0.00%
7.02	PCC Pavement Samples and Testing	LS	1.00		1.00	\$ 5,000.00	\$ 5,000.00		\$ -		0.00	\$ -	1.00	0.00%
7.03	Removal of Granular Surfacing	SY	85.00		85.00	\$ 22.00	\$ 1,870.00		\$ -		0.00	\$ -	85.00	0.00%
7.04	Removal of Sidewalk	SY	684.00		684.00	\$ 10.50	\$ 7,182.00		\$ -		0.00	\$ -	684.00	0.00%
7.05	Removal of Shared Use Path	SY	11.00		11.00	\$ 11.00	\$ 121.00		\$ -		0.00	\$ -	11.00	0.00%
7.06	Removal of Driveway	SY	218.00		218.00	\$ 12.00	\$ 2,616.00		\$ -		0.00	\$ -	218.00	0.00%
7.07	Shared Use Path, PCC, 6-in.	SY	20.00		20.00	\$ 80.00	\$ 1,600.00		\$ -		0.00	\$ -	20.00	0.00%
7.08	Sidewalk, PCC, 5-in.	SY	793.00		793.00	\$ 67.00	\$ 53,131.00		\$ -		0.00	\$ -	793.00	0.00%
7.09	Sidewalk, PCC, 6-in.	SY	70.00		70.00	\$ 81.00	\$ 5,670.00		\$ -		0.00	\$ -	70.00	0.00%
7.10	Detachable Warnings, Galvanized Steel	SF	84.00		84.00	\$ 55.00	\$ 4,620.00		\$ -		0.00	\$ -	84.00	0.00%
7.11	Driveway, PCC, 6-in.	SY	265.00		265.00	\$ 78.00	\$ 20,670.00		\$ -		0.00	\$ -	265.00	0.00%
7.12	Granular Surfacing, Class A Crushed Stone, 12-in.	SY	10.00		10.00	\$ 27.00	\$ 270.00		\$ -		0.00	\$ -	10.00	0.00%
7.13	Full Depth Patches, PCC, 7-in., C-SUD	SY	95.00		95.00	\$ 110.00	\$ 10,450.00		\$ -		0.00	\$ -	95.00	0.00%
7.14	Full Depth Patches, HMA	SY	37.00		37.00	\$ 130.00	\$ 4,810.00		\$ -		0.00	\$ -	37.00	0.00%
7.15	Pavement Removal	SY	1,035.00		1,035.00	\$ 17.00	\$ 17,595.00		\$ -		0.00	\$ -	1,035.00	0.00%
TRAFFIC CONTROL														
8.01	Pavement Markings, Waterborne, White	STA	8.50		8.50	\$ 860.00	\$ 7,310.00		\$ -		0.00	\$ -	8.50	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

8.02	Painted Symbols and Legends, Waterborne	EA	2.00	2.00	\$	125.00	\$	250.00		\$	-		0.00	\$	-	2.00	0.00%
8.03	Temporary Traffic Control	LS	1.00	1.00	\$	11,950.00	\$	11,950.00	0.20	\$	2,390.00	0.30	0.50	\$	5,975.00	0.50	50.00%
8.04	Traffic Signs	EA	3.00	3.00	\$	150.00	\$	450.00		\$	-		0.00	\$	-	3.00	0.00%
8.05	U-Shaped Rail Steel Posts	EA	3.00	3.00	\$	200.00	\$	600.00		\$	-		0.00	\$	-	3.00	0.00%
8.06	Remove and Reinstall Traffic Signs	EA	5.00	5.00	\$	200.00	\$	1,000.00		\$	-		0.00	\$	-	5.00	0.00%
SITE WORK AND LANDSCAPING																	
9.01	Conventional Seeding and Fertilizing, Type 4, 100% Annual Rye	AC	0.40	0.40	\$	505.00	\$	202.00		\$	-		0.00	\$	-	0.40	0.00%
9.02	Conventional Seeding and Fertilizing, Type 1	AC	0.40	0.40	\$	3,000.00	\$	1,200.00		\$	-		0.00	\$	-	0.40	0.00%
9.03	Hydraulic Mulching, Temporary, BFM	AC	0.80	0.80	\$	4,600.00	\$	3,680.00		\$	-		0.00	\$	-	0.80	0.00%
9.04	Wattle, Installation	LF	1,500.00	1,500.00	\$	2.00	\$	3,000.00		\$	-	10.00	10.00	\$	20.00	1,480.00	0.67%
9.05	Wattle, Removal	LF	1,500.00	1,500.00	\$	0.30	\$	450.00		\$	-		0.00	\$	-	1,500.00	0.00%
9.06	Inlet Protection Device, Drop-In, Installation & Removal	EA	5.00	5.00	\$	200.00	\$	1,000.00		\$	-		0.00	\$	-	5.00	0.00%
9.07	Inlet Protection Device, Surface-Applied, Installation and Removal	EA	2.00	2.00	\$	115.00	\$	230.00		\$	-		0.00	\$	-	2.00	0.00%
9.08	Inlet Protection Device, Maintenance	EA	7.00	7.00	\$	25.00	\$	175.00		\$	-		0.00	\$	-	7.00	0.00%
9.09	Remove & Replace Landscaping Rock	SY	91.00	91.00	\$	135.00	\$	12,285.00		\$	-		0.00	\$	-	91.00	0.00%
MISCELLANEOUS																	
11.01	Mobilization	LS	1.00	1.00	\$	102,000.00	\$	102,000.00		\$	-	0.50	0.50	\$	51,000.00	0.50	50.00%
11.02	Concrete Washout, Roll-Off Container	LS	1.00	1.00	\$	1,000.00	\$	1,000.00		\$	-		0.00	\$	-	1.00	0.00%
CHANGE ORDER ITEMS																	
12.01	Additional Tree Removal	EA	1.00	1.00	\$	2,035.00	\$	2,035.00		\$	-	1.00	1.00	\$	2,035.00	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 = \$1,146,179.00 PAY PERIOD = \$ 230,923.20

COMPLETED = \$ 478,667.20

41.76%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 7, 2025	\$ 20,125.75
2	June 16, 2025	\$ 215,231.05
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 235,356.80

Record of Change Orders:

No.	Date	Amount
1	April 7, 2025	\$ 2,035.00
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CHANGE ORDER TOTAL = \$ 2,035.00

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

Contract Working Days: 130.0
Added by Change Order:
Total Working Days: 130.0
Working Days Used to Date: 47.0
Working Days Remaining: 83.0

Full Completion:

Contract Working Days: 10.0
Added by Change Order:
Total Working Days: 10.0
Working Days Used to Date:
Working Days Remaining: 10.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 \$123,946.79 to Rognes Corporation, for construction services on the SE 3rd Street 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. Rognes - Pymt #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE 3rd Street Utility Improvements - Phase 2
Contractor: Rognes Corporation
Address: 1609 North Ankeny Blvd, Suite 210, Ankeny, IA 50023
Finance Budget Code: 48% 658.3658.4452
52% 695.3695.4453
Finance Project #: 48% 658.4452
52% 695.4453
Vendor Project #: N/A
Purchase Order #: N/A
Original Contract Date: February 19, 2024
Vendor Account #: 1768

Date of Council Meeting: July 21, 2025
Payment Application #: 12

Payment Period: From: June 1, 2025 Through: June 30, 2025

Contract Summary:

Original Contract Amount: \$ 2,244,000.00
Net Change by Change Orders: \$ 4,006.50
Contract Amount to Date: (line 1 ± 2) \$ 2,248,006.50

Total Completed and Stored to Date: \$ 1,386,672.47
Retainage: 5 % of Completed Work: \$ 69,333.62
Total Earned Less Retainage: \$ 1,317,338.85
Less Previous Applications for Payment: \$ 1,193,392.06
SUBTOTAL: \$ 123,946.79

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 123,946.79

Balance to Finish, Including Retainage: \$ 930,667.65

Contract Time Remaining (Substantial): 23.5 Working Days
Contract Time Remaining (Final): 9.0 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: Rognes Corporation

Firm Name


Signature

07-10-2025
Date

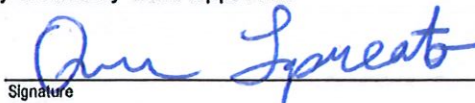
Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Ankeny Staff Approval:


Signature

07-10-2025
Date

Submit to: Quinn Lopreato

E-mail: Qlopreato@AnkenyIowa.gov

Phone Number: 515-965-6432

Date Printed: 7/9/2025

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
DIVISION 2 - EARTHWORK														
2.01	CLEARING AND GRUBBING	UNIT	594.5		594.5	\$ 133.00	\$ 79,068.50		\$ -	520	520	\$ 69,160.00	74.5	87.47%
2.02	REMOVAL AND SALVAGE OF LANDSCAPING	LS	1	1	2	\$ 7,560.00	\$ 15,120.00		\$ -	0.25	0.25	\$ 1,890.00	0.75	25.00%
2.03	TOPSOIL, OFF-SITE	CY	325		325	\$ 27.00	\$ 8,775.00		\$ -	130	130	\$ 3,510.00	195	40.00%
2.04	EXCAVATION, CLASS 10	CY	1,610		1,610	\$ 27.00	\$ 43,470.00		\$ -	530	530	\$ 14,310.00	1,080	32.92%
2.05	SUBGRADE PREPARATION	SY	6,045		6,045	\$ 2.80	\$ 16,926.00		\$ -	2,000	2,000	\$ 5,600.00	4,045	33.09%
2.06	SUBGRADE TREATMENT, GEOTEXT. TRIANGULAR	SY	1,995		1,995	\$ 4.90	\$ 9,775.50		\$ -	0	0	\$ -	1,995	0.00%
2.07	SUBBASE, MODIFIED	SY	6,045		6,045	\$ 10.00	\$ 60,450.00		\$ -	2,000	2,000	\$ 20,000.00	4,045	33.09%
2.08	COMPACTION TESTING	LS	1	1	2	\$ 8,760.00	\$ 17,520.00		\$ -	0.33	0.33	\$ 2,880.90	0.67	33.00%
DIVISION 3 - TRENCH AND TRENCHLESS CONSTRUCTION														
3.01	TRENCH COMPACTION TESTING	LS	1		1	\$ 8,760.00	\$ 8,760.00		\$ -	0.50	0.50	\$ 4,380.00	0.50	50.00%
DIVISION 4 - SEWERS AND DRAINS														
4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 8 IN. DIA.	LF	123		123	\$ 122.00	\$ 15,006.00		\$ -	123	123	\$ 15,006.00	0	100.00%
4.02	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 15 IN. DIA.	LF	1,228		1,228	\$ 195.00	\$ 239,460.00		\$ -	1,013	1,013	\$ 197,535.00	215	82.49%
4.03	SANITARY SEWER SERVICE STUB, PVC, 4"	LF	594		594	\$ 110.00	\$ 65,340.00	33	\$ 3,630.00	531	564	\$ 62,040.00	30	94.95%
4.04	SANITARY SEWER SERVICE STUB, PVC, 6"	LF	113		113	\$ 118.00	\$ 13,447.00	22	\$ 2,618.00	67	89	\$ 10,581.00	24	78.78%
4.05	REMOVAL OF SANITARY SEWER, VOP, DIA. EQUAL TO OR LESS THAN 10 IN.	LF	1,460		1,460	\$ 19.00	\$ 27,740.00		\$ -	1,136	1,136	\$ 21,584.00	324	77.81%
4.06	SANITARY SEWER CLEANOUT, TEMPORARY	EA	3		3	\$ 6,840.00	\$ 20,520.00		\$ -	2	2	\$ 13,680.00	1	66.67%
4.07	REMOVAL OF SANITARY SEWER CLEANOUT	EA	4		4	\$ 116.00	\$ 464.00		\$ -	2	2	\$ 232.00	2	50.00%
4.08	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	283		283	\$ 104.00	\$ 29,432.00		\$ -	48	48	\$ 4,992.00	235	16.96%
4.09	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	1,252		1,252	\$ 166.00	\$ 207,832.00	248	\$ 41,168.00	465.88	713.88	\$ 118,504.08	538.12	57.02%
4.10	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	LF	80		80	\$ 245.00	\$ 19,600.00		\$ -	55.27	55.27	\$ 13,541.15	24.73	69.09%
4.11	REMOVAL OF STORM SEWER, RCP, DIA. EQUAL TO OR LESS THAN 18 IN.	LF	64		64	\$ 23.00	\$ 1,472.00		\$ -	44	44	\$ 1,012.00	20	68.75%
4.12	REMOVAL OF STORM SEWER, RCP, DIA. EQUAL TO OR GREATER THAN 18 IN.	LF	80		80	\$ 23.00	\$ 1,840.00		\$ -	65	65	\$ 1,495.00	15	81.25%
4.13	FOOTING DRAIN COLLECTOR/SUBDRAIN, CORRUGATED PVC, 8 IN. DIA.	LF	2,485		2,485	\$ 41.00	\$ 101,885.00		\$ -	1,080	1,080	\$ 43,480.00	1,405	42.66%
4.14	SUBDRAIN CLEANOUT, TYPE A-1, 8 IN.	EA	3		3	\$ 773.00	\$ 2,319.00		\$ -	0	0	\$ -	3	0.00%
4.15	SUBDRAIN CLEANOUT, TYPE B	EA	2		2	\$ 479.00	\$ 958.00		\$ -	2	2	\$ 958.00	0	100.00%
4.16	FOOTING DRAIN OUTLETS AND CONNECTIONS, 8 IN. DIA.	EA	28		28	\$ 266.00	\$ 7,448.00		\$ -	10	10	\$ 2,660.00	18	35.71%
4.17	STORM SEWER SERVICE STUB, PVC, 1-1/2 IN. DIA.	EA	26		26	\$ 745.00	\$ 19,370.00		\$ -	10	10	\$ 7,450.00	16	38.46%
4.18	REMOVAL OF SUBDRAIN CLEANOUT	EA	1		1	\$ 120.00	\$ 120.00		\$ -	1	1	\$ 120.00	0	100.00%
4.19	CONNECT EXISTING SUBDRAIN TO STRUCTURE	EA	2		2	\$ 248.00	\$ 496.00		\$ -	2	2	\$ 496.00	0	100.00%
4.20	REMOVAL OF SUBDRAIN	LF	80		80	\$ 2.00	\$ 160.00		\$ -	80	80	\$ 160.00	0	100.00%
DIVISION 5 - WATER MAINS AND APPURTENANCES														
5.01	WATER MAIN, TRENCHED, PVC C900, 4 IN. DIA.	LF	17		17	\$ 117.00	\$ 1,989.00	14	\$ 1,638.00	5	19	\$ 2,223.00	(2)	111.76%
5.02	WATER MAIN, TRENCHED, DIP, 4 IN. DIA.	LF	8		8	\$ 174.00	\$ 1,392.00	8	\$ 1,392.00	0	8	\$ 1,392.00	0	100.00%
5.03	WATER MAIN, TRENCHED, PVC C900, 8 IN. DIA.	LF	736		736	\$ 73.00	\$ 53,728.00		\$ -	736	736	\$ 53,728.00	0	100.00%
5.04	WATER MAIN, TRENCHED, RESTRAINED PVC C900, 8 IN. DIA.	LF	317		317	\$ 91.00	\$ 28,847.00	36	\$ 3,276.00	277	313	\$ 28,483.00	4	98.74%
5.05	WATER MAIN, TRENCHED, RESTRAINED DIP, 8 IN. DIA.	LF	134		134	\$ 115.00	\$ 15,410.00	133	\$ 15,295.00	0	133	\$ 15,295.00	1	99.25%
5.06	FITTING, REDUCER, 8" X 4" IN.	EA	4		4	\$ 543.00	\$ 2,172.00	3	\$ 1,629.00	1	4	\$ 2,172.00	0	100.00%
5.07	FITTING, TEE, 8" X 8" X 8"	EA	1		1	\$ 1,075.00	\$ 1,075.00		\$ -	1	1	\$ 1,075.00	0	100.00%
5.08	FITTING, CROSS, 8" X 8" X 8"	EA	1		1	\$ 869.00	\$ 869.00		\$ -	1	1	\$ 869.00	0	100.00%
5.09	FITTING, 45 DEG., 4 IN.	EA	8		8	\$ 509.00	\$ 4,072.00	6	\$ 3,054.00	2	2	\$ 4,072.00	0	100.00%
5.10	FITTING, 45 DEG., 8 IN.	EA	6		6	\$ 846.00	\$ 5,094.00	2	\$ 1,698.00	0	2	\$ 1,698.00	4	33.33%
5.11	WATER SERVICE, POLYETHYLENE, 3/4 IN. DIA., NEAR SIDE	EA	10		10	\$ 2,175.00	\$ 21,750.00	5	\$ 10,875.00	5	10	\$ 21,750.00	0	100.00%
5.12	WATER SERVICE, COPPER, 3/4 IN. DIA., NEAR SIDE	EA	2		2	\$ 2,390.00	\$ 4,780.00	2	\$ 4,780.00	0	2	\$ 4,780.00	0	100.00%
5.13	WATER SERVICE, POLYETHYLENE, 3/4 IN. DIA., FAR SIDE	EA	10		10	\$ 2,570.00	\$ 25,700.00	5	\$ 12,850.00	5	10	\$ 25,700.00	0	100.00%
5.14	WATER SERVICE, COPPER, 1 IN. DIA., FAR SIDE	EA	2		2	\$ 3,000.00	\$ 6,000.00		\$ -	0	0	\$ -	2	0.00%
5.15	WATER SERVICE CURB STOP AND BOX	EA	1		1	\$ 1,085.00	\$ 1,085.00		\$ -	0	0	\$ -	1	0.00%
5.16	REMOVAL OF WATER MAIN	LF	1,221		1,221	\$ 15.00	\$ 18,315.00		\$ -	1,221	1,221	\$ 18,315.00	0	100.00%
5.17	WATER MAIN, TEMPORARY, PEX, 2 IN. DIA.	LF	2,510		2,510	\$ 17.00	\$ 42,670.00	2	\$ 4,860.00	2,510	2,510	\$ 42,670.00	0	100.00%
5.18	VALVE, GATE, 8 IN.	EA	5		5	\$ 2,430.00	\$ 12,150.00		\$ -	3	5	\$ 12,150.00	0	100.00%
5.19	TAPPING VALVE ASSEMBLY, 1 IN. CHLORINATION TAP	EA	1		1	\$ 2,040.00	\$ 2,040.00	1	\$ 2,040.00	1	2	\$ 4,080.00	0	200.00%
5.20	FLUSHING DEVICE (TEMPORARY HYDRANT), 4 IN.	EA	3		3	\$ 5,070.00	\$ 15,210.00	2	\$ 10,140.00	1	3	\$ 15,210.00	0	100.00%
5.21	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	2		2	\$ 7,185.00	\$ 14,370.00	1	\$ 7,185.00	1	2	\$ 14,370.00	0	100.00%

	5.22	FIRE HYDRANT ASSEMBLY REMOVAL	EA		3	\$	930.00	\$	2,790.00			\$	-		3	\$	2,790.00		0	100.00%
	5.23	VALVE REMOVAL	EA		3										2				0	100.00%
	DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS		EA		3	\$	310.00	\$	930.00		1	\$	310.00		3	\$	930.00		0	100.00%
	6.01	MANHOLE, SW-301, 48"	EA		6										5	\$	33,900.00		1	83.33%
	6.02	MANHOLE, SW-401, 60", MODIFIED	EA		1	\$	8,325.00	\$	8,325.00			\$	-		0	\$	-		1	0.00%
	6.03	MANHOLE, SW-401, 96"	EA		1	\$	17,980.00	\$	17,980.00			\$	-		1	\$	17,980.00		0	100.00%
	6.04	INTAKE, SW-505	EA		6										1	\$	5,350.00		5	16.67%
	6.05	INTAKE, SW-505, MODIFIED	EA		3	\$	9,685.00	\$	29,055.00			\$	-		1	\$	9,685.00		2	33.33%
	6.06	INTAKE, SW-506	EA		3										1	\$	8,425.00		2	33.33%
	6.07	INTAKE, SW-506, MODIFIED	EA		1	\$	11,020.00	\$	11,020.00			\$	-		1	\$	11,020.00		0	100.00%
	6.08	INTAKE, SPECIAL STRUCTURE, CAST-IN-PLACE	EA		1	\$	15,900.00	\$	15,900.00			\$	-		1	\$	15,900.00		0	100.00%
	6.09	EXTERNAL DROP CONNECTION	EA		5										4	\$	34,680.00		1	80.00%
	6.10	REMOVE MANHOLE	EA		4	\$	1,625.00	\$	6,500.00			\$	-		3	\$	4,875.00		1	75.00%
	6.11	REMOVE INTAKE	EA		2	\$	1,625.00	\$	3,250.00			\$	-		2	\$	3,250.00		0	100.00%
	DIVISION 7 - STREETS AND RELATED WORK																			
	7.01	PAVEMENT, PCC, CLASS C-SUD, 8 IN.	SY		5,087.4										2,000		2,000	\$	3,087.4	39.31%
	7.02	REMOVAL OF SIDEWALK AND DRIVEWAY	SY		2,109	\$	7.20	\$	15,184.80		94.69	\$	681.77		1,144.69		1,239.36	\$	8,923.54	58.77%
	7.03	SIDEWALK, PCC, 4 IN.	SY		839.5	\$	46.00	\$	38,617.00			\$	-		453.2		453.2	\$	20,847.20	53.98%
	7.04	SIDEWALK, PCC, 6 IN.	SY		210.5	\$	76.00	\$	15,998.00			\$	-		37.4		37.4	\$	2,842.40	173.1
	7.05	DETECTABLE WARNING	SF		128	\$	57.00	\$	7,296.00			\$	-		64		64	\$	3,648.00	50.00%
	7.06	DRIVEWAY, PAVED PCC, 6 IN.	SY		695	\$	58.00	\$	40,310.00			\$	-		387.9		387.9	\$	22,498.20	307.1
	7.07	DRIVEWAY, PAVED PCC, 7 IN.	SY		224.9	\$	65.00	\$	14,618.90			\$	-		0		0	\$	-	224.9
	7.08	DRIVEWAY, GRANULAR, 7 IN.	SY		253.9	\$	10.00	\$	2,539.00			\$	-		356.91		356.91	\$	3,569.10	(103.61)
	7.09	FULL DEPTH PATCHES, HMA, 7.0 IN. THICK	SY		55.3	\$	143.00	\$	7,907.90			\$	-		0		0	\$	-	55.3
	7.10	PARTIAL DEPTH PATCHES, HMA	SF		3,090	\$	6.40	\$	19,776.00			\$	-		0		0	\$	-	3,090
	7.11	PAVEMENT REMOVAL	SY		4,301.4	\$	7.40	\$	31,830.36			\$	-		3,424.2		3,424.2	\$	25,339.08	877.2
	7.12	PLASTIC CONCRETE TESTING	LS		1	\$	5,340.00	\$	5,340.00			\$	-		0.25		0.25	\$	1,335.00	0.75
	DIVISION 8 - TRAFFIC CONTROL																			
	8.01	PAINTED PAVEMENT MARKING, DURABLE	STA		7.82															

61.68%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 6, 2024	\$ 121,019.55
2	June 17, 2024	\$ 89,894.04
3	July 15, 2024	\$ 123,325.26
4	August 19, 2024	\$ 134,730.62
5	September 16, 2024	\$ 101,531.39
6	October 21, 2024	\$ 118,241.26
7	November 18, 2024	\$ 145,314.74
8	December 16, 2024	\$ 35,385.13
9	February 3, 2025	\$ 6,896.52
10	May 19, 2025	\$ 57,767.51
11	June 16, 2025	\$ 259,286.04
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 1,193,392.06

Record of Change Orders:

No.	Date	Amount
1	December 16, 2024	\$ 4,006.50
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ 4,006.50

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	April 15, 2024

Substantial Completion:

Contract Working Days:	160.0
Added by Change Order:	0.0
Total Working Days:	160.0
Working Days Used to Date:	136.5
Working Days Remaining:	23.5

Full Completion:

Contract Working Days:	10.0
Added by Change Order:	0.0
Total Working Days:	10.0
Working Days Used to Date:	1.0
Working Days Remaining:	9.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #3 in the amount of \$67,577.76 to Shekar Engineering, PLC, for construction 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. Shekar - Pymt #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW Des Moines Street Utility Improvements
Contractor: Shekar Engineering, PLC
Address: 2600 MLK Jr. Pkwy, Suite 200; Des Moines, IA 50310
Finance Budget Code: 699.3699.4453 **Finance Project #:** 699.4453
Vendor Project #: N/A **Purchase Order #:** N/A
Original Contract Date: February 3, 2025 **Vendor Account #:** 8519

Date of Council Meeting: July 21, 2025 **Payment Application #:** 3

Payment Period: From: June 1, 2025 Through: June 30, 2025

Contract Summary:

Original Contract Amount:	\$	1,647,725.65	
Net Change by Change Orders:	\$	6,567.39	
Contract Amount to Date: (line 1 ± 2)	\$	1,654,293.04	
Total Completed and Stored to Date:	\$	391,895.19	
Retainage: 5 % of Completed Work:	\$	19,594.76	
Total Earned Less Retainage:	\$	372,300.43	
Less Previous Applications for Payment:	\$	304,722.67	
SUBTOTAL:	\$	67,577.76	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 67,577.76

Balance to Finish, Including Retainage: \$ 1,281,992.61

Contract Time Remaining (Substantial): 112.5 Working Days

Contract Time Remaining (Full): 10.0 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: Shekar Engineering PLC

Matthew Sundberg, PE Firm Name: Digitally signed by Matthew Sundberg, PE
DN: C=US, E=msund@shekar.us, O=Shekar Engineering, PLC,
OU=Project Manager, CN=Matthew Sundberg, PE
Reason: I am approving this document
Date: 2025.07.09 10:46:10 -0500 **7/9/2025**
Signature Date

Engineer / Consultant Approval: McClure Engineering
Colton Hoffman Firm Name **7/10/25**
Signature Date

City of Ankeny Staff Approval:
Becky Ford **7/11/2025**
Signature Date

Submit to: Becky Ford, PE, CFM, Stormwater & Environmental Manager
E-mail: bford@ankenyiowa.gov **Phone Number:** 515-963-3526

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	UNIT	30.00		30.00	\$ 255.00	\$ 7,650.00	0.00	\$ -	30.40	30.40	\$ 7,752.00	(0.40)	101.33%
2.02	TOPSOIL, OFF-SITE	CY	218.00		218.00	\$ 23.50	\$ 5,119.00	43.60	\$ 1,111.60	0.00	43.60	\$ 1,111.60	174.40	20.00%
2.03	EXCAVATION, CLASS 10	CY	1,660.00		1,660.00	\$ 16.32	\$ 30,355.20	334.80	\$ 5,463.94	0.00	334.80	\$ 5,463.94	1,325.20	18.00%
2.04	SUBGRADE PREPARATION, 6-INCH DEPTH	SY	5,100.00		5,100.00	\$ 2.04	\$ 10,404.00	0.00	\$ -	834.00	834.00	\$ 1,701.36	4,266.00	16.35%
2.05	SUBGRADE TREATMENT, GEOTEXT, TRIANGULAR	SY	1,020.00		1,020.00	\$ 4.08	\$ 4,161.60	0.00	\$ -	0.00	0.00	\$ -	1,020.00	0.00%
2.06	SUBBASE, MODIFIED, 6-INCH DEPTH (VIRGIN AGGREGATE)	SY	5,100.00		5,100.00	\$ 12.24	\$ 62,424.00	0.00	\$ -	834.00	834.00	\$ 10,208.16	4,266.00	16.35%
2.07	COMPACTION TESTING	LS	1.00		1.00	\$ 4,819.50	\$ 4,819.50	0.15	\$ 722.93	0.00	0.15	\$ 722.93	0.85	15.00%
	TRENCH EXCAVATION AND BACKFILL													
3.01	TRENCH COMPACTION TESTING	LS	1.00		1.00	\$ 9,975.00	\$ 9,975.00	0.15	\$ 1,496.25	0.00	0.15	\$ 1,496.25	0.85	15.00%
	SEWERS AND DRAINS													
4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 8-INCH DIAMETER	LF	890.00		890.00	\$ 105.52	\$ 93,912.60	0.00	\$ -	133.00	133.00	\$ 14,034.16	757.00	14.94%
4.02	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 15-INCH DIAMETER	LF	23.00		23.00	\$ 121.62	\$ 2,801.68	0.00	\$ -	23.00	23.00	\$ 2,801.68	0.00	100.00%
4.03	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 12-INCH DIAMETER	LF	40.00		40.00	\$ 152.13	\$ 6,085.20	0.00	\$ -	40.00	40.00	\$ 6,085.20	0.00	100.00%
4.04	SANITARY SEWER GRAVITY MAIN, TRENCHED, DIP, 8-INCH DIAMETER	LF	18.00		18.00	\$ 178.72	\$ 3,216.96	0.00	\$ -	0.00	0.00	\$ -	18.00	0.00%
4.05	SANITARY SEWER SERVICE STUB, PVC, 4-INCH DIAMETER	LF	753.00		753.00	\$ 63.75	\$ 48,003.75	0.00	\$ -	0.00	0.00	\$ -	753.00	0.00%
4.06	REMOVAL OF SANITARY SEWER, LESS THAN OR EQUAL TO 36-INCH DIAMETER	LF	1,002.00		1,002.00	\$ 7.72	\$ 7,735.44	0.00	\$ -	211.00	211.00	\$ 1,628.92	791.00	21.06%
4.07	TEMPORARY SANITARY SEWER CLEANOUT, TYPE 1, 8-INCH DIAMETER	EA	2.00		2.00	\$ 5,276.09	\$ 10,552.18	0.00	\$ -	1.00	1.00	\$ 5,276.09	1.00	50.00%
4.08	STORM SEWER, TRENCHED, RCP, 15-INCH DIAMETER	LF	37.00		37.00	\$ 84.34	\$ 3,120.58	0.00	\$ -	0.00	0.00	\$ -	37.00	0.00%
4.09	STORM SEWER, TRENCHED, RCP, 18-INCH DIAMETER	LF	418.00		418.00	\$ 90.05	\$ 37,640.90	0.00	\$ -	0.00	0.00	\$ -	418.00	0.00%
4.10	STORM SEWER, TRENCHED, RCP, 24-INCH DIAMETER	LF	381.00		381.00	\$ 127.93	\$ 48,741.33	0.00	\$ -	0.00	0.00	\$ -	381.00	0.00%
4.11	REMOVAL OF STORM SEWER, RCP, LESS THAN OR EQUAL TO 36-INCH DIAMETER	LF	600.00		600.00	\$ 15.93	\$ 9,546.00	0.00	\$ -	0.00	0.00	\$ -	600.00	0.00%
4.12	FOOTING DRAIN COLLECTOR/SUBDRAIN, CORRUGATED PVC, 8-INCH DIAMETER	LF	1,384.00		1,384.00	\$ 23.51	\$ 32,537.84	0.00	\$ -	320.00	320.00	\$ 7,523.20	1,064.00	23.12%
4.13	FOOTING DRAIN CLEANOUT, TYPE B, 24-INCH DIAMETER	EA	3.00		3.00	\$ 2,539.63	\$ 7,578.89	0.00	\$ -	2.00	2.00	\$ 5,053.26	1.00	66.67%
4.14	FOOTING DRAIN OUTLETS AND CONNECTIONS, 8-INCH DIAMETER	EA	4.00		4.00	\$ 825.11	\$ 3,300.44	0.00	\$ -	0.00	0.00	\$ -	4.00	0.00%
4.15	STORM SEWER SERVICE STUB, PVC, 1.5-INCH DIAMETER	LF	377.00		377.00	\$ 45.84	\$ 14,589.68	0.00	\$ -	10.30	10.30	\$ 472.15	316.70	3.15%
4.16	PRE-RECONSTRUCTION CLEANING AND INSPECTION, 4-INCH DIAMETER SANITARY SERVICE	LF	200.00		200.00	\$ 7.68	\$ 1,536.00	0.00	\$ -	46.00	46.00	\$ 353.28	154.00	23.00%
	WATER MAINS AND APPURTENANCES													
5.01	WATER MAIN, TRENCHED, C900 PVC, 4-INCH DIAMETER	LF	4.00		4.00	\$ 169.77	\$ 679.08	0.00	\$ -	8.00	8.00	\$ 1,358.16	(4.00)	200.00%
5.02	WATER MAIN, TRENCHED, C900 PVC, 6-INCH DIAMETER	LF	14.00		14.00	\$ 58.28	\$ 815.92	0.00	\$ -	30.00	30.00	\$ 1,748.40	(16.00)	214.29%
5.03	WATER MAIN, TRENCHED, C900 PVC, 8-INCH DIAMETER	LF	1,481.00		1,481.00	\$ 35.56	\$ 52,664.38	0.00	\$ -	497.00	497.00	\$ 17,673.32	984.00	33.56%
5.04	FITTING, 22.5 DEGREE BEND, 8-INCH DIAMETER	EA	1.00		1.00	\$ 1,268.35	\$ 1,268.35	0.00	\$ -	1.00	1.00	\$ 1,268.35	0.00	100.00%
5.05	FITTING, 45 DEGREE BEND, 6-INCH DIAMETER	EA	4.00		4.00	\$ 605.05	\$ 2,420.20	0.00	\$ -	4.00	4.00	\$ 2,420.20	0.00	100.00%
5.06	FITTING, 45 DEGREE BEND, 8-INCH DIAMETER	EA	8.00		8.00	\$ 907.73	\$ 7,261.84	0.00	\$ -	1.00	1.00	\$ 907.73	7.00	12.50%
5.07	FITTING, 90 DEGREE BEND, 4-INCH DIAMETER	EA	2.00		2.00	\$ 729.75	\$ 1,459.50	0.00	\$ -	0.00	0.00	\$ -	2.00	0.00%
5.08	FITTING, SLEEVE, 6-INCH DIAMETER	EA	1.00		1.00	\$ 705.79	\$ 705.79	0.00	\$ -	1.00	1.00	\$ 705.79	0.00	100.00%
5.09	FITTING, REDUCER, 4-INCH X 8-INCH DIAMETER	EA	1.00		1.00	\$ 693.48	\$ 693.48	0.00	\$ -	1.00	1.00	\$ 693.48	0.00	100.00%
5.10	FITTING, REDUCER, 6-INCH X 8-INCH DIAMETER	EA	4.00		4.00	\$ 660.12	\$ 2,640.48	0.00	\$ -	3.00	3.00	\$ 2,040.36	1.00	75.00%
5.11	FITTING, TEE, 8-INCH X 8-INCH X 8-INCH	EA	1.00		1.00	\$ 1,349.99	\$ 1,349.99	0.00	\$ -	1.00	1.00	\$ 1,349.99	0.00	100.00%
5.12	FITTING, TEE, 8-INCH X 8-INCH X 8-INCH	EA	3.00		3.00	\$ 1,303.41	\$ 3,910.23	0.00	\$ -	0.00	0.00	\$ -	3.00	0.00%
5.13	FITTING, CAP, 4-INCH	EA	2.00		2.00	\$ 545.25	\$ 1,090.50	0.00	\$ -	4.00	4.00	\$ 2,181.00	(2.00)	200.00%
5.14	WATER SERVICE, POLYETHYLENE, 0.75-INCH DIAMETER, NEAR SIDE	EA	15.00		15.00	\$ 1,115.32	\$ 16,729.80	0.00	\$ -	2.00	2.00	\$ 2,230.64	13.00	13.33%
5.15	WATER SERVICE, POLYETHYLENE, 0.75-INCH DIAMETER, FAR SIDE	EA	10.00		10.00	\$ 1,366.40	\$ 13,664.00	0.00	\$ -	3.00	3.00	\$ 4,159.20	7.00	30.00%
5.16	WATER SERVICE, PVC, 6-INCH DIAMETER	EA	1.00		1.00	\$ 2,811.15	\$ 2,811.15	0.00	\$ -	1.00	1.00	\$ 2,811.15	0.00	100.00%
5.17	WATER MAIN ABANDONMENT, FILL AND PLUG, 4-INCH DIAMETER	LF	237.00		237.00	\$ 13.95	\$ 3,306.15	0.00	\$ -	0.00	0.00	\$ -	237.00	0.00%
5.18	WATER MAIN REMOVAL, LESS THAN OR EQUAL TO 12-INCH DIAMETER	LF	1,243.00		1,243.00	\$ 8.83	\$ 10,975.69	0.00	\$ -	122.00	122.00	\$ 1,077.28	1,121.00	9.81%
5.19	VALVE, GATE, 6-INCH DIAMETER	EA	2.00		2.00	\$ 2,355.58	\$ 4,711.16	0.00	\$ -	2.00	2.00	\$ 4,711.16	0.00	100.00%
5.20	VALVE, GATE, 8-INCH DIAMETER	EA	6.00		6.00	\$ 3,163.37	\$ 18,980.22	0.00	\$ -	2.00	2.00	\$ 6,326.74	4.00	33.33%
5.21	TAPPING VALVE ASSEMBLY, 4-INCH DIAMETER	EA	1.00		1.00	\$ 5,957.74	\$ 5,957.74	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
5.22	TAPPING VALVE ASSEMBLY, 8-INCH DIAMETER	EA	1.00		1.00	\$ 7,484.32	\$ 7,484.32	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
5.23	STANDARD FIRE HYDRANT ASSEMBLY	EA	1.00		1.00	\$ 8,698.72	\$ 8,698.72	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
5.24	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	3.00		3.00	\$ 8,652.66	\$ 25,957.98	0.00	\$ -	2.00	2.00	\$ 17,305.32	1.00	66.67%
5.25	FIRE HYDRANT ASSEMBLY REMOVAL	EA	3.00		3.00	\$ 542.17	\$ 1,626.51	0.00	\$ -	1.00	1.00	\$ 542.17	2.00	33.33%
5.26	WATER MAIN, TEMPORARY, PE, 2-INCH DIAMETER	LF	2,000.00		2,000.00	\$ 18.46	\$ 36,920.00	0.00	\$ -	265.00	265.00	\$ 4,931.90	1,735.00	13.25%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	MANHOLE, SW-501, 48-INCH DIAMETER	EA	6.00		6.00	\$ 7,109.68	\$ 42,658.08	0.00	\$ -	3.00	3.00	\$ 21,329.58	3.00	50.00%
6.02	MANHOLE, SW-401, 48-INCH DIAMETER, TYPE 38 GRATE CASTING	EA	1.00		1.00	\$ 4,639.20	\$ 4,639.20	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
6.03	NTAKE, SW-501, CAST-IN-PLACE	EA	1.00		1.00	\$ 7,184.48	\$ 7,184.48	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
6.04	NTAKE, SW-501, CAST-IN-PLACE, MODIFIED	EA	2.00		2.00	\$ 18,642.68	\$ 37,285.36	0.00	\$ -	0.00	0.00	\$ -	2.00	0.00%

Data printed 7/6/2015

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

6.05	INTAKE, SW 305	EA	2.00		2.00	\$ 4,562.93	\$ 8,965.66	0.00	\$ -	0.00	0.00	\$ -	2.00	0.00%
6.06	INTAKE, SW 305, CAST-IN-PLACE	EA	2.00		2.00	\$ 14,469.58	\$ 28,939.16	0.00	\$ -	0.00	0.00	\$ -	2.00	0.00%
6.07	EXTERNAL DROP CONNECTION, 8-INCH DIAMETER	EA	1.00		1.00	\$ 11,699.17	\$ 11,699.17	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
6.08	EXTERNAL DROP CONNECTION, 10-INCH DIAMETER	EA	1.00		1.00	\$ 13,292.62	\$ 13,292.62	0.00	\$ -	1.00	1.00	\$ 13,292.62	0.00	100.00%
6.09	MANHOLE ADJUSTMENT, SANITARY, MNHOL SELF-LEVEL CASTING	EA	1.00		1.00	\$ 2,916.24	\$ 2,916.24	1.00	\$ 2,916.24	0.00	1.00	\$ 2,916.24	0.00	100.00%
6.10	REMOVE MANHOLE, SANITARY	EA	6.00		6.00	\$ 1,274.48	\$ 7,646.88	2.00	\$ 2,548.96	0.00	2.00	\$ 2,548.96	4.00	33.33%
6.11	REMOVE INTAKE	EA	5.00		5.00	\$ 618.22	\$ 3,091.10	0.00	\$ -	0.00	0.00	\$ -	5.00	0.00%
STREETS AND RELATED WORK														
7.01	PAVEMENT, PCC, 8-INCH DEPTH, CLASS C-SUD	SY	4,278.00		4,278.00	\$ 65.52	\$ 280,294.56	\$29.00	\$ 34,660.08	226.00	255.00	\$ 49,487.60	3,573.00	17.66%
7.02	PAVEMENT, PCC, 8-INCH DEPTH, CLASS C-SUD, FULLY REINFORCED	SY	34.00		34.00	\$ 90.23	\$ 3,047.82	0.00	\$ -	0.00	0.00	\$ -	34.00	0.00%
7.03	PCC PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	\$ 5,944.56	\$ 5,944.56	0.00	\$ -	0.00	0.00	\$ 1,168.81	0.00	20.00%
7.04	REMOVAL OF SIDEWALK	SY	1,030.00		1,030.00	\$ 10.30	\$ 10,605.00	22.55	\$ 233.07	263.00	284.55	\$ 2,925.47	745.15	27.66%
7.05	REMOVAL OF DRIVEWAY	SY	833.70		833.70	\$ 10.30	\$ 8,577.20	0.00	\$ -	147.00	147.00	\$ 1,499.40	686.00	17.56%
7.06	SIDEWALK, PCC, 4-INCH THICK	SY	940.00		940.00	\$ 43.63	\$ 41,028.40	157.20	\$ 8,894.79	121.52	278.72	\$ 12,224.66	661.28	29.85%
7.07	SIDEWALK, PCC, 6-INCH THICK	SY	44.00		44.00	\$ 63.24	\$ 2,782.56	16.39	\$ 1,036.50	7.84	24.23	\$ 1,532.31	19.77	55.97%
7.08	SIDEWALK, PCC, 4-INCH THICK WITH INTEGRAL CURB	SY	78.00		78.00	\$ 66.30	\$ 5,171.40	0.00	\$ -	0.00	0.00	\$ -	78.00	0.00%
7.09	DETECTABLE WARNING, GALVANIZED STEEL	SF	77.00		77.00	\$ 56.10	\$ 4,319.20	28.00	\$ 1,570.60	20.00	48.00	\$ 2,692.60	24.00	66.67%
7.10	DRIVEWAY, PAVED, PCC, TYPE A, 6-INCH THICK	SY	734.00		734.00	\$ 58.65	\$ 43,049.10	0.00	\$ -	81.33	81.33	\$ 4,770.00	652.67	11.68%
7.11	DRIVEWAY, PAVED, PCC, TYPE A, 7-INCH THICK	SY	156.00		156.00	\$ 76.80	\$ 11,980.80	0.00	\$ -	0.00	0.00	\$ -	156.00	0.00%
7.12	FULL DEPTH PATCHES, PCC, 6-INCH THICK	SY	261.00		261.00	\$ 93.84	\$ 24,452.24	0.00	\$ -	317.00	317.00	\$ 29,747.28	156.00	121.46%
7.13	SUBBASE OVER EXCAVATION	TON	150.00		150.00	\$ 61.20	\$ 9,180.00	0.00	\$ -	53.50	53.50	\$ 3,261.99	96.70	35.53%
7.14	PAVEMENT REMOVAL	SY	4,167.00		4,167.00	\$ 10.30	\$ 42,920.10	11.78	\$ 120.28	737.00	793.75	\$ 8,147.69	3,568.21	19.17%
7.15	GRANULAR SHOULDER, CLASS A CRUSHED STONE	TON	4.00		4.00	\$ 68.25	\$ 273.00	0.00	\$ -	0.00	0.00	\$ -	4.00	0.00%
7.16	TEMPORARY PAVEMENT, PCC, 6-INCH DEPTH, CLASS C	SY	534.00		534.00	\$ 62.46	\$ 33,285.64	0.00	\$ -	0.00	0.00	\$ -	534.00	0.00%
7.17	REMOVAL OF TEMPORARY PAVEMENT	SY	534.00		534.00	\$ 10.30	\$ 5,446.60	0.00	\$ -	0.00	0.00	\$ -	534.00	0.00%
TRAFFIC CONTROL														
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	2.13		2.13	\$ 1,377.00	\$ 2,933.01	0.00	\$ -	0.00	0.00	\$ -	2.13	0.00%
8.02	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	1.00		1.00	\$ 408.00	\$ 408.00	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
8.03	GROOVES CUT FOR PAVEMENT MARKINGS	STA	2.13		2.13	\$ 697.00	\$ 1,484.71	0.00	\$ -	0.00	0.00	\$ -	2.13	0.00%
8.04	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	1.00		1.00	\$ 178.50	\$ 178.50	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
8.05	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 23,358.00	\$ 23,358.00	0.00	\$ -	0.25	0.25	\$ 5,899.50	0.75	25.00%
8.06	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	10.00		10.00	\$ 178.50	\$ 1,785.00	0.00	\$ -	10.00	10.00	\$ 1,785.00	0.00	100.00%
8.07	TRAFFIC SIGNS	SF	7.50		7.50	\$ 49.83	\$ 373.73	0.00	\$ -	0.00	0.00	\$ -	7.50	0.00%
8.08	WOOD POSTS	LF	36.00		36.00	\$ 23.40	\$ 842.40	9.00	\$ 183.60	0.00	9.00	\$ 183.60	27.00	25.00%
8.09	U-SHAPED RAIL STEEL POST	LF	12.00		12.00	\$ 10.30	\$ 123.60	0.00	\$ -	0.00	0.00	\$ -	12.00	0.00%
8.10	REMOVE AND REINSTALL TYPE A SIGNS	EA	7.00		7.00	\$ 204.00	\$ 1,428.00	3.00	\$ 612.00	0.00	3.00	\$ 612.00	4.00	42.86%
SITE WORK AND LANDSCAPING														
9.01	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 4	AC	1.00		1.00	\$ 714.00	\$ 714.00	0.12	\$ 65.68	0.00	0.12	\$ 65.68	0.88	12.00%
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 6	AC	1.00		1.00	\$ 2,708.10	\$ 2,708.10	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
9.03	FILTER SOCK, 9-INCH	LF	2,790.00		2,790.00	\$ 1.73	\$ 4,826.70	0.00	\$ -	37.00	37.00	\$ 64.61	2,753.00	1.33%
9.04	FILTER SOCK, REMOVAL	LF	2,790.00		2,790.00	\$ 0.20	\$ 558.00	0.00	\$ -	0.00	0.00	\$ -	2,790.00	0.00%
9.05	EROSION CONTROL MULCHING, HYDROMULCHING, BFM	AC	2.00		2.00	\$ 2,652.00	\$ 5,304.00	0.12	\$ 318.24	0.00	0.12	\$ 318.24	1.88	8.00%
9.06	INLET PROTECTION DEVICE, SURFACE APPLIED	EA	8.00		8.00	\$ 51.50	\$ 412.00	0.00	\$ -	0.00	0.00	\$ -	8.00	0.00%
9.07	INLET PROTECTION DEVICE, DROP-IN	EA	11.00		11.00	\$ 102.00	\$ 1,122.00	0.00	\$ -	2.00	2.00	\$ 204.00	9.00	18.18%
9.08	INLET PROTECTION DEVICE, MAINTENANCE	EA	22.00		22.00	\$ 5.10	\$ 112.20	0.00	\$ -	0.00	0.00	\$ -	22.00	0.00%
9.09	REMOVE AND SALVAGE FENCE	LF	168.00		168.00	\$ 51.00	\$ 8,568.00	32.00	\$ 1,632.00	49.00	81.00	\$ 4,131.00	87.00	49.21%
9.10	TEMPORARY FENCE, ORANGE MESH SAFETY FENCE, 45-INCH	LF	3,600.00		3,600.00	\$ 4.74	\$ 17,124.00	0.00	\$ -	221.00	221.00	\$ 1,047.54	2,779.00	7.31%
MISCELLANEOUS														
11.01	MOBILIZATION	LS	1.00		1.00	\$ 66,859.04	\$ 66,859.04	0.00	\$ -	0.50	0.50	\$ 48,429.52	0.50	50.00%
11.02	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	\$ 4,725.00	\$ 4,725.00	0.00	\$ -	0.20	0.20	\$ 945.00	0.80	20.00%
11.03	TEMPORARY GRANULAR SIDEWALK	SY	722.00		722.00	\$ 52.50	\$ 37,905.00	55.00	\$ 4,987.50	35.00	130.00	\$ 8,825.00	592.00	18.01%
11.04	TEMPORARY PEDESTRIAN RAMP	EA	8.00		8.00	\$ 1,642.50	\$ 13,140.00	2.00	\$ 3,865.00	2.00	4.00	\$ 7,770.00	4.00	50.00%
11.05	CONCRETE WASHOUT, ROLL-OFF CONTAINER	LS	1.00		1.00	\$ 3,274.20	\$ 3,274.20	0.20	\$ 654.84	0.00	0.20	\$ 654.84	0.80	20.00%
11.06	SUBSURFACE UTILITY INVESTIGATION	EA	15.00		15.00	\$ 787.50	\$ 11,812.50	0.00	\$ -	0.00	0.00	\$ -	15.00	0.00%
CHANGE ORDER ITEMS														
12.01	REMOVE AND REINSTALLATION OF EXISTING FENCE, WOODEN	LS	0.00	1.00	1.00	\$ 825.00	\$ 825.00	\$ -	\$ -	1.00	1.00	\$ 825.00	0.00	100.00%
12.02	SUBBASE OVER EXCAVATION, 3" AGGREGATE	TON	0.00	35.75	35.75	\$ 71.50	\$ 2,556.13	\$ -	\$ -	35.75	35.75	\$ 2,556.13	0.00	100.00%
12.03	FITTING, SLEEVE, 4-INCH DIAMETER	EA	0.00	2.00	2.00	\$ 885.00	\$ 1,771.00	\$ -	\$ -	2.00	2.00	\$ 1,771.00	0.00	100.00%
12.04	DEWATERING	LS	0.00	1.00	1.00	\$ 1,045.00	\$ 1,045.00	\$ -	\$ -	1.00	1.00	\$ 1,045.00	0.00	100.00%
12.05	SUBDRAIN CLEANOUT CASTING	EA	0.00	1.00	1.00	\$ 370.26	\$ 370.26	\$ -	\$ -	1.00	1.00	\$ 370.26	0.00	100.00%
TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK														
						CONTRACT =	\$ 1,656,293.04	PAY PERIOD =	\$ 71,134.47	COMPLETED =	\$ 391,835.19		23.66%	

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 189,903.57
2	June 16, 2025	\$ 114,819.10
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 304,722.67

Record of Change Orders:

No.	Date	Amount
1	June 16, 2025	\$ 6,567.39
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CHANGE ORDER TOTAL = \$ 6,567.39

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	March 31, 2025

Substantial Completion:

Contract Working Days:	160.0
Added by Change Order:	
Total Working Days:	160.0
Working Days Used to Date:	47.5
Working Days Remaining:	112.5

Full Completion:

Contract Working Days:	10.0
Added by Change Order:	
Total Working Days:	10.0
Working Days Used to Date:	
Working Days Remaining:	10.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #3 in the amount of \$179,733.91 to Shekar Engineering, PLC, for construction services on the 2025 PCC Reconstruction Program - SE 8th Street 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. Shekar - Pymt #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2025 PCC Reconstruction Program - SE 8th Street
Contractor: Shekar Engineering
Address: 2600 MLK Jr. Pkway, #200, Des Moines, IA 50310
Finance Budget Code: 916.3916.4451 Finance Project #: 916.4451
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: January 21, 2025 Vendor Account #: 8519

Date of Council Meeting: July 21, 2025 Payment Application #: 3

Payment Period: From: June 1, 2025 Through: July 5, 2025

Contract Summary:

Original Contract Amount:	\$	874,056.34	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	874,056.34	
Total Completed and Stored to Date:	\$	391,075.81	
Retainage: 5 % of Completed Work:	\$	19,553.79	
Total Earned Less Retainage:	\$	371,522.02	
Less Previous Applications for Payment:	\$	191,788.11	
SUBTOTAL:	\$	179,733.91	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 179,733.91

Balance to Finish, Including Retainage: \$ 502,534.32

Contract Time Remaining (Substantial): 32.0 Working Days

Contract Time Remaining (Full): 10.0 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: Shekar Engineering

Chandra Shekar
Digitally signed by Chandra Shekar
Date: 2025.07.14 08:09:29 -05'00'

Firm Name

07/14/2025

Signature

Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Emily Breitbarth

Signature

7/14/25

Date

Submit to: Emily Breitbarth

E-mail: EBreitbarth@Ankenylowa.gov

Phone Number: (515) 963-3542

Date Printed: 7/7/2025

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	FROM PREVIOUS PAY PERIOD	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK														
2.01	Channel and Chubbing	UNIT	100.00		109.00	\$ 78.47	\$ 8,662.23		\$ -	175.00	175.00	\$ 13,076.77	(66.00)	161.39%
2.02	Topsoil, Compost-amended	CY	270.00		270.00	\$ 36.60	\$ 9,962.00		\$ -	0.00	0.00	\$ -	270.00	0.00%
2.03	Excavation, Class 10	CY	940.00		940.00	\$ 16.32	\$ 15,340.80		\$ -	460.00	460.00	\$ 7,544.00	480.00	47.87%
2.04	Subgrade Preparation, 6" Depth	SY	5,045.00		5,045.00	\$ 2.30	\$ 11,603.50	300.00	\$ 690.00	2,400.00	2,700.00	\$ 6,210.00	2,345.00	47.87%
2.05	Subgrade Treatment, Geogrid, Triangular, Type 3	SY	1,410.00		1,410.00	\$ 3.08	\$ 4,341.60		\$ -	0.00	0.00	\$ -	1,410.00	0.00%
2.06	Subgrade Treatment, Geogrid, Triangular, Type 3	SY	5,045.00		5,045.00	\$ 1.73	\$ 8,727.85	300.00	\$ 519.00	2,400.00	2,700.00	\$ 4,650.00	2,345.00	47.87%
2.07	Subgrade Treatment, Geogrid, Triangular, Type 3	SY	100		100	\$ 3,673.00	\$ 367,300.00		\$ -	0.00	0.00	\$ -	100	0.00%
TRENCH EXCAVATION AND BACKFILL														
3.01	Trench Connection Tearing	LS	1.00		1.00	\$ 1,884.50	\$ 1,884.50		\$ -	0.50	0.50	\$ 942.25	0.50	50.00%
SEWERS AND DRAINS														
4.01	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	346		346.00	\$ 60.36	\$ 20,904.56		\$ -	182.00	182.00	\$ 10,965.72	164.00	52.89%
4.02	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	12		12.00	\$ 204.00	\$ 2,448.00		\$ -	12.00	12.00	\$ 2,448.00	0.00	100.00%
4.03	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	18		18.00	\$ 254.00	\$ 4,572.00		\$ -	0.00	0.00	\$ -	18.00	0.00%
4.04	Storm Sewer, Trenched, Class III RCP, 30" Diameter	LF	56		56.00	\$ 183.60	\$ 10,269.60		\$ -	30.00	36.00	\$ 6,609.60	20.00	64.29%
4.05	Removal of Storm Sewer, RCP, Any Size Diameter	LF	402		402.00	\$ 15.30	\$ 6,150.60		\$ -	200.00	202.00	\$ 3,102.40	194.00	51.74%
4.06	Subdrain, Corrugated PVC, Type 2, Class E, 8" Diameter	LF	2,315		2,315.00	\$ 22.44	\$ 51,948.60		\$ -	1,160.00	1,160.00	\$ 26,030.40	1,155.00	50.11%
4.07	Subdrain Outlets and Connections, PVC, 8" Diameter	EA	20		20.00	\$ 255.00	\$ 5,100.00		\$ -	10.00	10.00	\$ 2,550.00	10.00	50.00%
4.08	Storm Sewer Service Sub, Solid Wall PVC, 15" Diameter	LF	200		200.00	\$ 14.28	\$ 2,856.00	70.00	\$ 999.60	40.00	110.00	\$ 1,578.00	90.00	55.00%
WATER MAINS AND APPURTENANCES														
5.01	Water Main, Trenched, PVC, 6" Diameter	LF	70		70.00	\$ 76.50	\$ 5,355.00		\$ -	70.00	70.00	\$ 5,355.00	0.00	100.00%
5.02	Water Main, Trenched, DIP, 6" Diameter	LF	14		14.00	\$ 204.00	\$ 2,856.00		\$ -	0.00	0.00	\$ -	14.00	0.00%
5.03	Water Main, Trenched, DIP, 6" Diameter	EA	4		4.00	\$ 510.00	\$ 2,040.00		\$ -	0.00	0.00	\$ -	4.00	0.00%
5.04	Water Main, Trenched, DIP, 6" Diameter	EA	84		84.00	\$ 173.50	\$ 14,584.00		\$ -	70.00	70.00	\$ 12,145.00	14.00	83.33%
5.05	Water Main, Trenched, DIP, 6" Diameter	EA	1		1.00	\$ 2,650.00	\$ 2,650.00		\$ -	1.00	1.00	\$ 2,650.00	0.00	100.00%
5.06	Flashing Device (Retrofit), 2" Diameter	EA	1		1.00	\$ 1,274.00	\$ 1,274.00		\$ -	1.00	1.00	\$ 1,274.00	0.00	100.00%
5.07	Valve Box Replacement	EA	1		1.00	\$ 1,224.00	\$ 1,224.00		\$ -	1.00	1.00	\$ 1,224.00	0.00	100.00%
5.08	Valve Removal	EA	3		3.00	\$ 489.00	\$ 1,377.00		\$ -	1.00	1.00	\$ 489.00	2.00	33.33%
STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Inlets, SW-501, 3'0" x 2'0", Precast	EA	0		0.00	\$ 2,550.00	\$ -		\$ -	5.00	5.00	\$ 12,750.00	4.00	55.56%
6.02	Inlets, SW-501, 3'0" x 2'0", Cast-in-place	EA	1		1.00	\$ 4,080.00	\$ 4,080.00		\$ -	1.00	1.00	\$ 4,080.00	0.00	100.00%
6.03	Inlets, SW-502, 3'0" x 6'0", Cast-in-place	EA	4		4.00	\$ 4,896.00	\$ 19,584.00		\$ -	2.00	2.00	\$ 9,792.00	2.00	50.00%
6.04	Inlets, SW-505, 6'0" x 2'0", Precast	EA	3		3.00	\$ 3,078.00	\$ 9,234.00		\$ -	1.00	1.00	\$ 3,078.00	2.00	33.33%
6.05	Manhole Adjustment, Sanitary, Minor, SELF-LEVEL, Casting	EA	3		3.00	\$ 1,530.00	\$ 4,590.00		\$ -	2.00	2.00	\$ 3,060.00	1.00	66.67%
6.06	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	8		8.00	\$ 1,438.00	\$ 11,504.00		\$ -	0.00	0.00	\$ -	8.00	0.00%
6.07	Inlets, SW-501, 3'0" x 2'0", Precast	EA	1		1.00	\$ 858.30	\$ 858.30	1.00	\$ 858.30	0.00	1.00	\$ 858.30	0.00	100.00%
6.08	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	1		1.00	\$ 2,856.00	\$ 2,856.00		\$ -	0.00	0.00	\$ -	1.00	0.00%
6.09	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	2		2.00	\$ 612.00	\$ 1,224.00		\$ -	3.00	3.00	\$ 1,836.00	(1.00)	150.00%
6.10	Remove Manhole, Storm	EA	15		15.00	\$ 510.00	\$ 7,650.00		\$ -	7.00	7.00	\$ 3,570.00	8.00	46.67%
STREETWORK AND RELATED WORK														
7.01	Removal of Storm Sewer, 15" Diameter	SY	706		706.00	\$ 74.81	\$ 52,835.06	254.00	\$ 18,899.54	0.00	254.00	\$ 18,899.54	452.00	36.02%
7.02	Removal of Storm Sewer, 15" Diameter	SY	4,076		4,076.00	\$ 65.55	\$ 267,071.72	2,600.00	\$ 170,300.00	0.00	2,600.00	\$ 170,300.00	1,476.00	65.19%
7.03	Removal of Storm Sewer, 15" Diameter	LS	1		1.00	\$ 5,000.00	\$ 5,000.00	0.50	\$ 2,500.00	0.50	0.50	\$ 2,500.00	0.50	50.00%
7.04	Removal of Storm Sewer, 15" Diameter	SY	265		265.00	\$ 8.16	\$ 2,162.40		\$ -	41.00	41.00	\$ 334.16	224.00	15.47%
7.05	Removal of Storm Sewer, 15" Diameter	SY	520		520.00	\$ 8.16	\$ 4,243.20		\$ -	272.00	272.00	\$ 2,219.52	248.00	52.11%
7.06	Removal of Storm Sewer, 15" Diameter	SY	170		170.00	\$ 46.36	\$ 7,881.20		\$ -	0.00	0.00	\$ -	170.00	0.00%
7.07	Removal of Storm Sewer, 15" Diameter	SY	115		115.00	\$ 58.05	\$ 6,675.75	4.00	\$ 232.20	0.00	4.00	\$ 232.20	111.00	3.49%
7.08	Removal of Storm Sewer, 15" Diameter	SY	128		128.00	\$ 50.00	\$ 6,400.00	16.00	\$ 800.00	0.00	16.00	\$ 800.00	112.00	12.50%
7.09	Removal of Storm Sewer, 15" Diameter	SY	520		520.00	\$ 59.15	\$ 30,758.00	272.00	\$ 16,088.80	0.00	272.00	\$ 16,088.80	248.00	52.31%
7.10	Subbase Over-excavation, 6" Depth	SY	1,410		1,410.00	\$ 10.20	\$ 14,382.00		\$ -	42.00	42.00	\$ 428.40	1,368.00	2.89%
7.11	Pavement Removal	SY	4,780		4,780.00	\$ 6.63	\$ 31,867.40		\$ -	2,287.00	2,287.00	\$ 15,162.81	2,493.00	47.85%
TRAFFIC CONTROL														
8.01	Temporary Traffic Control	LS	1		1.00	\$ 10,306.95	\$ 10,306.95	0.10	\$ 1,030.69	0.20	0.30	\$ 3,092.09	0.70	30.00%
8.02	Portable Dynamic Message Sign (PDMS)	CDAY	30		30.00	\$ 107.10	\$ 3,213.00	20.00	\$ 2,142.00	10.00	30.00	\$ 3,213.00	0.00	100.00%
8.03	Removal and Reinstall Traffic Signs	EA	6		6.00	\$ 207.40	\$ 1,244.40	2.00	\$ 414.80	1.00	3.00	\$ 622.20	3.00	50.00%
WATER MAINS AND APPURTENANCES														
9.01	Conventional Seeding and Fertilizing, Type 1	AC	0.5		0.50	\$ 1,275.00	\$ 637.50		\$ -	0.00	0.00	\$ -	0.50	0.00%
9.02	Conventional Seeding and Fertilizing, Type 1	AC	0.5		0.50	\$ 610.00	\$ 305.00		\$ -	0.00	0.00	\$ -	0.50	0.00%
9.03	Conventional Seeding and Fertilizing, Type 4	AC	0.5		0.50	\$ 337.50	\$ 168.75		\$ -	0.00	0.00	\$ -	0.50	0.00%
9.04	Brush Control Mowing, Hydro-mulching, BPA	AC	1.0		1.00	\$ 3,978.00	\$ 3,978.00		\$ -	0.00	0.00	\$ -	1.00	0.00%
9.05	Brush Control Mowing, Hydro-mulching, BPA	EA	25		25.00	\$ 153.00	\$ 3,825.00		\$ -	0.00	0.00	\$ -	25.00	0.00%
9.06	Brush Control Mowing, Hydro-mulching, BPA	EA	25		25.00	\$ 153.00	\$ 3,825.00		\$ -	0.00	0.00	\$ -	25.00	0.00%
9.07	Brush Control Mowing, Hydro-mulching, BPA	EA	25		25.00	\$ 40.80	\$ 1,020.00		\$ -	0.00	0.00	\$ -	25.00	0.00%
MISCELLANEOUS														
11.01	Mobilization	LS	1		1.00	\$ 58,537.50	\$ 58,537.50	0.10	\$ 5,853.75	0.20	0.30	\$ 17,561.25	0.70	30.00%
11.02	Maintenance of Solid Waste Collection	LS	1		1.00	\$ 1,800.00	\$ 1,800.00	0.10	\$ 180.00	0.20	0.30	\$ 540.00	0.70	30.00%
11.03	Temporary Pedestrian Ramp	EA	16		16.00	\$ 1,150.00	\$ 18,400.00		\$ -	3.00	3.00	\$ 3,450.00	13.00	18.75%
11.04	Concrete Washout	LS	1		1.00	\$ 3,162.00	\$ 3,162.00	0.50	\$ 1,581.00		0.50	\$ 1,581.00	0.50	50.00%
CHANGE ORDER ITEMS														
12.01					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.02					0.00	\$ -	\$ -		\$ -		0.00	\$ -	0.00	0.00%
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													COMPLETED = \$ 391,035.61	
													CONTRACT = \$ 774,656.34 PAY PERIOD = \$ 189,163.69	
													44.34%	

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 44,176.83
2	June 16, 2025	\$ 147,611.28
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Previous Applications for Payment:

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Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	April 14, 2025

Substantial Completion:

Contract Working Days:	80.0
Added by Change Order:	
Total Working Days:	80.0
Working Days Used to Date:	48.0
Working Days Remaining:	32.0

Full Completion:

Contract Working Days:	10.0
Added by Change Order:	
Total Working Days:	10.0
Working Days Used to Date:	
Working Days Remaining:	10.0

PREVIOUS PAY APPS TOTAL = \$ 191,788.11



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #3 in the amount of \$38,821.85 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection 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. Shekar - Pymt #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW Irvinedale Drive & NW 18th Street Intersection Improvements
Contractor: Shekar Engineering, PLC
Address: 2600 MLK Jr. Pkwy, Suite 200, Des Moines, IA 50310
Finance Budget Code: 922.3922.4451 **Finance Project #:** 922.4451
Vendor Project #: N/A **Purchase Order #:** N/A
Original Contract Date: February 3, 2025 **Vendor Account #:** 8519

Date of Council Meeting: July 21, 2025 **Payment Application #:** 3
Payment Period: From: June 1, 2025 Through: June 29, 2025

Contract Summary:

Original Contract Amount:	\$	2,527,796.34	
Net Change by Change Orders:	\$	15,730.00	
Contract Amount to Date: (line 1 ± 2)	\$	2,543,526.34	
Total Completed and Stored to Date:	\$	420,012.18	
Retainage: 5 % of Completed Work:	\$	21,000.61	
Total Earned Less Retainage:	\$	399,011.57	
Less Previous Applications for Payment:	\$	360,189.72	
SUBTOTAL:	\$		38,821.85
OTHER CHARGES:	\$		-
CURRENT PAYMENT DUE:	\$		38,821.85

Balance to Finish, Including Retainage: \$ 2,144,514.77

Contract Time Remaining (Substantial): 98.5 Working Days
 Contract Time Remaining (Final): - 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: Shekar Engineering, PLC

Firm Name

Matthew Sundberg, PE

Signature

Digitally signed by Matthew Sundberg, PE
DN: cn=Matthew Sundberg, o=Shekar Engineering, PLC, ou=Project Manager, cn=Matthew Sundberg, PE
Reason: I am approving this document
Date: 2025.07.02 07:16:37-0500

Date

Engineer / Consultant Approval: HR Green, Inc.

Firm Name

Russ Paramore

Signature

Digitally signed by Russ Paramore
DN: cn=Russ Paramore, o=HR Green, Inc., ou=Project Manager, cn=Russ Paramore
Reason: I am approving this document
Date: 2025.06.30 10:00:51-0500

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Matthew Grgurich
 E-mail: MGrgrich@Ankenylowa.gov Phone Number: 515-963-3549

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	UNIT	64.6		64.60	\$ 91.80	\$ 5,930.28		\$ -	64.60	64.60	\$ 5,930.28	0.00	100.00%
2.02	Topsoil, On-Site	CY	2,250		2,250.00	\$ 8.16	\$ 18,360.00		\$ -		0.00	\$ -	2,250.00	0.00%
2.03	Excavation, Class 10, Roadway and Borrow	CY	1,628		1,628.00	\$ 5.10	\$ 8,302.80		\$ -		0.00	\$ -	1,628.00	0.00%
2.04	Excavation, Class 10, Waste	CY	10,955		10,955.00	\$ 10.20	\$ 111,741.00	480.25	\$ 4,898.55	7,736.00	8,216.25	\$ 83,805.75	2,738.75	75.00%
2.05	Subgrade Preparation, 6" Depth	SY	14,989		14,989.00	\$ 1.28	\$ 19,185.92		\$ -		0.00	\$ -	14,989.00	0.00%
2.06	Subgrade Treatment, Geogrid, Triangular, Type 3	SY	3,747		3,747.00	\$ 4.08	\$ 15,287.76		\$ -		0.00	\$ -	3,747.00	0.00%
2.07	Subbase, Modified, 6" Depth	SY	14,989		14,989.00	\$ 10.71	\$ 160,532.19		\$ -		0.00	\$ -	14,989.00	0.00%
2.08	Removal of Known Pipe Culvert	LF	80		80.00	\$ 9.02	\$ 721.60		\$ -		0.00	\$ -	80.00	0.00%
2.09	Compaction Testing	LS	1		1.00	\$ 3,570.00	\$ 3,570.00		\$ -		0.00	\$ -	1.00	0.00%
TRENCH EXCAVATION AND BACKFILL														
3.01	Trench Compaction Testing	LS	1		1.00	\$ 8,925.00	\$ 8,925.00		\$ -		0.00	\$ -	1.00	0.00%
SEWERS AND DRAINS														
4.01	Storm Sewer, Trenched, RCP, 2000D (Class III), 15" Dia.	LF	1,378		1,378.00	\$ 63.96	\$ 88,136.88		\$ -	301.00	301.00	\$ 19,251.96	1,077.00	21.84%
4.02	Storm Sewer, Trenched, RCP, 2000D (Class III), 18" Dia.	LF	100		100.00	\$ 60.91	\$ 6,091.00		\$ -	22.00	22.00	\$ 1,340.02	78.00	22.00%
4.03	Storm Sewer, Trenched, RCP, 2000D (Class III), 24" x 18" Dia.	LF	760		760.00	\$ 100.29	\$ 76,220.40	124.00	\$ 12,435.96	636.00	760.00	\$ 76,220.40	0.00	100.00%
4.04	Storm Sewer, Trenched, RCP, 2000D (Class III), 37" x 23" Dia.	LF	70		70.00	\$ 156.28	\$ 10,939.60		\$ -		0.00	\$ -	70.00	0.00%
4.05	Removal of Storm Sewer, CMP, 30" Dia.	LF	65		65.00	\$ 12.12	\$ 787.80		\$ -		0.00	\$ -	65.00	0.00%
4.06	Removal of Storm Sewer, RCP, 15" Dia.	LF	411		411.00	\$ 6.20	\$ 2,548.20		\$ -	411.00	411.00	\$ 2,548.20	0.00	100.00%
4.07	Removal of Storm Sewer, RCP, 18" Dia.	LF	243		243.00	\$ 9.00	\$ 2,187.00		\$ -	243.00	243.00	\$ 2,187.00	0.00	100.00%
4.08	Pipe Apron, RCP, 15" Dia.	EA	3		3.00	\$ 1,424.20	\$ 4,272.60		\$ -		0.00	\$ -	3.00	0.00%
4.09	Pipe Apron, RCP, 24" x 18" Dia.	EA	1		1.00	\$ 1,677.14	\$ 1,677.14		\$ -	1.00	1.00	\$ 1,677.14	0.00	100.00%
4.10	Footings for Concrete Pipe Apron, RCP, 15" Dia.	EA	3		3.00	\$ 285.06	\$ 855.18		\$ -		0.00	\$ -	3.00	0.00%
4.11	Footings for Concrete Pipe Apron, RCP, 20" x 60" x 48"	EA	1		1.00	\$ 387.90	\$ 387.90		\$ -	1.00	1.00	\$ 387.90	0.00	100.00%
4.12	Pipe Apron Guard, RCP, 15" Dia.	EA	3		3.00	\$ 983.35	\$ 2,950.05		\$ -		0.00	\$ -	3.00	0.00%
4.13	Pipe Apron Guard, RCP, 24" x 18" Dia.	EA	1		1.00	\$ 1,619.96	\$ 1,619.96		\$ -		0.00	\$ -	1.00	0.00%
4.14	Subdrain, Corrugated PVC, Type 2, 8" Dia.	LF	3,758		3,758.00	\$ 21.43	\$ 80,533.94		\$ -		0.00	\$ -	3,758.00	0.00%
4.15	Subdrain Cleanout, Type B, 24" Dia.	EA	7		7.00	\$ 1,698.15	\$ 11,887.05		\$ -		0.00	\$ -	7.00	0.00%
4.16	Subdrain Outlets and Connections, PVC, 8" Dia.	EA	43		43.00	\$ 221.62	\$ 9,529.66		\$ -		0.00	\$ -	43.00	0.00%
4.17	Removal of Subdrain	LF	500		500.00	\$ 2.61	\$ 1,305.00	730.00	\$ 1,905.30		730.00	\$ 1,905.30	(230.00)	146.00%
4.18	Removal of Pipe Apron, RCP, 15" Dia.	EA	3		3.00	\$ 133.77	\$ 401.31		\$ -		0.00	\$ -	3.00	0.00%
4.19	Removal of Pipe Apron, RCP, 18" Dia.	EA	1		1.00	\$ 164.09	\$ 164.09		\$ -	1.00	1.00	\$ 164.09	0.00	100.00%
4.20	Removal of Pipe Apron, RCP, 24" Dia.	EA	2		2.00	\$ 164.10	\$ 328.20		\$ -	2.00	2.00	\$ 328.20	0.00	100.00%
WATER MAINS AND APPURTENANCES														
5.01	Water Main, Trenched, Ductile Iron, Restrained Joint, 12" Dia.	LF	123		123.00	\$ 211.35	\$ 25,986.05	18.00	\$ 3,804.30	40.00	58.00	\$ 12,258.30	65.00	47.15%
5.02	Fittings, Ductile Iron Mechanical Joint, 45 Bend, 12" Dia.	EA	16		16.00	\$ 789.10	\$ 12,625.60	4.00	\$ 3,156.40	4.00	8.00	\$ 6,312.80	8.00	50.00%
5.03	Fittings, Plug, 12" Dia.	EA	1		1.00	\$ 246.90	\$ 246.90		\$ -	1.00	1.00	\$ 246.90	0.00	100.00%
5.04	Water Main Abandonment, Cap, 12" Dia.	EA	1		1.00	\$ 2,078.05	\$ 2,078.05		\$ -	1.00	1.00	\$ 2,078.05	0.00	100.00%
5.05	Water Main Removal, PVC, 12" Dia.	LF	135		135.00	\$ 9.93	\$ 1,340.55		\$ -	57.00	57.00	\$ 566.01	78.00	42.22%
5.06	Fire Hydrant Assembly	EA	1		1.00	\$ 12,986.58	\$ 12,986.58		\$ -		0.00	\$ -	1.00	0.00%
5.07	Valve Box Extension	EA	6		6.00	\$ 220.88	\$ 1,325.28	1.00	\$ 220.88		1.00	\$ 220.88	5.00	16.67%
5.08	Valve Box Replacement	EA	4		4.00	\$ 651.81	\$ 2,607.24	1.00	\$ 651.81		1.00	\$ 651.81	3.00	25.00%
5.09	Fire Hydrant Adjustment	EA	3		3.00	\$ 1,421.06	\$ 4,263.18		\$ -		0.00	\$ -	3.00	0.00%
5.10	Fire Hydrant Assembly Removal	EA	1		1.00	\$ 1,096.51	\$ 1,096.51		\$ -		0.00	\$ -	1.00	0.00%
5.11	Valve Removal	EA	1		1.00	\$ 484.71	\$ 484.71		\$ -	1.00	1.00	\$ 484.71	0.00	100.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Manhole, SW-401, 48" Dia., Precast	EA	3		3.00	\$ 4,357.36	\$ 13,072.08		\$ -	2.00	2.00	\$ 8,714.72	1.00	66.67%
6.02	Manhole, SW-401, 60" Dia., Precast	EA	1		1.00	\$ 6,114.71	\$ 6,114.71	1.00	\$ 6,114.71		1.00	\$ 6,114.71	0.00	100.00%
6.03	Manhole, SW-401, 72" Dia., Cast-in-Place	EA	1		1.00	\$ 9,507.40	\$ 9,507.40		\$ -		0.00	\$ -	1.00	0.00%
6.04	Manhole, SW-402, 5'-0" x 5'-0", Precast	EA	2		2.00	\$ 6,688.36	\$ 13,376.72		\$ -	2.00	2.00	\$ 13,376.72	0.00	100.00%
6.05	Intake, SW-501, 3'-0" x 2'-0", Precast	EA	1		1.00	\$ 3,319.55	\$ 3,319.55		\$ -	1.00	1.00	\$ 3,319.55	0.00	100.00%
6.06	Intake, SW-503, 6'-0" x 2'-0", Precast	EA	3		3.00	\$ 5,475.46	\$ 16,426.38		\$ -		0.00	\$ -	3.00	0.00%
6.07	Intake, SW-505, 6'-8" x 2'-0", Cast-in-Place	EA	3		3.00	\$ 7,800.52	\$ 23,401.56		\$ -	1.50	1.50	\$ 11,700.78	1.50	50.00%
6.08	Intake, SW-505, 6'-8" x 2'-0", Precast	EA	8		8.00	\$ 5,381.87	\$ 43,054.96		\$ -	2.00	2.00	\$ 10,763.74	6.00	25.00%
6.09	Intake, SW-506, 6'-8" x 6'-0", Precast	EA	3		3.00	\$ 8,405.76	\$ 25,217.28		\$ -		0.00	\$ -	3.00	0.00%
6.10	Intake, SW-541, Cast-in-Place	EA	2		2.00	\$ 9,698.89	\$ 19,397.78		\$ -	1.00	1.00	\$ 9,698.89	1.00	50.00%
6.11	Intake, SW-541, Precast	EA	1		1.00	\$ 4,422.12	\$ 4,422.12		\$ -		0.00	\$ -	1.00	0.00%
6.12	Manhole Adjustment, Major	EA	2		2.00	\$ 2,255.35	\$ 4,510.70		\$ -		0.00	\$ -	2.00	0.00%
6.13	Connection to Existing Manhole	EA	1		1.00	\$ 1,656.93	\$ 1,656.93		\$ -		0.00	\$ -	1.00	0.00%
6.14	Remove Manhole	EA	1		1.00	\$ 250.52	\$ 250.52		\$ -	1.00	1.00	\$ 250.52	0.00	100.00%
6.15	Remove Intake	EA	6		6.00	\$ 424.70	\$ 2,548.20		\$ -	6.00	6.00	\$ 2,548.20	0.00	100.00%
STREETS AND RELATED WORK														

[illegible]

16.51%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 179,610.71
2	June 19, 2025	\$ 180,579.01
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Previous Applications for Payment:

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Record of Change Orders:

No.	Date	Amount
1	May 19, 2025	\$ 1,787.50
2	June 16, 2025	\$ 13,942.50
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CHANGE ORDER TOTAL = \$ 15,730.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	March 31, 2025

Full Completion:

Contract Working Days:	140.0
Added by Change Order:	2.0
Total Working Days:	142.0
Working Days Used to Date:	43.5
Working Days Remaining:	98.5

PREVIOUS PAY APPS TOTAL = \$ 360,189.72



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 \$11,867.00 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam 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. Snyder - Pymt #11

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Sawgrass Park Dam Improvements
Contractor: Snyder & Associates, Inc
Address: 2727 SW Snyder Blvd, PO Box 1159 Ankeny Ia 50023
Finance Budget Code: 686.3686.4210 Finance Project #: 686.4210
Vendor Project #: 124.0622.01 Purchase Order #:
Original Contract Date: May 6, 2024 Vendor Account #: 990

Date of Council Meeting: July 21, 2025 Payment Application #: 11
Payment Period: From: May 19, 2025 Through: June 22, 2025

Contract Summary:

Original Contract Amount:	\$	73,700.00	
Net Change by Change Orders:	\$	80,350.00	
Contract Amount to Date: (line 1 ± 2)	\$	154,050.00	
Total Completed and Stored to Date:	\$	136,052.31	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	136,052.31	
Less Previous Applications for Payment:	\$	124,185.31	
SUBTOTAL:	\$	11,867.00	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	11,867.00	
Balance to Finish, Including Retainage:	\$	17,997.69	

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:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Snyder & Associates, Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Becky Ford

E-mail:

Phone Number:

515/963-3526

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 22, 2024	\$ 11,762.25
2	June 19, 2024	\$ 16,301.53
3	July 24, 2024	\$ 3,843.03
4	September 25, 2024	\$ 14,721.35
5	November 20, 2024	\$ 3,206.00
6	January 23, 2025	\$ 13,163.75
7	February 18, 2025	\$ 9,042.10
8	March 27, 2025	\$ 33,658.80
9	April 23, 2025	\$ 7,757.50
10	May 22, 2025	\$ 10,729.00
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 124,185.31

Record of Change Orders:

No.	Date	Amount
1	January 6, 2025	\$ 80,350.00
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CHANGE ORDER TOTAL = \$ 80,350.00

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



June 24, 2025

Becky Ford
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: SAWGRASS POND DAM IMPROVEMENTS
PROGRESS REPORT NO. 11
S&A PROJECT NO. 124.0622.01

Dear Ms. Ford:

This is the eleventh progress report for the above-referenced project and covers services through June 22, 2025. Work during this period included addressing City comments, updating bid items, quantities, estimate reference notes, and the cost opinion, fence design and details, developing the SWPPP, and submittal of the final plans and contract documents.

We look forward to continuing to work for the City and with you on this important project. Should you have any questions on this update, do not hesitate to contact me. We will be in attendance at the July 7, 2025, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

Mark A. Land, P.E., CFM
Vice President

MAL/sak

Enclosure



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

June 25, 2025

Becky Ford
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 124.0622.01 - 11

Finance Budget Code 686.3686.4210

Finance Project Code 686.4210

Vendor 990

Email

Project 124.0622.01 Sawgrass Park Dam Improvements

Professional Services through June 22, 2025

Basic Services

Hourly Services

	Hours	Rate	Amount
Sr. Engineer	34.25	216.00	7,398.00
Engineer V	14.50	166.00	2,407.00
Engineer I	8.00	115.00	920.00
Lead Technician	.50	150.00	75.00
Technician VIII	7.50	134.00	1,005.00
Technician VII	.50	124.00	62.00
Total Services	65.25		11,867.00

11,867.00

Phase Subtotal \$11,867.00

Billing Limits	Current	Prior	To-Date
Total Billings	11,867.00	124,185.31	136,052.31
Limit			154,050.00
Remaining			17,997.69

Amount Due this Invoice \$11,867.00

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Steven Klocke

REMIT TO: SNYDER & ASSOCIATES, INC.
Mailing: PO Box 1159 | Ankeny, IA 50021
Physical: 2727 SW Snyder Blvd. | Ankeny IA 50023

p: 888-964-2020 | f: 515-964-7938
Federal E.I.N. 42-1379015
SNYDER-ASSOCIATES.COM



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 \$123.17 to SVPA Architects Inc. for 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 FY2026 budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Pay Application #27

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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 #: 23019 / 604619 **PO #**
Original Contract Date: March 6, 2023 **Vendor #** 1859

Date of Council Meeting July 21, 2025 **PAYMENT REQUEST #** 27
PAYMENT PERIOD: From: 06/02/25 through: 06/29/25

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:	\$	360,900.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	360,900.00	
Less previous applications for payment:	\$	360,849.63	
SUBTOTAL	\$		50.37
OTHER CHARGES (Please attach an itemized list)	\$		72.80
CURRENT PAYMENT DUE	\$		123.17
Balance to finish, including retainage:	\$	-	

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

Signature _____ Date 7/3/2025

City of Ankeny Staff Approval

Signature Mike Schrock _____ Date 07/07/2025

Submit to: Mike Schrock, Assistant City Manager

Email: mschrock@ankenyiowa.gov **Phone:** 515-965-6420 **Fax:**

Date Printed: 7/2/2025

Expense Report

NAME:

Casey White

WEEK ENDING

0.7

DATE	TO	JOB#	PROJECT	MILES	\$
					\$ -
					\$ -
6/4/2025	Ankney FS 4	23019	Ankney FS 4	44	\$ 30.80
6/13/2025	Altoona City Hall	24046	Altoona FS	38	\$ 26.60
					\$ -
					\$ -
					\$ -
Total				82.0	\$ 57.40

OTHER			
DATE	PROJECT	EXPENSE	EXPLANATION
		\$ -	
		\$ -	
		\$ -	

44 miles @ .70 = \$ 30.80

2025 10/50

Casey White

DATE	DRIVER	PROJ. #	BEGIN READING	END READING	TOTAL MILES
05/24	CCW	23088	72396	72,426	30
05/29	CCW	22027	72426	72,463	387
06/03	CCW CCW PANDRA	24001	72763	72844	81
6/14	Sara/Anne	25039	72944	73188	344
6/15	BOB	ADR	73188	73203	15
6/11	CCW	23088	73203	73309	106
6/11	CCW	23012	73309	73350	21
6/12	BOB	41 ANTHONY	73330	73353	23
6/13	Lealie	22063	73353	73484	131
6/16	Damian	22079	73484	73496	12
6/17	DAVID/JOAN	23067	73496	73537	41
6/18	PRU/CCW	23019	73537	73578	41
6/19	DANIELLE/JOHN	PRIMO	73578	73692	114
6/23	CCW	23052	73692	73973	281
6/25	CCW	23014	73973	73994	21
6/26	CCW	23088	73994	74024	30
6/26	CCW	22027	74024	74374	350
6/27	DAMIAN	24049	74374	74401	27

41 miles @ .70 = \$28.70

Expense Report

NAME: Rachael Herbers

WEEK ENDING

0.7

DATE	TO	JOB#	PROJECT	MILES	\$
6/13/2025	Altoona City Hall	24046	Altoona Fire Station #26	36	\$ 25.20
6/18/2025	Ankeny FS #4	23019	Ankeny FS #4	19	\$ 13.30
				0	\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Total				55.0	\$ 38.50

OTHER			
DATE	PROJECT	EXPENSE	EXPLANATION

19 miles @ .70 = \$ 13.30



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

July 3, 2025
Project No: 23019.00
Invoice No: 0040619

Project 23019.00 Ankeny Fire Station #4
Beyond Fee: Snyder & Associates Survey Services \$4,600.

Professional Services from June 2, 2025 to June 29, 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	100.00	87,100.00	
Amendment #1	12,500.00	100.00	12,500.00	
Total Fee	360,900.00		360,900.00	
		Previous Fee Billing	360,849.63	
		Current Fee Billing	50.37	
		Total Fee	50.37	
		Total this Phase	\$50.37	

Phase	07	Construction Administration		
Reimbursable Expenses				
Mileage & Parking			44.10	
	Total Reimbursables		44.10	44.10
Unit Billing				
Mileage				28.70
		Total this Phase	\$72.80	
		Total this Invoice	\$123.17	

Project	23019.00	Ankeny Fire Station #4	Invoice	0040619
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Billings to Date

	Current	Prior	Total
Fee	50.37	360,849.63	360,900.00
Consultant	0.00	4,600.00	4,600.00
Expense	44.10	16,591.90	16,636.00
Unit	28.70	666.80	695.50
Other	0.00	-2,500.00	-2,500.00
Totals	123.17	380,208.33	380,331.50

Authorized By: Robert F. Ormsby

Robert Ormsby



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 \$80,551.45 to TK Concrete, Inc., for construction services on the 2025 Pedestrian Ramp Improvements Program - North Ankeny Boulevard 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. TK Concrete - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2025 Pedestrian Ramp Improvements Program - North Ankeny Boulevard
Contractor: TK Concrete, Inc.
Address: 1608 Fifield Road, Pella, Iowa 50219
Finance Budget Code: 936.2936.4459 Finance Project #: 936.4459
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: April 7, 2025 Vendor Account #: 4907

Date of Council Meeting: July 21, 2025 Payment Application #: 2

Payment Period: From: June 1, 2025 Through: July 5, 2025

Contract Summary:

Original Contract Amount:	\$	170,040.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	170,040.00	
Total Completed and Stored to Date:	\$	138,049.50	
Retainage: 5 % of Completed Work:	\$	6,902.48	
Total Earned Less Retainage:	\$	131,147.02	
Less Previous Applications for Payment:	\$	50,595.57	
SUBTOTAL:	\$	80,551.45	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 80,551.45

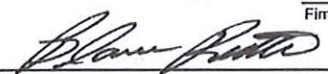
Balance to Finish, Including Retainage: \$ 38,892.98

Contract Time Remaining (Substantial): 11.0 Working Days

Contract Time Remaining (Full): 5.0 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: TK Concrete, Inc.

Signature: 
Firm Name

Date: 7-8-25

Engineer / Consultant Approval:

Signature: _____
Firm Name

Date

City of Ankeny Staff Approval:

Signature: 
Signature

Date: 7-9-25

Submit to: Mark Heath

E-mail: MHeath@Ankenylowa.gov

Phone Number: (515) 965-6452

Date Printed: 7/8/2025

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
WATER MAINS AND APPURTENANCES														
5.01	Valve Box Replacement	EA	4		4.00	\$ 700.00	\$ 2,800.00	4.00	\$ 2,800.00		4.00	\$ 2,800.00	0.00	100.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	2		2.00	\$ 1,750.00	\$ 3,500.00		-		0.00	\$ -	2.00	0.00%
6.02	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting, 4" Height	EA	1		1.00	\$ 1,750.00	\$ 1,750.00		-	1.00	1.00	\$ 1,750.00	0.00	100.00%
STREET AND RELATED WORK														
7.01	Curb and Gutter, PCC, Class C, 3.0' Wide, 9" Thick	LF	443		443.00	\$ 50.00	\$ 22,150.00	146.00	\$ 7,300.00	297.00	443.00	\$ 22,150.00	0.00	100.00%
7.02	Removal of Sidewalk	SY	760		760.00	\$ 9.00	\$ 6,840.00	393.00	\$ 3,537.00	288.00	681.00	\$ 6,129.00	79.00	89.51%
7.03	Sidewalk, PCC, Class C, 4" Thick	SY	172		172.00	\$ 60.00	\$ 10,320.00	81.00	\$ 4,860.00	43.00	124.00	\$ 7,440.00	48.00	72.09%
7.04	Sidewalk, PCC, Class C, 6" Thick	SY	298		298.00	\$ 65.00	\$ 19,435.00	156.00	\$ 10,075.00	144.00	298.00	\$ 19,435.00	0.00	100.00%
7.05	Sidewalk, PCC, Class C, 6" Thick	SY	241		241.00	\$ 80.00	\$ 19,280.00	136.00	\$ 11,040.00	81.00	219.00	\$ 17,520.00	22.00	90.87%
7.06	Detachable Warnings, Galvanized Steel	SF	371		371.00	\$ 41.00	\$ 15,211.00	236.00	\$ 9,676.00	103.00	339.00	\$ 13,899.00	32.00	91.37%
7.07	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	86		86.00	\$ 90.00	\$ 7,740.00		-		0.00	\$ -	86.00	0.00%
7.08	Full Depth Patches, PCC, Class C-SUD, 8" Thick	SY	104		104.00	\$ 100.00	\$ 10,400.00	110.00	\$ 11,000.00		110.00	\$ 11,000.00	(6.00)	105.77%
7.09	Full Depth Patches, PCC, Class C-SUD, 9" Thick	SY	74		74.00	\$ 120.00	\$ 8,880.00	74.00	\$ 8,880.00		74.00	\$ 8,880.00	0.00	100.00%
7.10	Curb and Gutter Removal, 3.0' Wide	LF	443		443.00	\$ 13.00	\$ 5,759.00	146.00	\$ 1,898.00	297.00	443.00	\$ 5,759.00	0.00	100.00%
TRAFFIC CONTROL														
8.01	Temporary Traffic Control	LS	1		1.00	\$ 10,000.00	\$ 10,000.00	0.50	\$ 5,000.00		0.50	\$ 5,000.00	0.25	75.00%
8.02	Remove and Reinstall Traffic Sign	EA	1		1.00	\$ 750.00	\$ 750.00		-	1.00	1.00	\$ 750.00	0.00	100.00%
SITE WORK AND LANDSCAPING														
9.01	Erosion Control Mulching, Hydromulching, BFM with Temporary Seeding	AC	0.3		0.30	\$ 10,750.00	\$ 3,225.00		-		0.00	\$ -	0.30	0.00%
MISCELLANEOUS														
11.01	Mobilization	LS	1		1.00	\$ 15,500.00	\$ 15,500.00	0.50	\$ 7,750.00	0.25	0.75	\$ 11,625.00	0.25	75.00%
11.02	Maintenance of Postal Service	LS	1		1.00	\$ 500.00	\$ 500.00		-		0.00	\$ -	1.00	0.00%
11.03	Concrete Washout	LS	1		1.00	\$ 1,750.00	\$ 1,750.00	0.50	\$ 875.00	0.25	0.75	\$ 1,312.50	0.25	75.00%
11.04	Conduit Pipe for Repair of Irrigation Lines, PVC, 2" Diameter	EA	5		5.00	\$ 50.00	\$ 250.00	2.00	\$ 100.00		2.00	\$ 100.00	3.00	40.00%
11.05	Remove and Reinstall Cluster Box Unit	LS	1		1.00	\$ 4,000.00	\$ 4,000.00		-		0.00	\$ -	1.00	0.00%
CHANGE ORDER ITEMS														
12.01					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.02					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
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 = \$ 170,040.00 PAY PERIOD = \$ 84,791.00

COMPLETED = \$ 138,049.50

81.19%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 16, 2025	\$ 50,595.57
2		
3		
4		
5		
6		
7		
8		
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10		
11		
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13		
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35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
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48		
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66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 50,595.57

Record of Change Orders:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	May 19, 2025

Substantial Completion:

Contract Working Days:	35.0
Added by Change Order:	
Total Working Days:	35.0
Working Days Used to Date:	24.0
Working Days Remaining:	11.0

Full Completion:

Contract Working Days:	5.0
Added by Change Order:	
Total Working Days:	5.0
Working Days Used to Date:	0.0
Working Days Remaining:	5.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 #3 in the amount of \$59,280.98 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade 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. Van Maanen - Pymt #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Fiber Optic Network Upgrade
Contractor: Van Maanen Electric, Inc.
Address: 500 Iowa Speedway Drive, Newton, IA 50208
Finance Budget Code: 888.3888.4459 Finance Project #: 888.4459
Vendor Project #: _____ Purchase Order #: N/A
Original Contract Date: December 2, 2024 Vendor Account #: 9000

Date of Council Meeting: July 21, 2025 Payment Application #: 3
Payment Period: From: June 1, 2025 Through: June 30, 2025

Contract Summary:

Original Contract Amount:	\$	830,887.82	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	830,887.82	
Total Completed and Stored to Date:	\$	146,063.78	
Retainage: <u>5</u> % of Completed Work:	\$	7,303.19	
Total Earned Less Retainage:	\$	138,760.59	
Less Previous Applications for Payment:	\$	79,479.61	
SUBTOTAL:	\$	59,280.98	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 59,280.98

Balance to Finish, Including Retainage: \$ 692,127.23

Contract Time Remaining (Substantial): _____ Calendar Days

Contract Time Remaining (Final): _____ 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: Van Maanen Electric, Inc.

[Signature] Firm Name 7-9-25
Signature Date

Engineer / Consultant Approval: Olsson, Inc.

[Signature] Firm Name 07/09/2025
Signature Date

City of Ankeny Staff Approval:

[Signature] 7/9/25
Signature Date

Submit to: Leslie Hart, P.E., PTOE, Traffic Engineering Manager
E-mail: lhart@ankenyiowa.gov Phone Number: 515-963-3548

Date Printed: 7/9/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGED 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
7.01	STREETS AND RELATED WORK													
7.01	REMOVE AND CONSTRUCT SIDEWALK	SY	1.00		1.00	\$ 2,675.00	\$ 2,675.00	1.00	\$ 2,675.00		1.00	\$ 2,675.00	0.00	100.00%
	TRAFFIC CONTROL													
8.02	REMOVE EXISTING HANDHOLE, TP I	EA	27.00		27.00	\$ 260.00	\$ 7,020.00	2.00	\$ 520.00	4.00	6.00	\$ 1,560.00	21.00	22.22%
8.03	REMOVE EXISTING HANDHOLE, TP III	EA	8.00		8.00	\$ 260.00	\$ 2,080.00		\$ -	1.00	1.00	\$ 260.00	7.00	12.50%
8.04	REMOVE EXISTING HANDHOLE, TP IV	EA	1.00		1.00	\$ 460.00	\$ 460.00		\$ -		0.00	\$ -	1.00	0.00%
8.05	REMOVE EXISTING FIBER OPTIC SPLICER CLOSURE	EA	7.00		7.00	\$ 160.50	\$ 1,123.50		\$ -		0.00	\$ -	7.00	0.00%
8.06	REMOVE EXISTING HUB CABINET	EA	1.00		1.00	\$ 1,027.20	\$ 1,027.20		\$ -		0.00	\$ -	1.00	0.00%
8.07	REMOVE FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	59,553.00		59,553.00	\$ 0.44	\$ 26,203.32	11,752.00	\$ 5,188.48		11,752.00	\$ 5,188.48	47,761.00	19.80%
8.08	REMOVE FIBER OPTIC CABLE 96 FO COUNT	LF	130.00		130.00	\$ 0.44	\$ 57.20		\$ -		0.00	\$ -	130.00	0.00%
8.09	DISCONNECT FIBER OPTIC CABLE 48 FO COUNT	LF	1,556.00		1,556.00	\$ 0.44	\$ 684.64		\$ -		0.00	\$ -	1,556.00	0.00%
8.10	DISCONNECT FIBER OPTIC CABLE 96 FO COUNT	LF	828.00		828.00	\$ 0.44	\$ 364.32		\$ -		0.00	\$ -	828.00	0.00%
8.11	PULLBACK FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	2,302.00		2,302.00	\$ 0.44	\$ 1,012.88		\$ -		0.00	\$ -	2,302.00	0.00%
8.12	PULLBACK FIBER OPTIC CABLE 96 FO COUNT	LF	9,154.00		9,154.00	\$ 0.44	\$ 4,027.76		\$ -		0.00	\$ -	9,154.00	0.00%
8.13	RE-ROUTER/RE-INSTALL FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	1,915.00		1,915.00	\$ 2.05	\$ 3,925.75		\$ -		0.00	\$ -	1,915.00	0.00%
8.14	RE-ROUTER/RE-INSTALL FIBER OPTIC CABLE 96 FO COUNT	LF	7,632.00		7,632.00	\$ 2.05	\$ 15,645.60		\$ -		0.00	\$ -	7,632.00	0.00%
8.15	INSTALL HANDHOLE, TYPE III (ITS 38x24x36)	EA	13.00		13.00	\$ 1,275.00	\$ 16,575.00	3.00	\$ 3,825.00	7.00	10.00	\$ 12,750.00	3.00	76.92%
8.16	INSTALL HANDHOLE, TYPE IV (ITS 48x30x36)	EA	21.00		21.00	\$ 1,925.00	\$ 40,425.00	2.00	\$ 3,850.00	8.00	10.00	\$ 19,250.00	11.00	47.62%
8.17	INSTALL TEST STATION (CITY FURNISHED, INSTALL ONLY)	EA	31.00		31.00	\$ 110.00	\$ 3,410.00		\$ -	2.00	2.00	\$ 220.00	29.00	6.45%
8.18	INSTALL CONDUIT, BLUE HOPE, 2 INCH BORED (CITY FURNISHED, INSTALL ONLY)	LF	24,425.00		24,425.00	\$ 6.00	\$ 146,550.00	2,488.00	\$ 14,928.00	8,853.00	11,341.00	\$ 68,286.00	13,044.00	46.60%
8.19	HEAL CONDUIT	EA	7.00		7.00	\$ 220.00	\$ 1,540.00	3.00	\$ 660.00	4.00	7.00	\$ 1,540.00	0.00	100.00%
8.20	INSTALL FIBER OPTIC 24 SM FO CABLE (CITY FURNISHED, INSTALL ONLY)	LF	6,203.00		6,203.00	\$ 2.05	\$ 12,716.15		\$ -		0.00	\$ -	6,203.00	0.00%
8.21	INSTALL FIBER OPTIC 96 SM FO CABLE (CITY FURNISHED, INSTALL ONLY)	LF	173,272.00		173,272.00	\$ 2.05	\$ 355,207.60	13,256.00	\$ 27,174.80		13,256.00	\$ 27,174.80	160,016.00	7.65%
8.22	INSTALL FIBER OPTIC SPLICER ENCLOSURE	EA	30.00		30.00	\$ 701.00	\$ 21,030.00		\$ -		0.00	\$ -	30.00	0.00%
8.23	EXISTING FIBER OPTIC SPLICER ENCLOSURE REWORK	EA	45.00		45.00	\$ 256.80	\$ 11,556.00		\$ -		0.00	\$ -	45.00	0.00%
8.24	CLOSET CONNECTOR HOUSING, FOUR RACK UNIT	EA	3.00		3.00	\$ 482.57	\$ 1,447.71		\$ -		0.00	\$ -	3.00	0.00%
8.25	SPH PIGTAILED - WITH DIN RAIL MOUNTING, 12 SM FO, LC/UPC DUPLEX	EA	33.00		33.00	\$ 818.55	\$ 27,012.15		\$ -		0.00	\$ -	33.00	0.00%
8.26	SPH PIGTAILED - WITH DIN RAIL MOUNTING, 12 SM FO, LC/UPC DUPLEX	EA	10.00		10.00	\$ 600.00	\$ 6,000.00		\$ -		0.00	\$ -	10.00	0.00%
8.27	GCH ADAPTER PANEL, PIGTAILED, 12 SM FO, LC/UPC DUPLEX	EA	3.00		3.00	\$ 566.00	\$ 1,698.00		\$ -		0.00	\$ -	3.00	0.00%
8.28	FIBER OPTIC SPLICER TRAY, 24 FIBER	EA	20.00		20.00	\$ 75.00	\$ 1,500.00		\$ -		0.00	\$ -	20.00	0.00%
8.29	FIBER OPTIC FUSION SPLICER	EA	4,006.00		4,006.00	\$ 21.94	\$ 87,891.64		\$ -		0.00	\$ -	4,006.00	0.00%
8.30	FIBER OPTIC CABLE ACCEPTANCE TESTING	LS	1.00		1.00	\$ 8,400.00	\$ 8,400.00		\$ -		0.00	\$ -	1.00	0.00%
8.31	TRAFFIC CONTROL	LS	1.00		1.00	\$ 9,095.00	\$ 9,095.00	0.05	\$ 454.75	0.05	0.10	\$ 909.50	0.90	10.00%
	MISCELLANEOUS													
11.32	MOBILIZATION	LS	1.00		1.00	\$ 12,500.00	\$ 12,500.00	0.25	\$ 3,125.00	0.25	0.50	\$ 6,250.00	0.50	50.00%
12.33	CHANGE ORDER ITEMS													
12.34					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.35					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.36					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.37					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT # \$ 830,387.82 PAY PERIOD # \$ 62,401.03

COMPLETED # \$ 146,053.78

17.59%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 50,307.01
2	June 16, 2025	\$ 29,172.60
3		
4		
5		
6		
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10		
11		
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32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
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68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 79,479.61

Record of Change Orders:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period:	Calendar Days
Construction Start Date:	April 1, 2025

Substantial Completion:

Contract Working Days:	
Added by Change Order:	0.0
Total Working Days:	0.0
Working Days Used to Date:	
Working Days Remaining:	0.0

Full Completion:

Contract Working Days:	
Added by Change Order:	0.0
Total Working Days:	0.0
Working Days Used to Date:	
Working Days Remaining:	0.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 July 21, 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

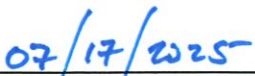
**CITY OF ANKENY
ACCOUNTS PAYABLE RECAP
JULY 21, 2025**

Fund		PAYMENTS
100	General Fund	\$ 539,569.75
220	Fire Gift Fund	-
233	Hotel Motel Tax Fund	-
240	Parks Improvements	-
250	Police Gift Fund	-
260	Road Use Tax Fund	86,033.22
270	Seizure Fund	4,940.25
280	Tax Increment Financing Fund	-
284	Economic Development Fund	-
290	Police/Fire Pension Fund	-
300	Debt Service Fund	-
430	Library Foundation Fund	3,599.47
440	Park Dedication Trust Fund	-
445	Sports Complex Foundation Fund	-
446	Ankeny Garden Club	-
448	Miracle Park Fund	-
449	Dog Park Trust Fund	-
484	Civic Trust Fund	-
491	Ankeny Foundation Fund	-
500	Solid Waste Fund	-
510	Water Fund	157,271.99
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	1,510,479.89
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Stormwater Fund	31,077.98
590	Golf Course Fund	35,427.38
600-699	Enterprise Project Funds	592,207.76
710	Revolving Fund	56,163.10
720	Risk Management Fund	96,273.03
730	Health Insurance Fund	5,417.40
770	Sustainability Revolving Loan	-
780	Economic Development Revolving	-
790	Equipment Reserve Fund	-
800-880,890	Special Assessments Funds	-
900	BAN/Bond Activity Fund	14,776.63
882-998	Capital Projects Funds	1,614,403.30
Sub Total		\$ 4,747,641.15
Payroll Totals		2,328,849.52
Service Transfers/ACH Drafts		(235,494.79)
Agenda Payments Approved Separately		(2,121,513.95)
Grand Total		<u>\$ 4,719,481.93</u>

Honorable Mayor & City Council:

It is my recommendation that the City Council approve payment of the bills listed from funds as shown.


City Manager


Date

VENDOR SET: 01 City of Ankeny

BANK: * ALL BANKS

DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	7/21/2025			252645		
C-CHECK	VOID CHECK	V	7/21/2025			252672		

* * 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:	2 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: TOTALS:	2	0.00	0.00	0.00
BANK: TOTALS:	2	0.00	0.00	0.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008711	A CUT ABOVE LAWN CARE & LANDSC							
I-1116	6/28/25-7/04/25 N ZONE MOW	R	7/21/2025	7,860.40		252554		
I-1120	NATIVE VEGETATION MOWING	R	7/21/2025	2,057.00		252554		
I-1122	7/5-7/11/25 NORTH ZONE MOW	R	7/21/2025	7,865.20		252554		17,782.60
	*** VENDOR TOTALS ***					1 CHECKS		17,782.60
004997	ABSOLUTE CONCRETE CONSTRUCTION							
I-PAY 17-ORLBR/STATE	PAY 17-ORLBR TRL/STATE UNDRPS	R	7/21/2025	214,194.00		252555		214,194.00
004997	ABSOLUTE CONCRETE CONSTRUCTION							
I-PAY 2-25 STRM SWR	PAY 2-2025 STRM SWR REPRS PKG2	R	7/21/2025	1,207.26		252556		1,207.26
004997	ABSOLUTE CONCRETE CONSTRUCTION							
I-PAY 3-NTHLN UTLTY	PAY 3-NW NTHLWN UTLTY IMP P4	R	7/21/2025	107,915.82		252557		107,915.82
	*** VENDOR TOTALS ***					3 CHECKS		323,317.08
008578	ACCESS TECHNOLOGIES INC							
I-INV1804670	5/31/25-6/29/25 STATEMENT	R	7/21/2025	2,159.89		252558		2,159.89
	*** VENDOR TOTALS ***					1 CHECKS		2,159.89
000003	ACCO UNLIMITED CORP							
I-0254173-IN	POOL CHEMICALS-PRAC	R	7/21/2025	1,118.00		252559		
I-0254210-IN	CHEMICALS - CFAC	R	7/21/2025	317.90		252559		
I-0254341-IN	CHEMICALS - PRAC	R	7/21/2025	1,364.85		252559		
I-0254342-IN	CHEMICALS - CFAC	R	7/21/2025	3,528.20		252559		
I-0254421-IN	CHEMICALS -PRAC	R	7/21/2025	271.16		252559		
I-0254426-IN	CHEMICALS -PRAC	R	7/21/2025	1,148.00		252559		7,748.11
	*** VENDOR TOTALS ***					1 CHECKS		7,748.11
000164	G & S HARDWARE INC							
I-211091/2	EPOXY - CFAC	R	7/21/2025	9.99		252560		9.99
	*** VENDOR TOTALS ***					1 CHECKS		9.99
005541	ACUSHNET COMPANY							
I-920841582	STOCK MERCH FOR RESALE - OC	R	7/21/2025	1,410.35		252561		
I-920878635	STOCK MERCH FOR RESALE - OC	R	7/21/2025	388.08		252561		
I-920919570	SPECIAL ORDER MERCH - OC	R	7/21/2025	172.66		252561		
I-920935314	MERCHANDISE FOR RESALE-OC	R	7/21/2025	1,183.30		252561		
I-920955319	STOCK MERCH FOR RESALE - OC	R	7/21/2025	207.27		252561		3,361.66
	*** VENDOR TOTALS ***					1 CHECKS		3,361.66
007113	ADIDAS AMERICA INC							
I-6162916526	SPECIAL ORDER MERCH - OC	R	7/21/2025	128.18		252562		128.18
	*** VENDOR TOTALS ***					1 CHECKS		128.18

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
012453	AGS INVESTMENTS LLC							
I-408034	WINDOW CLEANING FS #1	E	7/23/2025	888.50		012313		
I-408035	WINDOW CLEANING FS#1	E	7/23/2025	888.50		012313		
I-408036	WINDOW CLEANING-FS#1	E	7/23/2025	416.00		012313		2,193.00
	*** VENDOR TOTALS ***					1 CHECKS		2,193.00
000226	AIRGAS NORTH CENTRAL INC							
I-5517151042	CYLINDER RENTALS - CG	R	7/21/2025	78.30		252563		78.30
	*** VENDOR TOTALS ***					1 CHECKS		78.30
008251	ALADTEC INC							
I-INV00420585	FD SCHEDULING SOFTWARE	R	7/21/2025	5,630.05		252564		5,630.05
	*** VENDOR TOTALS ***					1 CHECKS		5,630.05
009262	AMAZON CAPITAL SERVICES INC							
C-11WH-PGRM-QMYX	CR: MULTIMEDIA - KL	E	7/23/2025	32.87CR		012282		
I-11HK-MYHV-KDWQ	BUBBLES/POOL GAMES/BAGS-P&R	E	7/23/2025	174.92		012282		
I-11VN-KYRQ-TXH3	MULTIMEDIA - KL	E	7/23/2025	147.61		012282		
I-13KL-DJM4-L9GY	MEDIA PLAYER - PD	E	7/23/2025	47.49		012282		
I-14G7-HJFK-3RC9	PORTABLE REFRIGERATOR - FD	E	7/23/2025	519.20		012282		
I-14WR-T1WW-6P41	MULTIMEDIA - KL	E	7/23/2025	95.58		012282		
I-161L-H7GK-WG6	BALLOON ARCH - KL	E	7/23/2025	14.99		012282		
I-1666-RYGV-JV1P	FOOTBALLS - P&R	E	7/23/2025	124.20		012282		
I-17YG-3FY3-6XG7	BANNER -ACC	E	7/23/2025	79.43		012282		
I-1F4K-FPDY-GXV	MULTIMEDIA - KL	E	7/23/2025	15.98		012282		
I-1F79-HFQ7-PFGW	HALIDE BULB - PRSC	E	7/23/2025	42.99		012282		
I-1FKM-KCL6-6DQK	CORK BOARD - FD	E	7/23/2025	35.63		012282		
I-1FVP-CCLN-1WMQ	MISC BOOKS - KL	E	7/23/2025	141.40		012282		
I-1FWJ-KWF1-KKYF	MULTIMEDIA - KL	E	7/23/2025	199.73		012282		
I-1H3L-HGF3-PGGL	GAMES/PUZZLES - KL	E	7/23/2025	113.28		012282		
I-1HQJ-Y69X-YVDW	PET VACUUM - PD	E	7/23/2025	236.89		012282		
I-1HVV-R7YY-K9JC	BACKPACK - IT	E	7/23/2025	53.99		012282		
I-1LX9-M747-QNMG	FLASH DRIVES - PD	E	7/23/2025	126.90		012282		
I-1ML7-DMTN-6FMX	TAPE - PSB	E	7/23/2025	29.99		012282		
I-1MLK-DMXR-GJQF	PICKLEBALLS - P&R	E	7/23/2025	65.46		012282		
I-1MLK-DMXR-KFLK	CHARGER - ACC	E	7/23/2025	9.99		012282		
I-1NCF-C6YJ-GCLG	PAINT MARKERS - P&R	E	7/23/2025	6.64		012282		
I-1NJM-QXHJ-YM3M	PARTY DECOR - KL	E	7/23/2025	9.99		012282		
I-1NW7-LTQT-P76J	TOW ROPE - PKS	E	7/23/2025	22.39		012282		
I-1P13-TDHN-JP47	ODOR REMOVER - COMM	E	7/23/2025	17.91		012282		
I-1PC1-9TGQ-3JMH	TOASTER - STATION 4 FFE	E	7/23/2025	71.71		012282		
I-1Q6Q-GT3L-F467	STORAGE BAGS - PD	E	7/23/2025	28.95		012282		
I-1QJ4-4YV6-NF6J	MONITOR/LAPTOP WORKSTATION-PD	E	7/23/2025	139.99		012282		
I-1RGN-47GK-CQ9P	HOLSTER/POUCH/ROD - PD	E	7/23/2025	277.23		012282		
I-1RMI-PWPY-GFJJ	PROGRAM SUPPLIES - P&R	E	7/23/2025	252.77		012282		
I-1T3C-TL33-P4NV	BUBBLE SOLUTION - KL	E	7/23/2025	51.97		012282		
I-1TC1-QFL4-1RQK	OFFICE CHAIR PARTS - PD	E	7/23/2025	68.97		012282		
I-1V6G-733R-11NV	OFFICE SUPPLIES - PD	E	7/23/2025	80.94		012282		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-1VHQ-QT9P-1MKP	MISC BOOKS - KL	E	7/23/2025	153.50		012282		
I-1WQL-G4R3-W1LT	TV REPAIR SUPPLIES - FD	E	7/23/2025	279.34		012282		
I-1Y7D-VF7W-JYKC	MULTIMEDIA-KL	E	7/23/2025	12.99		012282		
I-1Y7J-QKFQ-TP99	COFFEE POT - PD	E	7/23/2025	21.84		012282		
I-1YLR-RTF1-V4YH	ANTENNA AMPLIFIER - FD	E	7/23/2025	84.55		012282		
I-1YQG-64DK-KGYH	STICKERS /MISC - KL	E	7/23/2025	142.38		012282		3,966.84
	*** VENDOR TOTALS ***					1 CHECKS		3,966.84
012437	MICHAEL ANDERSON							
I-07/16/2025 MUSIC	7/16/25 MUSIC WORKS	R	7/21/2025	425.00		252565		425.00
	*** VENDOR TOTALS ***					1 CHECKS		425.00
011996	ANKENY HARDWARE STORE LLC							
C-1176206	CR: INVOICE PD 2X - OCM	E	7/23/2025	56.50CR		012300		
I-1181519	NIPPLE/CPLNG/ELBOW ICE MCH-AC	E	7/23/2025	21.97		012300		
I-1181580	TAPE ICE MACHINE -AC	E	7/23/2025	21.58		012300		
I-1181581	ELBOW/ADAPTER - AC	E	7/23/2025	3.36		012300		
I-1182441	UNIT #117 SCREWS	E	7/23/2025	4.38		012300		
I-1182548	FLEX TAPE/PIPE/CAPS-PRAC	E	7/23/2025	40.90		012300		
I-1182590	HILLMAN -PKS	E	7/23/2025	4.02		012300		
I-1182787	BLACK/SMOKE LENS- PKS	E	7/23/2025	16.78		012300		
I-1183939	HILLMAN/RODS ICE MACHINE- PRSC	E	7/23/2025	41.95		012300		
I-1184537	BATTERY/COMPOST - PRSC	E	7/23/2025	83.97		012300		
I-1184647	PROPANE FILL - STREETS	E	7/23/2025	19.99		012300		202.40
	*** VENDOR TOTALS ***					1 CHECKS		202.40
003319	MIDWEST SOLID WASTE							
I-2037913	07/2025 WASTE SERVICES	R	7/21/2025	3,639.62		252566		3,639.62
	*** VENDOR TOTALS ***					1 CHECKS		3,639.62
004201	TSJM TOWING SERVICE LLC							
I-25-1638	IMPOUND 2015 HINO 338	R	7/21/2025	1,845.00		252567		
I-25-68213	TOW/HOOK FEE - PD	R	7/21/2025	95.00		252567		
I-25-68370	TOWING SERVICES	R	7/21/2025	95.00		252567		
I-25-68379	TOWING SERVICES	R	7/21/2025	122.00		252567		2,157.00
	*** VENDOR TOTALS ***					1 CHECKS		2,157.00
012255	HENRY-RAE LLC							
I-07/07/25-07/11/25	7/7-7/11/25 ART CAMP	R	7/21/2025	384.00		252568		384.00
	*** VENDOR TOTALS ***					1 CHECKS		384.00
011955	MH LOGISTICS CORP							
I-63759-IN	ROTARY UNION - MU	E	7/23/2025	243.01		012298		243.01
	*** VENDOR TOTALS ***					1 CHECKS		243.01

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012447	MICHAEL G ARMSTRONG							
	I-07/2025 SMRFST SBL 07/2025 SMRFST SOFTBALL UMP	R	7/21/2025	700.00		252569		700.00
	*** VENDOR TOTALS ***					1 CHECKS		700.00
000057	ARNOLD MOTOR SUPPLY							
	C-15CR017938 CR: BATTERY - CG	R	7/21/2025	174.38CR		252570		
	C-15CR018051 CR: UNIT #277 CORE	R	7/21/2025	72.00CR		252570		
	C-15CR018066 CR: UNIT #910 BLOWER MOTOR	R	7/21/2025	87.44CR		252570		
	C-15CR018082 CR: UNIT #237 CORE	R	7/21/2025	240.00CR		252570		
	C-30CR039839 CR: REBATE - CG	R	7/21/2025	28.94CR		252570		
	I-15NV210383 UNIT #628 OIL/AIR/FUEL FILTERS	R	7/21/2025	21.57		252570		
	I-15NV213554 UNIT #654 PARTS	R	7/21/2025	128.54		252570		
	I-15NV213675 UNIT #277 BATTERY	R	7/21/2025	336.66		252570		
	I-15NV213693 UNIT #237 PARTS	R	7/21/2025	492.95		252570		
	I-15NV213739 CALIPER HANGING SET - CG	R	7/21/2025	11.99		252570		
	I-15NV213794 UNIT #910 BLOWER MOTOR	R	7/21/2025	87.44		252570		
	I-15NV213813 UNIT #237 PARTS	R	7/21/2025	676.49		252570		
	I-15NV213819 FUEL FILTERS - CG	R	7/21/2025	117.62		252570		
	I-15NV213844 AIR/FUEL FILTERS - CG	R	7/21/2025	107.83		252570		
	I-15NV213859 OIL FILTERS - CG	R	7/21/2025	69.76		252570		
	I-15NV213860 UNIT #243 BRAKE PADS	R	7/21/2025	176.19		252570		
	I-15NV213878 OIL FILTERS/FUEL FILTER - CG	R	7/21/2025	101.82		252570		
	I-15NV213988 OIL STABILIZER - CG	R	7/21/2025	112.66		252570		
	I-15NV214000 OIL/OIL FILTER - CG	R	7/21/2025	71.12		252570		
	I-15NV214077 UNIT #910 AIR FILTER	R	7/21/2025	5.12		252570		
	I-15NV214212 UNIT #125 BATTERY	R	7/21/2025	532.20		252570		
	I-15NV214292 UNIT #228 OIL FILTER	R	7/21/2025	17.29		252570		
	I-15NV214383 OIL FILTERS - CG	R	7/21/2025	10.22		252570		
	I-15NV214553 UNIT #318 SOLENOID VALVE	R	7/21/2025	37.04		252570		
	I-15NV214688 BLADE FUSE - PRSC	R	7/21/2025	5.93		252570		
	I-15NV214868 UNIT #231 FILTERS/SEPARATOR	R	7/21/2025	115.87		252570		
	I-15NV214924 UNIT #265 ROTORS/PADS	R	7/21/2025	293.15		252570		2,926.70
	*** VENDOR TOTALS ***					1 CHECKS		2,926.70
012092	ASCENDANCE TRUCKS LLC							
	I-XA301034268:01 UNIT #277 O RING/HOSE	E	7/23/2025	383.06		012303		
	I-XA301034268:02 UNIT #277 O RING	E	7/23/2025	6.08		012303		
	I-XA301034441:01 UNIT #277 O RINGS	E	7/23/2025	12.88		012303		
	I-XA301035021:01 UNIT #225 COOLANT GAUGE	E	7/23/2025	130.11		012303		532.13
	*** VENDOR TOTALS ***					1 CHECKS		532.13
002549	ATLANTIC BOTTLING COMPANY							
	I-5201640 BEVERAGES FOR RESALE CFAC	R	7/21/2025	1,943.08		252571		
	I-5217727 BEVERAGES FOR RESALE - CFAC	R	7/21/2025	2,525.70		252571		
	I-5218663 BEVERAGES FOR RESALE - PRAC	R	7/21/2025	771.66		252571		
	I-5227993 BEVERAGES FOR RESALE-CFAC	R	7/21/2025	1,641.36		252571		
	I-5228199 BEVERAGES FOR RESALE - OC	R	7/21/2025	893.15		252571		
	I-5238273 BEVERAGES FOR RESALE - HWKY	R	7/21/2025	865.80		252571		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

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I-5238323	BEVERAGES FOR RESALE - OC	R	7/21/2025	707.90		252571		
I-5240352	BEVERAGES FOR RESALE - PRAC	R	7/21/2025	365.58		252571		
I-5240547	BEVERAGES FOR RESALE -CFAC	R	7/21/2025	1,362.96		252571		11,077.19
	*** VENDOR TOTALS ***					1 CHECKS		11,077.19
008024	AUREON COMMUNICATIONS LLC							
I-20558304	07/01/25-07/31/25 STATEMENT	E	7/23/2025	2,309.86		012276		2,309.86
	*** VENDOR TOTALS ***					1 CHECKS		2,309.86
002479	AMIN BAKRI							
I-07/2025 FITNESS	07/2025 FITNESS	R	7/21/2025	18.00		252572		18.00
	*** VENDOR TOTALS ***					1 CHECKS		18.00
010118	BEACON ATHLETICS LLC							
I-0616033-IN	PUDDLE PILLOWS-PRSC	E	7/23/2025	1,054.92		012289		
I-0616112-IN	STREAMLINER - PRSC	E	7/23/2025	646.92		012289		
I-0616481-IN	BATTERS BOX TEMPLATE-PRSC	E	7/23/2025	247.80		012289		1,949.64
	*** VENDOR TOTALS ***					1 CHECKS		1,949.64
008309	BERENS-TATE CONSULTING GROUP I							
I-818600-000E 6/2025 ARB REBATE CALC		R	7/21/2025	6,500.00		252573		6,500.00
	*** VENDOR TOTALS ***					1 CHECKS		6,500.00
006349	HY-VEE INC-BDI							
I-95169	ALCOHOL FOR RESALE-OC	R	7/21/2025	1,015.84		252574		1,015.84
	*** VENDOR TOTALS ***					1 CHECKS		1,015.84
005950	BLACKSTONE AUDIO INC							
I-2202547	MULTIMEDIA/SHELF SVCS-KL	R	7/21/2025	80.65		252575		80.65
	*** VENDOR TOTALS ***					1 CHECKS		80.65
007515	EFFLUENT INC							
I-111993	06/01/25-06/30/25 RENTALS -PKS	R	7/21/2025	1,440.00		252576		1,440.00
	*** VENDOR TOTALS ***					1 CHECKS		1,440.00
008100	BOMGAARS SUPPLY INC							
I-65397903	PUMP - PW	R	7/21/2025	129.99		252577		129.99
	*** VENDOR TOTALS ***					1 CHECKS		129.99
005174	BOUND TREE MEDICAL LLC							
C-70365799	CR: EMS SUPPLIES - FD	R	7/21/2025	2,822.00CR		252578		
I-85731152	EMS SUPPLIES - FD	R	7/21/2025	887.52		252578		
I-85768327	EMS SUPPLIES	R	7/21/2025	1,566.78		252578		
I-85818318	EMS SUPPLIES	R	7/21/2025	1,028.19		252578		
I-85818319	EMS SUPPLIES - FD	R	7/21/2025	313.17		252578		
I-85820135	EMS SUPPLIES - FD	R	7/21/2025	915.31		252578		
I-85824719	EMS SUPPLIES - FD	R	7/21/2025	862.55		252578		
I-85824720	EMS SUPPLIES - FD	R	7/21/2025	81.60		252578		

VENDOR SET: 01 City of Ankeny
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 DATE RANGE: 7/10/2025 THRU 7/23/2025

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I-85826594	EMS SUPPLIES - FD	R	7/21/2025	304.60		252578		
I-85830246	EMS SUPPLIES - FD	R	7/21/2025	9.05		252578		
I-85830247	EMS SUPPLIES - FD	R	7/21/2025	476.60		252578		
I-85831852	EMS SUPPLIES - FD	R	7/21/2025	445.24		252578		
I-85833946	EMS SUPPLIES - FD	R	7/21/2025	782.33		252578		
I-85836059	EMS SUPPLIES - FD	R	7/21/2025	348.05		252578		5,198.99
	*** VENDOR TOTALS ***					1 CHECKS		5,198.99
009385	BRAVO COMPANY USA, INC							
I-26542	FY26 PATROL RIFLES	R	7/21/2025	4,940.25		252579		4,940.25
	*** VENDOR TOTALS ***					1 CHECKS		4,940.25
000127	BRICK GENTRY PC							
I-449393	06/25/2025 STATEMENT 224.016	R	7/21/2025	480.00		252580		
I-449394	6/25/2025 STATEMENT 224.008	R	7/21/2025	2,025.00		252580		
I-449397	6/25/2025 STATEMENT 224.001	R	7/21/2025	7,380.00		252580		
I-449398	6/25/2025 STATEMENT 224.031	R	7/21/2025	451.00		252580		
I-449399	06/25/2025 STATEMENT 224.010	R	7/21/2025	30.00		252580		
I-449400	6/25/2025 STATEMENT 224.003	R	7/21/2025	150.00		252580		
I-449401	6/25/2025 STATEMENT 224.004	R	7/21/2025	2,985.00		252580		
I-449404	6/25/2025 STATEMENT 224.014	R	7/21/2025	420.00		252580		13,921.00
	*** VENDOR TOTALS ***					1 CHECKS		13,921.00
010643	PATRICIA BROWN							
I-05/27/25-07/01/25	5/27/25-07/01/25 YOGA - ACC	E	7/23/2025	341.25		012326		341.25
	*** VENDOR TOTALS ***					1 CHECKS		341.25
001757	BROWNELLS INC							
I-2025412201449	RANGE SUPPLIES - PD	R	7/21/2025	229.16		252581		229.16
	*** VENDOR TOTALS ***					1 CHECKS		229.16
006467	DAN BRUNS							
I-07/2025SMRFSTSBL	07/2025 SUMMERFEST SOFTBALL	R	7/21/2025	105.00		252582		105.00
	*** VENDOR TOTALS ***					1 CHECKS		105.00
007873	ROSS BUDDEN							
I-7/02/2025	BOOT REIMBURSEMENT	E	7/23/2025	140.00		012319		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
008738	BULB GUY LIGHTING							
I-23762	BULBS - PD	E	7/23/2025	522.91		012278		522.91
	*** VENDOR TOTALS ***					1 CHECKS		522.91

VENDOR SET: 01 City of Ankeny
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 DATE RANGE: 7/10/2025 THRU 7/23/2025

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012438	MIRANDA BUTLER							
I-05/2025 PRIZES	05/2025 BINGO PRIZES	R	7/21/2025	99.47		252583		99.47
	*** VENDOR TOTALS ***					1 CHECKS		99.47
004126	CALHOUN-BURNS AND							
I-115297-2	2025 BRIDGE INSPECTION	R	7/21/2025	3,194.75		252584		3,194.75
	*** VENDOR TOTALS ***					1 CHECKS		3,194.75
009469	COLTON CAMPBELL							
I-06/04/25-06/06/25	6/4-6/6/25 MEALS	E	7/23/2025	39.40		012323		39.40
	*** VENDOR TOTALS ***					1 CHECKS		39.40
009868	MACKENZIE CAMPFIELD							
I-06/24/2025 YOGA	6/24/25 YOGA	R	7/21/2025	25.00		252585		25.00
	*** VENDOR TOTALS ***					1 CHECKS		25.00
000385	CAPITAL CITY EQUIPMENT CO							
I-29039K	UNIT #631 PARTS	E	7/23/2025	200.46		012233		200.46
	*** VENDOR TOTALS ***					1 CHECKS		200.46
005401	CAPITAL SANITARY SUPPLY CO INC							
I-C408159A	CLEANER - FD	E	7/23/2025	298.80		012262		298.80
	*** VENDOR TOTALS ***					1 CHECKS		298.80
000117	CARMEN'S FLOWERS							
I-018532	PLANT-K MANNING	R	7/21/2025	75.00		252586		75.00
	*** VENDOR TOTALS ***					1 CHECKS		75.00
012439	MICHAEL CHERRY							
I-07/05/25 REFUND	7/5/25 DAMAGE DEPOSIT REFUND	R	7/21/2025	250.00		252587		250.00
	*** VENDOR TOTALS ***					1 CHECKS		250.00
011576	CINTAS CORPORATION							
I-4231069296	5/20/25 SVCS - WATER	R	7/21/2025	195.90		252588		
I-4234030496	6/17/25 SVCS - WATER	R	7/21/2025	195.90		252588		
I-4234030792	MAT/UNIFORM RENTALS-PKS	R	7/21/2025	126.09		252588		
I-4234580399	SUPPLY RENTALS - ACC	R	7/21/2025	31.50		252588		
I-4235300288	6/30/25 SVCS - WASTEWATER	R	7/21/2025	170.15		252588		
I-4235302565	SUPPLY RENTALS- ACC	R	7/21/2025	31.50		252588		
I-4235468795	MAT/UNIFORM RENTALS - PKS	R	7/21/2025	126.09		252588		
I-4235652592	BANQUET SUPPLY RENTALS - OC	R	7/21/2025	142.44		252588		
I-4235999468	7/07/25 SVCS - WASTEWATER	R	7/21/2025	186.28		252588		
I-4236001543	SUPPLY RENTALS - ACC	R	7/21/2025	31.50		252588		
I-4236147938	UNIFORM RENTALS - OCM	R	7/21/2025	83.93		252588		
I-4236152488	7/08/25 SVCS - WATER	R	7/21/2025	195.90		252588		
I-4236152565	7/08/25 SVCS - STREETS	R	7/21/2025	461.50		252588		
I-4236152670	MAT/UNIFORM RENTALS-PKS	R	7/21/2025	126.09		252588		
I-4236315746	BANQUET SUPPLY RENTALS-OC	R	7/21/2025	142.44		252588		
I-4236926581	7/15/25 SVCS - STREETS	R	7/21/2025	461.50		252588		2,708.71
	*** VENDOR TOTALS ***					1 CHECKS		2,708.71

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

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002726	CITY OF DES MOINES TREASURY							
I-141110	FY26 #1 WRA MONTHLY ALLOCATION	R	7/21/2025	736,557.30		252589		736,557.30
002726	CITY OF DES MOINES TREASURY							
I-141139	FY26 #2 WRA MONTHLY ALLOCATION	R	7/21/2025	736,557.70		252590		736,557.70
	*** VENDOR TOTALS ***					2 CHECKS		1,473,115.00
002407	CIVIL DESIGN ADVANTAGE LLC							
I-49277 #15	PAY 15-WSTLWN PLC UTLTY IMP DS	E	7/23/2025	14,915.00		012251		
I-49280 #4	PAY 4-WSTLWN UTLTY IMP PH1	E	7/23/2025	16,030.50		012251		30,945.50
	*** VENDOR TOTALS ***					1 CHECKS		30,945.50
008899	COMPUTER PROJECTS OF ILLINOIS							
I-25-07-19ME	OPEN FOX LICENSE & MAINT	R	7/21/2025	1,386.00		252591		1,386.00
	*** VENDOR TOTALS ***					1 CHECKS		1,386.00
002992	CONSTRUCTION MATERIALS TESTING							
I-55219	CONCRETE TESTING 18TH & ASH	E	7/23/2025	78.00		012253		
I-55284	INSPECTION SVS FS#4	E	7/23/2025	271.00		012253		349.00
	*** VENDOR TOTALS ***					1 CHECKS		349.00
002559	CONSUMERS ENERGY							
I-06/01/25-07/01/25	06/30/2025 STATEMENT	E	7/23/2025	2,720.85		012252		2,720.85
	*** VENDOR TOTALS ***					1 CHECKS		2,720.85
009277	CONVERGE ONE INC							
I-INV1076208	IPADS - IT	E	7/23/2025	1,120.95		012283		
I-INV1078194	JAMF SOLUTION	E	7/23/2025	2,156.25		012283		3,277.20
	*** VENDOR TOTALS ***					1 CHECKS		3,277.20
000595	CORE & MAIN LP							
I-X118402	WATER SUPPLIES - MU	R	7/21/2025	1,444.34		252592		
I-X213426	WATER SUPPLIES	R	7/21/2025	1,125.24		252592		2,569.58
	*** VENDOR TOTALS ***					1 CHECKS		2,569.58
009492	CTI							
I-P-INV029758	SCREEN REPAIRS - KL	E	7/23/2025	1,798.69		012288		1,798.69
	*** VENDOR TOTALS ***					1 CHECKS		1,798.69
000146	CENTURY HOMES CO							
I-91384IN	CHALK-PRSC	R	7/21/2025	1,064.00		252593		
I-91385IN	SEED - PW	R	7/21/2025	500.00		252593		1,564.00
	*** VENDOR TOTALS ***					1 CHECKS		1,564.00

VENDOR SET: 01 City of Ankeny
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 DATE RANGE: 7/10/2025 THRU 7/23/2025

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001003	ED DANIELS							
I-123641	FILTERS - PKS	E	7/23/2025	69.94		012241		
I-123642	FILTERS - OC	E	7/23/2025	386.59		012241		
I-123643	FILTERS - PD	E	7/23/2025	378.88		012241		835.41
	*** VENDOR TOTALS ***					1 CHECKS		835.41
008858	DAVE'S FIREWOOD AND DISTRIBUTI							
I-PAY 2-25 STRM SWR	PAY 2-AN STRM SWR REP PKG3	R	7/21/2025	32,418.75		252594		32,418.75
	*** VENDOR TOTALS ***					1 CHECKS		32,418.75
000605	DEMCO INC							
I-7666420	TAPE/JACKET/MISC - KL	E	7/23/2025	198.81		012237		198.81
	*** VENDOR TOTALS ***					1 CHECKS		198.81
002906	DEPARTMENT OF THE TREASURY							
I-2020A GO	ARBITRAGE REBATE LIABILITY	R	7/21/2025	5,498.89		252595		5,498.89
002906	DEPARTMENT OF THE TREASURY							
I-2020B	ARBITRAGE REBATE LIABILITY	R	7/21/2025	2,777.74		252596		2,777.74
002906	DEPARTMENT OF THE TREASURY							
I-2021 SRF	ARBITRAGE REBATE LIABILITY	R	7/21/2025	712.85		252597		712.85
	*** VENDOR TOTALS ***					3 CHECKS		8,989.48
004623	DES MOINES AREA MPO							
I-371	FY26 ASSESSMENT DUES	R	7/21/2025	76,200.00		252598		76,200.00
	*** VENDOR TOTALS ***					1 CHECKS		76,200.00
000593	OMG MIDWEST INC dba DES MOINES							
I-PAY 1-25ASPHALT	PAY 1-2025 ASPHALT RSRFCNG PGM	R	7/21/2025	459,863.41		252599		459,863.41
	*** VENDOR TOTALS ***					1 CHECKS		459,863.41
012080	DES MOINES WATER WORKS - CIWW							
I-000186 6/30/25	06/30/2025 STATEMENT	R	7/21/2025	3,333.00		252600		3,333.00
	*** VENDOR TOTALS ***					1 CHECKS		3,333.00
001327	GL ANKENY LLC							
I-166940 DOW	UNIT #304 PARTS	R	7/21/2025	387.60		252601		
I-167012 DOW	UNIT #304 PARTS	R	7/21/2025	236.60		252601		
I-167025 DOW	UNIT #910 PARTS	R	7/21/2025	641.20		252601		1,265.40
	*** VENDOR TOTALS ***					1 CHECKS		1,265.40
004568	DOLL DISTRIBUTING LLC							
I-1793213	ALCOHOL FOR RESALE - HAWKEYE	E	7/23/2025	602.00		012258		
I-1799954	ALCOHOL FOR RESALE - OC	E	7/23/2025	745.50		012258		
I-1803119	ALCOHOL FOR RESALE - HAWKEYE	E	7/23/2025	1,906.65		012258		3,254.15
	*** VENDOR TOTALS ***					1 CHECKS		3,254.15

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

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002143	DOORS INC							
I-362793	PADLOCKS -PKS	E	7/23/2025	217.00		012247		217.00
	*** VENDOR TOTALS ***					1 CHECKS		217.00
011705	DAKOTA SUPPLY GROUP							
I-S104658387.001	PRO RINGS	E	7/23/2025	7,251.68		012295		
I-S104658387.002	PRO RINGS	E	7/23/2025	242.71		012295		7,494.39
	*** VENDOR TOTALS ***					1 CHECKS		7,494.39
005529	DUNLOP COMPANY INC							
I-8528376 SO	SPECIAL ORDER MERCH - OC	R	7/21/2025	341.00		252602		
I-8537856 SO	SPECIAL ORDER MERCH - OC	R	7/21/2025	572.99		252602		913.99
	*** VENDOR TOTALS ***					1 CHECKS		913.99
000841	EBSCO PUBLISHING							
I-91011025078	08/01/25-07/31/26 SUB RNWL-KL	E	7/23/2025	11,524.00		012239		11,524.00
	*** VENDOR TOTALS ***					1 CHECKS		11,524.00
004995	ECHO GROUP INC							
I-S011273631.001	CLEANER - TRAFFIC	E	7/23/2025	134.48		012260		
I-S011273631.002	CLEANER - TRAFFIC	E	7/23/2025	67.24		012260		
I-S011273631.003	CLEANER - TRAFFIC	E	7/23/2025	201.72		012260		403.44
	*** VENDOR TOTALS ***					1 CHECKS		403.44
000628	EIDE BAILLY LLP							
I-EI01902235	HOTLINE SUBMISSION REPORT	E	7/23/2025	105.00		012238		105.00
	*** VENDOR TOTALS ***					1 CHECKS		105.00
012275	EMS MANAGEMENT & CONSULTANTS,							
I-EMS-016668	06/2025 AMB BILLING SVCS	R	7/21/2025	7,848.28		252603		7,848.28
	*** VENDOR TOTALS ***					1 CHECKS		7,848.28
011454	ENCORE DANCE ACADEMY							
I-06/23/25-06/25/25	06/2025 DANCE CAMP	E	7/23/2025	1,560.00		012291		1,560.00
	*** VENDOR TOTALS ***					1 CHECKS		1,560.00
008516	TINA ERICKSON							
I-04/25-06/25FITNESS	04/25-06/25 FITNESS	E	7/23/2025	54.00		012320		54.00
	*** VENDOR TOTALS ***					1 CHECKS		54.00
012440	NIKKI ERLEMEIER							
I-06/21/2025 REFUND	6/21/25 DAMAGE DEPOSIT REFUND	R	7/21/2025	500.00		252604		
I-06/21/25 REFUND	6/21/25 RENTAL REFUND-ACC	R	7/21/2025	110.00		252604		610.00
	*** VENDOR TOTALS ***					1 CHECKS		610.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

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012448	ALEXIS ESTES							
I-07/10/2025	REFUND 7/10/25 REFUND PICKLEBALL	R	7/21/2025	50.00		252605		50.00
	*** VENDOR TOTALS ***					1 CHECKS		50.00
005478	EXCEL MECHANICAL COMPANY INC							
I-182830	UNIT SERVICE - PW MAINT	E	7/23/2025	781.85		012263		
I-182831	PS HEAT PUMP #2 REPAIRS	E	7/23/2025	210.00		012263		
I-182833	SVC CK / REPAIRS-ACC	E	7/23/2025	897.60		012263		
I-182834	SVC CK/REPAIR - FS#3	E	7/23/2025	298.95		012263		
I-182835	LAKESIDE SVC CHECK/REPAIRS	E	7/23/2025	195.56		012263		
I-182837	SERVICE CK/REPAIR - CFAC	E	7/23/2025	122.54		012263		2,506.50
	*** VENDOR TOTALS ***					1 CHECKS		2,506.50
004235	FAITH BAPTIST BIBLE COLLEGE							
I-06/2025	HOOPSTARS 6/23-6/26/25 BASKETBALL CAMP	E	7/23/2025	9,840.00		012257		9,840.00
	*** VENDOR TOTALS ***					1 CHECKS		9,840.00
009894	FARO TECHNOLOGIES, INC							
I-91866821	FARO CONTRACT RENEWAL	R	7/21/2025	7,265.00		252606		7,265.00
	*** VENDOR TOTALS ***					1 CHECKS		7,265.00
002285	FASTENAL COMPANY							
I-IADES458063	FASTENERS - AC	E	7/23/2025	82.83		012250		
I-IADES458227	TRAFFIC SUPPLIES - PW	E	7/23/2025	31.50		012250		
I-IADES458260	TRAFFIC SUPPLIES - PW	E	7/23/2025	228.00		012250		342.33
	*** VENDOR TOTALS ***					1 CHECKS		342.33
000197	FEDERAL EXPRESS CORPORATION							
I-8-912-36264	6/23/25 GROUND SHIPPING OC	R	7/21/2025	30.05		252607		30.05
	*** VENDOR TOTALS ***					1 CHECKS		30.05
012195	FLECHE LLC							
I-AKL002	4/29/25-5/17/25 MID BODY -KL	E	7/23/2025	600.00		012305		600.00
	*** VENDOR TOTALS ***					1 CHECKS		600.00
011603	FLOCK GROUP INC							
I-INV-67062	FLOCK SAFETY	E	7/23/2025	9,000.00		012293		9,000.00
	*** VENDOR TOTALS ***					1 CHECKS		9,000.00
002078	FOTH & VAN DYKE LLC							
I-97951 #12	PAY 12-W 1ST IMPROVEMENTS	E	7/23/2025	19,242.40		012246		19,242.40
	*** VENDOR TOTALS ***					1 CHECKS		19,242.40

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

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011998	GALLS PARENT HOLDINGS, LLC							
I-031652173	UNIFORMS - FD	E	7/23/2025	71.52		012301		
I-031690606	NAME BAR - FD	E	7/23/2025	15.36		012301		
I-031693459	UNIFORMS - FD	E	7/23/2025	43.78		012301		
I-031712929	UNIFORMS - FD	E	7/23/2025	87.78		012301		
I-031712941	UNIFORMS - FD	E	7/23/2025	110.88		012301		
I-031724770	UNIFORMS - FD	E	7/23/2025	87.59		012301		
I-031724801	UNIFORMS - FD	E	7/23/2025	263.40		012301		
I-031724837	UNIFORMS - FD	E	7/23/2025	43.89		012301		
I-031724838	UNIFORMS - FD	E	7/23/2025	263.36		012301		
I-031763651	UNIFORMS - FD	E	7/23/2025	340.81		012301		
I-031840178	UNIFORMS - PD	E	7/23/2025	257.25		012301		
I-031840179	UNIFORM NAMEPLATES - PD	E	7/23/2025	22.94		012301		
I-031867282	LORANG UNIFORM	E	7/23/2025	810.80		012301		
I-031877476	LORANG UNIFORM	E	7/23/2025	25.40		012301		
I-031892626	BELL UNIFORM	E	7/23/2025	51.75		012301		2,496.51
	*** VENDOR TOTALS ***					1 CHECKS		2,496.51
002365	GAMETIME							
I-PJI-0272920	PLAYGROUND EQUIP - PKS	R	7/21/2025	330.37		252608		330.37
	*** VENDOR TOTALS ***					1 CHECKS		330.37
012038	GANNETT MEDIA CORP							
I-7187581	06/2025 LEGAL PUBLICATIONS	R	7/21/2025	2,157.25		252609		2,157.25
	*** VENDOR TOTALS ***					1 CHECKS		2,157.25
010891	THE NEW GOLF CARS OF IOWA							
I-2025-1656	SHIFT #70580 - OC	R	7/21/2025	88.30		252610		88.30
	*** VENDOR TOTALS ***					1 CHECKS		88.30
009054	GPS INDUSTRIES LLC							
I-CON133673	7/01/25-7/31/25 CNCT CNTRL/VIS	R	7/21/2025	2,189.00		252611		2,189.00
	*** VENDOR TOTALS ***					1 CHECKS		2,189.00
000227	GRAINGER							
C-9563082842	CR: SOAP DISP - PKS	E	7/23/2025	132.10CR		012231		
I-9555181222	SEALANT/CNNCTR/COVER/TIES-MU	E	7/23/2025	383.32		012231		
I-9558415494	FAN MOTOR - PW	E	7/23/2025	142.57		012231		
I-9558415502	SINK PARTS -GLENBROOK	E	7/23/2025	89.16		012231		
I-9558460540	HUMIDITY SPONGES-PKS	E	7/23/2025	49.64		012231		
I-9561630956	BLADE FAN PROPELLER - PW	E	7/23/2025	89.01		012231		
I-9565072445	SOAP - AC	E	7/23/2025	788.13		012231		
I-9565072452	GARDEN HOSE - AC	E	7/23/2025	118.18		012231		1,527.91
	*** VENDOR TOTALS ***					1 CHECKS		1,527.91

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

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000229	GRAYBAR ELECTRIC CO INC							
I-9342548506	TRAFFIC SUPPLIES - PW	R	7/21/2025	300.10		252612		300.10
	*** VENDOR TOTALS ***					1 CHECKS		300.10
006348	GRAZIANO BROTHERS INC							
I-262400	FOOD FOR RESALE - OC	E	7/23/2025	214.45		012269		214.45
	*** VENDOR TOTALS ***					1 CHECKS		214.45
000252	GRIMES ASPHALT AND PAVING CORP							
I-27677	7/01/25 COLD MIX	R	7/21/2025	1,404.30		252613		1,404.30
	*** VENDOR TOTALS ***					1 CHECKS		1,404.30
005993	HANDLEY LAW FIRM							
I-7/01/2025	05/2025 SVCS - PD	E	7/23/2025	13,260.00		012267		13,260.00
	*** VENDOR TOTALS ***					1 CHECKS		13,260.00
009448	HANDS TO HEARTS CUSTOM SEWING							
I-37	UNIFORM SERVICES - FD	E	7/23/2025	145.00		012287		145.00
	*** VENDOR TOTALS ***					1 CHECKS		145.00
012042	HAPPY FACES ENTERTAINMENT LLC							
I-07/17/25 FINAL PMT	7/17/25 PROGRAM FINAL PMT-KL	R	7/21/2025	950.00		252614		950.00
	*** VENDOR TOTALS ***					1 CHECKS		950.00
001047	HPC LLC							
I-23019.00/#38751#15	PAY 15-FIRE STATION #4	R	7/21/2025	53,995.15		252615		53,995.15
	*** VENDOR TOTALS ***					1 CHECKS		53,995.15
001978	HAWKINS INC							
I-7098190	CHEMICALS	R	7/21/2025	4,433.52		252616		
I-7123473	AZONE/SODIUM HYDROXIDE-MU	R	7/21/2025	6,179.29		252616		10,612.81
	*** VENDOR TOTALS ***					1 CHECKS		10,612.81
003452	HDR ENGINEERING INC							
I-10345779 #31	PAY 31-NW IRVNDLE ELVTD STRGE	R	7/21/2025	18,654.80		252617		
I-1200737792	HDR- E 1ST ST DDI REVIEW	R	7/21/2025	4,844.13		252617		23,498.93
	*** VENDOR TOTALS ***					1 CHECKS		23,498.93
009074	TYSON HOOD							
I-7/02/2025	SHOE REIMBURSEMENT	R	7/21/2025	140.00		252618		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
005531	HR GREEN INC							
I-220196 #10	PAY 10-IRVND/18TH ST INTSCN IM	E	7/23/2025	24,622.51		012265		24,622.51
	*** VENDOR TOTALS ***					1 CHECKS		24,622.51

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

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007286	HUB INTERNATIONAL GREAT PLAINS							
I-4178484	GASB75 ACTUARIAL VALUATION	E	7/23/2025	4,550.00		012274		4,550.00
	*** VENDOR TOTALS ***					1 CHECKS		4,550.00
005515	BRIAN W HUGGINS							
I-06/25/2025	6/25/25 MEALS	R	7/21/2025	31.49		252619		31.49
	*** VENDOR TOTALS ***					1 CHECKS		31.49
000283	HY-VEE INC							
I-12240041	ILEA MEALS NEW RECRUITS	R	7/21/2025	2,825.50		252620		
I-12240042	ILEA MEALS NEW RECRUITS	R	7/21/2025	2,825.50		252620		5,651.00
	*** VENDOR TOTALS ***					1 CHECKS		5,651.00
011687	JOHN MCILHON							
I-35437	CITY APPAREL - CITY COUNCIL	R	7/21/2025	49.00		252621		49.00
	*** VENDOR TOTALS ***					1 CHECKS		49.00
008906	IMAGE TREND INC							
I-PS-INV116818	JUNE 2025 BILLING BRIDGE	E	7/23/2025	9.90		012280		9.90
	*** VENDOR TOTALS ***					1 CHECKS		9.90
009565	INFOSEND INCORPORATED							
I-290708	07/2025 MAIL SERVICES	R	7/21/2025	6,895.81		252622		6,895.81
	*** VENDOR TOTALS ***					1 CHECKS		6,895.81
012246	INGRAM LIBRARY SERVICES LLC							
I-88716021	MISC BOOKS - KL	E	7/23/2025	1,320.59		012306		
I-88796465	MISC BOOKS - KL	E	7/23/2025	1,342.39		012306		
I-88921459	MISC BOOKS - KL	E	7/23/2025	1,819.26		012306		
I-88947255	MISC BOOKS -KL	E	7/23/2025	190.98		012306		
I-88953448	MISC BOOKS-KL	E	7/23/2025	433.62		012306		
I-88972558	MISC BOOKS - KL	E	7/23/2025	19.92		012306		
I-88993825	MISC BOOKS -KL	E	7/23/2025	126.89		012306		
I-89023643	MISC BOOKS - KL	E	7/23/2025	1,113.08		012306		
I-89059925	MISC BOOKS - KL	E	7/23/2025	384.72		012306		
I-89094662	MISC BOOKS - KL	E	7/23/2025	471.28		012306		
I-89110855	MISC BOOKS - KL	E	7/23/2025	81.82		012306		7,304.55
	*** VENDOR TOTALS ***					1 CHECKS		7,304.55
000263	INLAND TRUCK PARTS							
I-IN-1833791	#277 REPAIRS	E	7/23/2025	2,727.44		012232		2,727.44
	*** VENDOR TOTALS ***					1 CHECKS		2,727.44

VENDOR SET: 01 City of Ankeny
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DATE RANGE: 7/10/2025 THRU 7/23/2025

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002156	IOWA BEVERAGE SYSTEMS INC							
C-W-5124303	CR: OVERPAYMENT OF 6/14/24 INV	R	7/21/2025	20.00CR		252623		
C-W-5438886	CR: OVERPAYMENT 5/30/25 INV	R	7/21/2025	20.00CR		252623		
I-W-5462529	ALCOHOL FOR RESALE - HAWKEYE	R	7/21/2025	503.30		252623		463.30
	*** VENDOR TOTALS ***					1 CHECKS		463.30
012435	IOWA CONTRACTING, INC							
I-PAY 1-25 PCC PTCH	PAY 1-2025 PCC ST PATCHING PGM	E	7/23/2025	249,419.17		012310		249,419.17
	*** VENDOR TOTALS ***					1 CHECKS		249,419.17
001359	IOWA COUNTY ATTORNEYS ASSOCIAT							
I-13806	IA ACTS OF INTEREST-BOWERSOX	R	7/21/2025	90.00		252624		90.00
	*** VENDOR TOTALS ***					1 CHECKS		90.00
000269	IOWA DEPT OF TRANSPORTATION							
I-CI-0028032	TRASH BAGS - STREETS	R	7/21/2025	113.20		252625		113.20
	*** VENDOR TOTALS ***					1 CHECKS		113.20
007091	IOWA LAW ENFORCEMENT ACADEMY							
I-330242	DEFENSIVE TACTICS INSTR-REED	R	7/21/2025	150.00		252626		150.00
	*** VENDOR TOTALS ***					1 CHECKS		150.00
005407	IOWA MUNICIPALITIES WORKERS'							
I-INV94605	INSTALL 1-WORK COMP PREM 25-26	R	7/21/2025	41,088.00		252627		
I-INV96779	FY24 411 MED DED JUNE	R	7/21/2025	32,437.95		252627		
I-INV96780	FY25 411 MED DED JUNE	R	7/21/2025	5,925.08		252627		
I-INV96781	FY25 MED DED JUNE	R	7/21/2025	7,252.04		252627		86,703.07
	*** VENDOR TOTALS ***					1 CHECKS		86,703.07
003226	IOWA ONE CALL							
I-272101	5/31/2025 FTP - MU	E	7/23/2025	1,513.80		012255		
I-272316	5/31/2025 EMAIL - TRAFFIC	E	7/23/2025	186.30		012255		1,700.10
	*** VENDOR TOTALS ***					1 CHECKS		1,700.10
001625	IOWA PARKS & RECREATION							
I-6156	FY26 MEMBERSHIPS	R	7/21/2025	900.00		252628		900.00
	*** VENDOR TOTALS ***					1 CHECKS		900.00
011763	IOWA POND GUY, LLC							
I-5353	07/2025 POND SERVICES-PRSC	E	7/23/2025	1,376.00		012297		1,376.00
	*** VENDOR TOTALS ***					1 CHECKS		1,376.00
005483	ANKENY SOCCER CLUB							
I-06/23/25-06/25/25	06/2025 SOCCER CAMP	E	7/23/2025	1,672.80		012264		1,672.80
	*** VENDOR TOTALS ***					1 CHECKS		1,672.80

VENDOR SET: 01 City of Ankeny
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 DATE RANGE: 7/10/2025 THRU 7/23/2025

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000644	IOWA SIGNAL INC							
I-6536	18TH & ASH TEMP SIGNAL	R	7/21/2025	7,340.00		252629		7,340.00
	*** VENDOR TOTALS ***					1 CHECKS		7,340.00
011632	JAKE'S TREE SERVICE, LLC							
I-277	TREE REMOVAL	E	7/23/2025	5,975.00		012294		5,975.00
	*** VENDOR TOTALS ***					1 CHECKS		5,975.00
005535	JETCO INC							
I-18744	PUMP STATION REPAIRS - MU	R	7/21/2025	762.00		252630		762.00
	*** VENDOR TOTALS ***					1 CHECKS		762.00
012161	JJ BLAKER LLC							
I-665	AERATION	E	7/23/2025	1,250.00		012304		1,250.00
	*** VENDOR TOTALS ***					1 CHECKS		1,250.00
009226	CHAD JOCHEMS							
I-04/22/25-06/10/25	4/22-6/10/25 OFFICER BOOTCAMP	E	7/23/2025	118.28		012281		
I-06/24/25-06/27/25	6/24-6/27/25 MEALS	E	7/23/2025	49.01		012281		167.29
	*** VENDOR TOTALS ***					1 CHECKS		167.29
006326	JOHNSON BROTHERS OF IOWA							
I-07/2025 ESCROW	ALCOHOL FOR RESALE ESCROW-OC	R	7/21/2025	2,000.00		252631		
I-2191895	ALCOHOL FOR RESALE - OC	R	7/21/2025	996.60		252631		
I-2191896	BEVERAGES FOR RESALE- OC	R	7/21/2025	43.45		252631		
I-2195007	ALCOHOL FOR RESALE-OC	R	7/21/2025	1,757.10		252631		
I-2195008	BEVERAGES FOR RESALE - OC	R	7/21/2025	184.45		252631		4,981.60
	*** VENDOR TOTALS ***					1 CHECKS		4,981.60
011539	JP PARTY RENTALS LLC							
I-40095639	7/10/25 MINI GOLF RENTAL P&R	R	7/21/2025	690.00		252632		690.00
	*** VENDOR TOTALS ***					1 CHECKS		690.00
012328	KRISTINA BREDE							
I-07/24/25BEATSEATS	7/24/25 BEATS AND EATS	R	7/21/2025	250.00		252633		250.00
	*** VENDOR TOTALS ***					1 CHECKS		250.00
012436	KEG 1 IOWA, LLC							
I-W-5469368	ALCOHOL FOR RESALE - OC	E	7/23/2025	325.20		012311		
I-W-5475015	ALCOHOL FOR RESALE - HAWKEYE	E	7/23/2025	853.68		012311		
I-W-7760268	ALCOHOL FOR RESALE - OC	E	7/23/2025	167.00		012311		1,345.88
	*** VENDOR TOTALS ***					1 CHECKS		1,345.88

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

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012000	KEY COOPERATIVE							
I-8715724	6/23/25 SUP UNL/DSL	E	7/23/2025	20,532.01		012302		
I-8731617	7/07/25 SUP UNL/DSL	E	7/23/2025	18,844.70		012302		
I-8731668	7/03/25 SUPER UNLEAD E10-PRSC	E	7/23/2025	242.08		012302		
I-8731669	7/3/25 RFM DYED - PRSC	E	7/23/2025	313.46		012302		
I-8731670	7/03/25 SUPER UNLEADED E10	E	7/23/2025	172.57		012302		40,104.82
	*** VENDOR TOTALS ***					1 CHECKS		40,104.82
008587	KINZLER CONSTRUCTION SERVICES							
I-CS68266	DOOR PARTS - PW	R	7/21/2025	680.00		252634		
I-CS68308	DOOR PARTS - PW	R	7/21/2025	10.00		252634		690.00
	*** VENDOR TOTALS ***					1 CHECKS		690.00
011540	KNOWBE4, INC.							
I-INV390822	KNOWBE4 ANNUAL SUBSCRPTN	E	7/23/2025	9,401.68		012292		9,401.68
	*** VENDOR TOTALS ***					1 CHECKS		9,401.68
011406	LATITUDE 41 LAWN AND LANDSCAPE							
I-10965	NUISANCE MOWING SVCS	E	7/23/2025	90.00		012327		90.00
	*** VENDOR TOTALS ***					1 CHECKS		90.00
008273	LEMAR INDUSTRIES							
I-1082558	6206 ZZ FAG - OCM	R	7/21/2025	107.56		252635		107.56
	*** VENDOR TOTALS ***					1 CHECKS		107.56
009465	LIBERTY HOLDINGS INC							
I-250952	6/10/25 CONCRETE	R	7/21/2025	2,475.00		252636		
I-251024	6/11/25 CONCRETE	R	7/21/2025	2,310.00		252636		
I-251360	6/13/25 CONCRETE - STREETS	R	7/21/2025	990.00		252636		
I-251443	6/16/25 CONCRETE	R	7/21/2025	1,072.50		252636		
I-251530	6/18/25 CONCRETE	R	7/21/2025	1,155.00		252636		
I-251571	6/19/25 CONCRETE	R	7/21/2025	2,640.00		252636		
I-251721	6/23/25 CONCRETE	R	7/21/2025	5,247.00		252636		
I-251789	6/25/25 CONCRETE	R	7/21/2025	4,075.00		252636		
I-251886	6/26/25 CONCRETE	R	7/21/2025	3,180.00		252636		
I-251949	6/27/25 CONCRETE	R	7/21/2025	3,180.00		252636		
I-252048	6/30/25 CONCRETE	R	7/21/2025	1,908.00		252636		
I-252250	7/01/25 CONCRETE	R	7/21/2025	1,113.00		252636		
I-252333	7/02/25 CONCRETE	R	7/21/2025	1,908.00		252636		
I-252417	7/03/25 CONCRETE	R	7/21/2025	3,021.00		252636		
I-252418	7/03/25 CONCRETE - STREETS	R	7/21/2025	795.00		252636		
I-252483	7/07/25 CONCRETE	R	7/21/2025	2,226.00		252636		37,295.50
	*** VENDOR TOTALS ***					1 CHECKS		37,295.50

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
010225	LIBRARY SOLUTIONS LLC							
I-4193	FY26 LIBRARY CALENDAR RENEWAL	R	7/21/2025	2,500.00		252637		2,500.00
	*** VENDOR TOTALS ***					1 CHECKS		2,500.00
000402	LINDE GAS & EQUIPMENT							
I-50714378	05/20/25-06/20/25 RENTALS-PKS	R	7/21/2025	53.34		252638		53.34
	*** VENDOR TOTALS ***					1 CHECKS		53.34
004810	LOGAN CONTRACTORS SUPPLY							
I-G06627	REBAR - STREETS	E	7/23/2025	1,044.00		012259		
I-G10899	STREET SUPPLIES - PW	E	7/23/2025	1,214.40		012259		2,258.40
	*** VENDOR TOTALS ***					1 CHECKS		2,258.40
003200	QUENTIN LUKE							
I-7/07/2025	SHOE REIMBURSEMENT	E	7/23/2025	140.00		012314		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
000470	LUMEN							
I-744515270	JULY 2025 STATEMENT	E	7/23/2025	622.95		012234		622.95
	*** VENDOR TOTALS ***					1 CHECKS		622.95
005234	STEVE LYON							
I-07/2025 FITNESS	07/2025 FITNESS - BENCH	R	7/21/2025	216.00		252639		216.00
	*** VENDOR TOTALS ***					1 CHECKS		216.00
009304	ELIZABETH LYONS							
I-06/20/25 CAMP	6/20/25 RAINBOW CATS CAMP	R	7/21/2025	873.60		252640		873.60
	*** VENDOR TOTALS ***					1 CHECKS		873.60
002207	MANATTS INC							
I-5169798	6/16/25 C-4WR-C20	E	7/23/2025	658.00		012249		
I-5170490	6/18/25 C-4WR-C20	E	7/23/2025	658.00		012249		1,316.00
	*** VENDOR TOTALS ***					1 CHECKS		1,316.00
008131	MARTIN BROTHERS DISTRIBUTING C							
I-2107756	FOOD FOR RESALE - CFAC	E	7/23/2025	3,206.57		012277		
I-2114097	FOOD FOR RESALE-CFAC	E	7/23/2025	3,038.91		012277		
I-2118142	FOOD FOR RESALE - CFAC	E	7/23/2025	1,518.36		012277		
I-2123926	FOOD FOR RESALE-CFAC	E	7/23/2025	2,185.07		012277		
I-2127517	FOOD FOR RESALE PRAC/HWKY	E	7/23/2025	2,379.62		012277		
I-2127519	FOOD FOR RESALE - CFAC	E	7/23/2025	2,321.65		012277		
I-2133939	FOOD FOR RESALE - PRAC	E	7/23/2025	634.47		012277		
I-2133940	FOOD FOR RESALE - CFAC	E	7/23/2025	2,203.59		012277		
I-2137679	FOOD FOR RESALE - PRAC	E	7/23/2025	537.41		012277		
I-2137681	FOOD FOR RESALE - CFAC	E	7/23/2025	1,492.09		012277		
I-2142499	FOOD FOR RESALE - PRAC	E	7/23/2025	386.34		012277		
I-2142500	FOOD FOR RESALE - CFAC	E	7/23/2025	2,590.35		012277		
I-2146340	FOOD FOR RESALE -PRAC	E	7/23/2025	554.73		012277		

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

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I-2146342	FOOD FOR RESALE - CFAC	E	7/23/2025	1,827.17		012277		
I-2152007HWKY	FOOD FOR RESALE-HAWKEYE	E	7/23/2025	758.71		012277		
I-2152007PRAC	FOOD FOR RESALE -PRAC	E	7/23/2025	596.30		012277		
I-2152008	FOOD FOR RESALE-CFAC	E	7/23/2025	1,793.33		012277		28,024.67
	*** VENDOR TOTALS ***					1 CHECKS		28,024.67
009346	MARY'S CLEANING CARE INC							
I-35343	06/2025 CLEANINGS - ACC	R	7/21/2025	1,760.15		252641		1,760.15
	*** VENDOR TOTALS ***					1 CHECKS		1,760.15
012285	MEGHAN MAY							
I-07/22/2025 YOGA	7/22/25 YOGA - KL	R	7/21/2025	60.00		252642		60.00
	*** VENDOR TOTALS ***					1 CHECKS		60.00
002183	MCCLURE ENGINEERING CO							
I-2024000157-000 #16	PAY 16-SW DSM ST UTILTY IMP	R	7/21/2025	23,248.25		252643		23,248.25
	*** VENDOR TOTALS ***					1 CHECKS		23,248.25
001864	MEDIX OCCUPATIONAL HEALTH SERV							
I-29149	JUNE 2025 SERVICES	E	7/23/2025	667.50		012244		667.50
	*** VENDOR TOTALS ***					1 CHECKS		667.50
004747	MENARDS							
I-16493	FIBER GLASS/PAINT/GFCI TEST-CD	R	7/21/2025	240.89		252644		
I-17715	SHOP SUPPLIES - MU	R	7/21/2025	138.99		252644		
I-18780	REBAR -PKS	R	7/21/2025	69.24		252644		
I-18951 06/06/25	SHOP SUPPLIES - PKS	R	7/21/2025	27.93		252644		
I-19120	BUILDING SUPPLIES - FD	R	7/21/2025	54.96		252644		
I-19250	TIEDOWN - FD	R	7/21/2025	8.99		252644		
I-19386	RR/ICE MACHINE -AC	R	7/21/2025	33.41		252644		
I-19395	PUMP INSTALL -CFAC	R	7/21/2025	30.08		252644		
I-19446	LEAK REPAIR SUPPLIES - PD	R	7/21/2025	141.80		252644		
I-19490	FENCE POSTS - TRAFFIC	R	7/21/2025	317.94		252644		
I-19498 6/18/25	BUILDING/VEHICLE SUPPLIES - FD	R	7/21/2025	167.69		252644		
I-19755 06/24/25	DRINKING FOUNTAIN/PHTO EYE FS1	R	7/21/2025	16.88		252644		
I-19765	FIRE TRUCK SUPPLIES	R	7/21/2025	47.94		252644		
I-19802	EARMUFFS - TRAFFIC	R	7/21/2025	24.69		252644		
I-19808	GYM REPAIR SUPPLIES - FD	R	7/21/2025	30.13		252644		
I-19851	HOOKS FOR NEW ENGINE - FD	R	7/21/2025	14.46		252644		
I-19892	BATHROOM LIGHTS - FS2	R	7/21/2025	44.99		252644		
I-19902	US FLAG/CABLE TIES - FD	R	7/21/2025	71.97		252644		
I-20015	SHOP SUPPLIES - MU	R	7/21/2025	35.93		252644		
I-20052	STREET SUPPLIES - PW	R	7/21/2025	57.95		252644		
I-20108	MARKING TAPE- PKS	R	7/21/2025	25.44		252644		
I-20109	BATTERIES/MOP -PRSC	R	7/21/2025	96.39		252644		
I-20137	SHOP SUPPLIES - MU	R	7/21/2025	140.52		252644		
I-20175	BUILDING SUPPLIES - FD	R	7/21/2025	44.44		252644		
I-20318	SQUEEGEE - PW	R	7/21/2025	13.99		252644		

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

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I-20363	GENERATOR/FUNNEL - TRAFFIC	R	7/21/2025	481.68		252644		
I-20401	BUNGEE - PRSC	R	7/21/2025	64.56		252644		
I-20403	IT WALL BRACKETS - CH	R	7/21/2025	70.72		252644		
I-20414	ICE MACHINE LEGS-PRSC SFTBL	R	7/21/2025	20.85		252644		
I-20428	CONDUIT-PRSC ICE MACHINE	R	7/21/2025	38.55		252644		
I-20430	PUMP REPAIR SUPPLIES - OC	R	7/21/2025	187.58		252644		
I-20458	LUMBER/SAND MIX - STREETS	R	7/21/2025	225.70		252644		
I-20460	IT CLOSET SHELF - CH	R	7/21/2025	52.12		252644		
I-20474	PUMP SUPPLIES - OCM	R	7/21/2025	130.29		252644		
I-20507	NEUTRL FLR CLNR - OEC	R	7/21/2025	25.96		252644		
I-20514	STAPLES/STAPLE GUN - STREETS	R	7/21/2025	32.41		252644		3,228.06
	*** VENDOR TOTALS ***					1 CHECKS		3,228.06
007664	MERCYONE ANKENY PHARMACY							
I-3/07/2025 (2)	EMS PHARMACY	R	7/21/2025	450.25		252646		
I-6/23/2025	EMS PHARMACY - FD	R	7/21/2025	276.54		252646		726.79
	*** VENDOR TOTALS ***					1 CHECKS		726.79
012256	MEREDITH AND KIDS DRAIN/SEWER							
I-1191	DRAIN REPAIRS - PD	E	7/23/2025	507.00		012307		507.00
	*** VENDOR TOTALS ***					1 CHECKS		507.00
000993	MID-IOWA ASSOC OF LOCAL GOVERN							
I-FY26 DUES/MEALS	FY26 DUES/GUEST MEALS	R	7/21/2025	795.78		252647		795.78
	*** VENDOR TOTALS ***					1 CHECKS		795.78
012152	MIDWEST REHABILITATION SERVICE							
I-INV-05037	JUNE 2025 POET	R	7/21/2025	540.00		252648		540.00
	*** VENDOR TOTALS ***					1 CHECKS		540.00
008146	MIKE'S METRO LOCK AND SAFE							
I-303475	DOOR REKEY - MU	R	7/21/2025	155.00		252649		
I-303476	PANIC BAR SERVICE - MU	R	7/21/2025	100.00		252649		255.00
	*** VENDOR TOTALS ***					1 CHECKS		255.00
007277	MILLERBERND MANUFACTURING COMP							
I-195728	COMBO POLES-IRVDALE&18TH	E	7/23/2025	78,544.00		012273		78,544.00
	*** VENDOR TOTALS ***					1 CHECKS		78,544.00
012155	MINT GREEN GROUP USA INC							
I-INV696480	STOCK MERCH FOR RESALE - OC	R	7/21/2025	284.50		252650		284.50
	*** VENDOR TOTALS ***					1 CHECKS		284.50

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	ANDREWS, BRENN A							
I-000202507162301	US REFUND	R	7/21/2025	44.33		252492		44.33
1	ARCHER, ANNA							
I-000202507162335	US REFUND	R	7/21/2025	19.99		252493		19.99
1	ASCHINGER, MORGAN							
I-000202507162339	US REFUND	R	7/21/2025	40.38		252494		40.38
1	AVERKAMP, PATRICIA							
I-000202507162314	US REFUND	R	7/21/2025	97.24		252495		97.24
1	BASKERVILLE, AJA							
I-000202507162307	US REFUND	R	7/21/2025	56.82		252496		56.82
1	BENNETT, WINDY							
I-000202507162321	US REFUND	R	7/21/2025	59.83		252497		59.83
1	BOELL, MOLLY							
I-000202507162306	US REFUND	R	7/21/2025	32.72		252498		32.72
1	BOTH, JOSEPH							
I-000202507162298	US REFUND	R	7/21/2025	89.77		252499		89.77
1	BRITZ, MOLLY N							
I-000202507162311	US REFUND	R	7/21/2025	15.59		252500		15.59
1	BUNGE, DANIELLE S							
I-000202507162312	US REFUND	R	7/21/2025	43.52		252501		43.52
1	CHAMBERS, CAROLYN							
I-000202507162328	US REFUND	R	7/21/2025	245.01		252502		245.01
1	CLAYBERG, TANNER							
I-000202507162333	US REFUND	R	7/21/2025	36.82		252503		36.82
1	COOK, EBONNEE							
I-000202507162317	US REFUND	R	7/21/2025	34.90		252504		34.90
1	CUPP, TAYLOR							
I-000202507162343	US REFUND	R	7/21/2025	20.71		252505		20.71
1	CURNES, JACOB C							
I-000202507162322	US REFUND	R	7/21/2025	52.62		252506		52.62

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

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			DATE			NO	STATUS	AMOUNT
1	DAVISON, JUNE D							
I-000202507162309	US REFUND	R	7/21/2025	56.40		252507		56.40
1	DIRKSEN, JEREMY A							
I-000202507162344	US REFUND	R	7/21/2025	23.05		252508		23.05
1	DUBOISE-NEELY, EMANI							
I-000202507162302	US REFUND	R	7/21/2025	45.53		252509		45.53
1	EMMERT, TESSA							
I-000202507162326	US REFUND	R	7/21/2025	60.48		252510		60.48
1	FANG, ELVIS							
I-000202507162319	US REFUND	R	7/21/2025	14.54		252511		14.54
1	FELICIANODELIMA, CAM							
I-000202507162295	US REFUND	R	7/21/2025	35.36		252512		35.36
1	FERRIS, KIMBERLY R							
I-000202507162354	US REFUND	R	7/21/2025	95.38		252513		95.38
1	FIELDS, CONNOR							
I-000202507162349	US REFUND	R	7/21/2025	39.27		252514		39.27
1	FOLLMAN, RYAN							
I-000202507162310	US REFUND	R	7/21/2025	51.19		252515		51.19
1	GILBREATH, BENJAMIN							
I-000202507162336	US REFUND	R	7/21/2025	99.98		252516		99.98
1	GOLLON, KYLE							
I-000202507162318	US REFUND	R	7/21/2025	22.21		252517		22.21
1	GRUBBS, HOGAN							
I-000202507162345	US REFUND	R	7/21/2025	20.57		252518		20.57
1	HOWARD, CHARLES							
I-000202507162338	US REFUND	R	7/21/2025	52.91		252519		52.91
1	JENSEN, JEREMY							
I-000202507162346	US REFUND	R	7/21/2025	47.42		252520		47.42
1	JENSEN, SHELBY							
I-000202507162332	US REFUND	R	7/21/2025	51.70		252521		51.70

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

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			DATE			NO	STATUS	AMOUNT
1	LINDGREN, SADIE							
I-000202507162313	US REFUND	R	7/21/2025	52.25		252522		52.25
1	LINDSEY, ETHAN							
I-000202507162320	US REFUND	R	7/21/2025	43.80		252523		43.80
1	LITTLE, PARKER J							
I-000202507162324	US REFUND	R	7/21/2025	45.92		252524		45.92
1	MATTSON, MIRANDA M							
I-000202507162341	US REFUND	R	7/21/2025	10.52		252525		10.52
1	MAYNOR, JOSEPH N							
I-000202507162334	US REFUND	R	7/21/2025	100.00		252526		100.00
1	MCCAULEY, MATTHEW C							
I-000202507162352	US REFUND	R	7/21/2025	44.53		252527		44.53
1	MCCAULEY, MCKENNA E							
I-000202507162303	US REFUND	R	7/21/2025	41.71		252528		41.71
1	MCCULLOUGH, NICOLE							
I-000202507162294	US REFUND	R	7/21/2025	61.93		252529		61.93
1	MCDADE, MATTHEW							
I-000202507162353	US REFUND	R	7/21/2025	68.90		252530		68.90
1	MCLEOD, CHRIS							
I-000202507162293	US REFUND	R	7/21/2025	98.92		252531		98.92
1	MOREY, HANNAH							
I-000202507162327	US REFUND	R	7/21/2025	60.48		252532		60.48
1	MULLEN, CATHERINE							
I-000202507162304	US REFUND	R	7/21/2025	61.26		252533		61.26
1	MUTIMUKEYE, ANGE							
I-000202507162342	US REFUND	R	7/21/2025	100.00		252534		100.00
1	NEALIS, JOSEPH							
I-000202507162337	US REFUND	R	7/21/2025	28.06		252535		28.06
1	NGUYEN, BRIAN M							
I-000202507162348	US REFUND	R	7/21/2025	89.48		252536		89.48

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	NICHOL, STEVEN							
I-000202507162297	US REFUND	R	7/21/2025	58.05		252537		58.05
1	OLSEN, EMMA M							
I-000202507162300	US REFUND	R	7/21/2025	100.00		252538		100.00
1	ONEILL, MOLLY							
I-000202507162325	US REFUND	R	7/21/2025	13.13		252539		13.13
1	PATEFIELD, NATHAN &							
I-000202507162340	US REFUND	R	7/21/2025	41.85		252540		41.85
1	REDEL, SOPHIA							
I-000202507162316	US REFUND	R	7/21/2025	29.28		252541		29.28
1	RYCHTIK, PEYTON							
I-000202507162323	US REFUND	R	7/21/2025	53.79		252542		53.79
1	SABLE, JOHN							
I-000202507162351	US REFUND	R	7/21/2025	100.00		252543		100.00
1	SCHARLAU, MADISON							
I-000202507162329	US REFUND	R	7/21/2025	61.93		252544		61.93
1	STERBENZ, CALEB							
I-000202507162299	US REFUND	R	7/21/2025	100.00		252545		100.00
1	STROTTMAN, JAKOB							
I-000202507162305	US REFUND	R	7/21/2025	56.45		252546		56.45
1	SYKES, JACOB							
I-000202507162315	US REFUND	R	7/21/2025	61.53		252547		61.53
1	TAYLOR, STEPHEN							
I-000202507162347	US REFUND	R	7/21/2025	34.42		252548		34.42
1	TOMPKINS, MEGAN							
I-000202507162350	US REFUND	R	7/21/2025	53.50		252549		53.50
1	TRAN, TIFFANY							
I-000202507162296	US REFUND	R	7/21/2025	45.71		252550		45.71
1	VANDERMARK, SHELBY							
I-000202507162331	US REFUND	R	7/21/2025	98.55		252551		98.55

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

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1	VIVONE, NICHOLAS							
I-000202507162330	US REFUND	R	7/21/2025	61.93		252552		61.93
1	WARD, JAMES C							
I-000202507162308	US REFUND	R	7/21/2025	61.77		252553		61.77
	*** VENDOR TOTALS ***					62 CHECKS		3,545.89
012247	BRAD MOELLER ELECTRIC							
I-2233	HOOK PUMP MOTOR REPAIR-CFAC	R	7/21/2025	120.00		252651		
I-2234	POND ELECTRICAL -PKS	R	7/21/2025	950.00		252651		
I-2250	WIRE TIRE MACHINE - PW	R	7/21/2025	290.00		252651		1,360.00
	*** VENDOR TOTALS ***					1 CHECKS		1,360.00
010284	MOHAWK LIFTS LLC							
I-70001	TIRE BALANCER	R	7/21/2025	15,168.26		252652		15,168.26
	*** VENDOR TOTALS ***					1 CHECKS		15,168.26
003512	GREETINGS INC							
I-155203	STARTER - PW	R	7/21/2025	57.38		252653		57.38
	*** VENDOR TOTALS ***					1 CHECKS		57.38
002032	MUNICIPAL COLLECTIONS OF AMERI							
I-69634	06/25 COLLECTION FEES	R	7/21/2025	280.49		252654		
I-69635	06/25 COLLECTION FEES - OLD	R	7/21/2025	3.50		252654		
I-69636	06/25 COLLECTION FEES	R	7/21/2025	14.00		252654		
I-69637	06/25 COLLECTION FEES	R	7/21/2025	813.66		252654		1,111.65
	*** VENDOR TOTALS ***					1 CHECKS		1,111.65
000350	MUNICIPAL SUPPLY INC							
I-0946106-IN	METERS	R	7/21/2025	12,182.00		252655		
I-0947068-IN	STREET SUPPLIES - PW	R	7/21/2025	1,706.40		252655		
I-0947069-IN	WATER SUPPLIES - MU	R	7/21/2025	182.25		252655		
I-0947070-IN	STREET SUPPLIES - PW	R	7/21/2025	2,214.00		252655		16,284.65
	*** VENDOR TOTALS ***					1 CHECKS		16,284.65
012452	MURPHY USA							
I-25-26 PERMIT REFND CIGARETTE PERMIT REFUND		R	7/21/2025	75.00		252656		75.00
	*** VENDOR TOTALS ***					1 CHECKS		75.00
006325	N B GOLF LLC							
I-75011	BRUSH / HOLDER KIT - OC	R	7/21/2025	101.36		252657		
I-75013	WINDSHIELD -OC	R	7/21/2025	567.45		252657		
I-75027	TRANSPORT CART - OC PRO	R	7/21/2025	66.93		252657		735.74
	*** VENDOR TOTALS ***					1 CHECKS		735.74

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
003057	NAPA AUTO PARTS							
C-763600	CR: UNIT #84 ROTORS/PADS	R	7/21/2025	157.65CR		252658		
I-763363	CLEANER - FD	R	7/21/2025	25.26		252658		
I-764194	DISC KIT - CG	R	7/21/2025	36.12		252658		
I-764302	BATTERY/CORE DEP/OIL FLTR-OC	R	7/21/2025	144.33		252658		
I-764802	SHOP SUPPLIES - CG	R	7/21/2025	9.01		252658		
I-764847	OIL FILTERS UNITS 807/827/861	R	7/21/2025	22.86		252658		
I-765114	UNIT #265 ORINGS/OIL SEAL	R	7/21/2025	116.95		252658		196.88
	*** VENDOR TOTALS ***					1 CHECKS		196.88
012314	NATIONAL SEALANT & CONCRETE LL							
I-PAY 3FNL-25PCCPVM	PAY3FINAL-25 PCC PVMNT PRES CJ	R	7/21/2025	78,443.87		252659		78,443.87
012314	NATIONAL SEALANT & CONCRETE LL							
I-RTNG-25 PCC PVMNT	RTNG-25 PCC PVMNT PRES CRK/JNT	R	7/21/2025	26,063.11		252660		26,063.11
	*** VENDOR TOTALS ***					2 CHECKS		104,506.98
011751	CHARLES L HARRIS							
I-07/10/2025BEATEATS	7/10/25 BEATS AND EATS	R	7/21/2025	1,500.00		252661		1,500.00
	*** VENDOR TOTALS ***					1 CHECKS		1,500.00
003164	NILLES ASSOCIATES INC							
I-24096.01	ANNUAL SW CIP TBD-2025	E	7/23/2025	4,402.00		012254		
I-25005.01	ANNUAL SW CIPT TDB-2025	E	7/23/2025	16,727.00		012254		21,129.00
	*** VENDOR TOTALS ***					1 CHECKS		21,129.00
009284	JERRY'S TRANSMISSION SERVICE I							
I-45657	WINDOW GRAPHICS - FD	E	7/23/2025	165.63		012284		165.63
	*** VENDOR TOTALS ***					1 CHECKS		165.63
007222	OCLC ONLINE COMPUTER LIBRARY							
I-1000437669	07/01/25-06/30/26 CATA/DATA SU	E	7/23/2025	13,921.31		012272		
I-1000446568	7/1/25-6/30/26 WORLDSHARE ILL	E	7/23/2025	620.72		012272		14,542.03
	*** VENDOR TOTALS ***					1 CHECKS		14,542.03
003727	ODP BUSINESS SOLUTIONS, LLC							
I-424166517001	OFFICE SUPPLIES - FD	R	7/21/2025	90.38		252662		
I-428642701001	OFFICE SUPPLIES - FD	R	7/21/2025	506.53		252662		
I-429978183001	OFFICE SUPPLIES - PSB	R	7/21/2025	286.94		252662		
I-430085806001	BREAKROOM SUPPLIES - PSB	R	7/21/2025	111.56		252662		
I-430223796001	WHITEOUT - PSB	R	7/21/2025	37.97		252662		
I-430224221001	PENS - PSB	R	7/21/2025	32.99		252662		
I-431467795001	PAPER/BREAKROOM SUPPLIES-CH	R	7/21/2025	120.92		252662		1,187.29
	*** VENDOR TOTALS ***					1 CHECKS		1,187.29

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

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009363	ON-TRACK CONSTRUCTION LLC							
I-PAY 3-WALNUT/ORD	PAY 3-WLNT/ORDNCE RD WTR MN	R	7/21/2025	219,377.04		252663		219,377.04
	*** VENDOR TOTALS ***					1 CHECKS		219,377.04
007878	OVERDRIVE INC							
I-06497CO25212222	MULTIMEDIA - KL	E	7/23/2025	847.91		012275		
I-06497CO25212245	MULTIMEDIA - KL	E	7/23/2025	723.15		012275		
I-06497CO25213670	MULTIMEDIA - KL	E	7/23/2025	87.50		012275		
I-06497CO25213823	MULTIMEDIA - KL	E	7/23/2025	951.19		012275		
I-06497DA25213045	MULTIMEDIA - KL	E	7/23/2025	112.99		012275		2,722.74
	*** VENDOR TOTALS ***					1 CHECKS		2,722.74
010089	D H PACE COMPANY INC							
I-SVC/271-117788	LUBRICATE/SERVICE - FS#3	R	7/21/2025	216.60		252664		
I-SVC/271-119755	DOOR REPAIRS -ACC	R	7/21/2025	401.50		252664		
I-SVC/271-120786	LUBRICATE/SERVICE -ACC	R	7/21/2025	336.50		252664		954.60
	*** VENDOR TOTALS ***					1 CHECKS		954.60
003568	MATTHEW OVERLAND							
I-07/2025DIRECTOR	07/2025 SMRFEST TOURNEY DIRECT	R	7/21/2025	500.00		252665		500.00
	*** VENDOR TOTALS ***					1 CHECKS		500.00
012330	PATRIOT CRITICAL POWER							
I-1488	MAGAZINE GEN REPAIRS	E	7/23/2025	569.00		012308		569.00
	*** VENDOR TOTALS ***					1 CHECKS		569.00
011526	PBC GURU LLC							
I-INV-505402	7/1/25-6/30/26 SPEAKERS CNSRTM	R	7/21/2025	3,500.00		252666		3,500.00
	*** VENDOR TOTALS ***					1 CHECKS		3,500.00
007900	PDQ.COM CORPORATION							
I-PDQ-55286	PDQ DEPLOY INVENTORY CONN	R	7/21/2025	1,474.20		252667		
I-PDQ-55344	PDQ DEPLOY INVENTORY CONN	R	7/21/2025	4,016.25		252667		5,490.45
	*** VENDOR TOTALS ***					1 CHECKS		5,490.45
000055	C2G CORPORATION							
I-CG22894	CAR WASH SUPPLIES - CG	R	7/21/2025	967.44		252668		967.44
	*** VENDOR TOTALS ***					1 CHECKS		967.44
002158	PERFICUT COMPANIES INC							
I-68062	06/28/25-07/04/25 SOUTH ZONE	E	7/23/2025	11,310.88		012248		
I-69039	07/05/25-07/11/25 SOUTH ZONE	E	7/23/2025	11,310.88		012248		22,621.76
	*** VENDOR TOTALS ***					1 CHECKS		22,621.76

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

		CHECK			INVOICE			CHECK	CHECK	CHECK
VENDOR I.D.	NAME	STATUS	DATE		AMOUNT	DISCOUNT	NO	STATUS	AMOUNT	
009158	PERFORMANCE FOODSERVICE - THOM									
C-7920499	CR: FOOD FOR RESALE - OC	R	7/21/2025		42.69CR		252669			
I-7918985	FOOD FOR RESALE-OC/AC	R	7/21/2025		1,455.32		252669			
I-7921372	FOOD FOR RESALE - OC	R	7/21/2025		598.20		252669			
I-7924227	FOOD FOR RESALE - OC	R	7/21/2025		919.65		252669			
I-7927116	FOOD FOR RESALE - OC	R	7/21/2025		601.77		252669		3,532.25	
					*** VENDOR TOTALS ***		1 CHECKS		3,532.25	
012340	ALLISON PHILSON									
I-07/09/2025 VIOLIN	07/09/25 VIOLIN STORY TIME-KL	E	7/23/2025		80.00		012309		80.00	
					*** VENDOR TOTALS ***		1 CHECKS		80.00	
008695	CHRISTINE CARROLL									
I-07/08/2025 BALLOON	07/2025 BALLOON TWIST PRGM	R	7/21/2025		220.00		252670		220.00	
					*** VENDOR TOTALS ***		1 CHECKS		220.00	
003387	PJ IOWA LC PAPA JOHN'S PIZZA									
I-181803	7/02/25 HAWKEYE	R	7/21/2025		8.00		252671			
I-181823	7/07 HAWKEYE	R	7/21/2025		16.00		252671			
I-181832	7/9 HAWKEYE	R	7/21/2025		8.00		252671			
I-181837	7/10 HAWKEYE	R	7/21/2025		8.00		252671			
I-181839	7/10 HAWKEYE	R	7/21/2025		8.00		252671			
I-181841	7/12 HAWKEYE	R	7/21/2025		80.00		252671			
I-181844	7/12 HAWKEYE	R	7/21/2025		64.00		252671			
I-181846	7/12 HAWKEYE	R	7/21/2025		72.00		252671			
I-181847	7/13 HAWKEYE	R	7/21/2025		48.00		252671			
I-182050	7/13 HAWKEYE	R	7/21/2025		16.00		252671			
I-182051	7/13 HAWKEYE	R	7/21/2025		32.00		252671			
I-183241	6/25/25 HAWKEYE	R	7/21/2025		8.00		252671			
I-183244	6/27 CFAC	R	7/21/2025		136.00		252671			
I-183245	6/27 PRAC	R	7/21/2025		48.00		252671			
I-183246	6/27 CFAC	R	7/21/2025		136.00		252671			
I-183247	6/27 PRAC	R	7/21/2025		16.00		252671			
I-183248	6/25 PRAC	R	7/21/2025		48.00		252671			
I-183249	6/24 CFAC	R	7/21/2025		152.00		252671			
I-183318	6/28 PRAC	R	7/21/2025		16.00		252671			
I-183320	6/28 CFAC	R	7/21/2025		80.00		252671			
I-183321	6/28 PRAC	R	7/21/2025		48.00		252671			
I-183322	6/28 CFAC	R	7/21/2025		136.00		252671			
I-183323	6/29 CFAC	R	7/21/2025		96.00		252671			
I-183324	6/29 PRAC	R	7/21/2025		40.00		252671			
I-183325	6/29 CFAC	R	7/21/2025		56.00		252671			
I-183326	6/29 PRAC	R	7/21/2025		16.00		252671			
I-183327	6/30 PRAC	R	7/21/2025		48.00		252671			
I-183328	6/30 CFAC	R	7/21/2025		120.00		252671			
I-183329	6/30 CFAC	R	7/21/2025		36.00		252671			
I-183330	6/30 PRAC	R	7/21/2025		48.00		252671			
I-183331	6/30 CFAC	R	7/21/2025		56.00		252671			

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

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I-183332	6/30/25 HAWKEYE	R	7/21/2025	8.00		252671		
I-183333	7/01/25 PRAC	R	7/21/2025	48.00		252671		
I-183334	7/1 CFAC	R	7/21/2025	136.00		252671		
I-183335	7/1 CFAC	R	7/21/2025	128.00		252671		
I-183336	7/1 PRAC	R	7/21/2025	24.00		252671		
I-183337	7/1 CFAC	R	7/21/2025	83.00		252671		
I-183338	7/01/25 HAWKEYE	R	7/21/2025	8.00		252671		
I-188319	6/28 PRAC	R	7/21/2025	16.00		252671		2,151.00
	*** VENDOR TOTALS ***					1 CHECKS		2,151.00
011708	PLAYAWAY PRODUCTS LLC							
I-504435	MULTIMEDIA - KL	E	7/23/2025	462.09		012296		462.09
	*** VENDOR TOTALS ***					1 CHECKS		462.09
009386	POMP'S TIRE SERVICE, INC							
I-1400177998	#121 STEER TIRES AND ALIGN	E	7/23/2025	1,905.91		012285		
I-1400178998	#132 STEER TIRES	E	7/23/2025	1,681.92		012285		
I-1400178999	#132 DRIVE TIRES	E	7/23/2025	4,700.24		012285		8,288.07
	*** VENDOR TOTALS ***					1 CHECKS		8,288.07
001006	PROQUEST LLC							
I-70897125	07/01/25-06/30/26 RENEWAL KL	E	7/23/2025	3,800.55		012242		3,800.55
	*** VENDOR TOTALS ***					1 CHECKS		3,800.55
002713	PROTEX CENTRAL INC							
I-163133	EXTINGUISHER INSPECTION-PKS	R	7/21/2025	245.00		252673		245.00
	*** VENDOR TOTALS ***					1 CHECKS		245.00
012284	PSYCHOLOGY ASSOCIATES PLLC							
I-11042185	FIRE PSYCH EVALS	R	7/21/2025	4,500.00		252674		4,500.00
	*** VENDOR TOTALS ***					1 CHECKS		4,500.00
006757	QUALITY STRIPING INC							
I-8988	FIRE STATION 2 MARKINGS	E	7/23/2025	150.88		012271		
I-89889	KIRKENDALL LIBRARY MARKINGS	E	7/23/2025	1,904.88		012271		
I-8991	WATER SHOP MARKINGS	E	7/23/2025	83.16		012271		
I-9002	SOMERSBY PARK MARKINGS	E	7/23/2025	157.81		012271		2,296.73
	*** VENDOR TOTALS ***					1 CHECKS		2,296.73
006390	QUILL CORPORATION							
I-44560760	SPLS AY LTR WKMTN PIN - P&R	R	7/21/2025	18.69		252675		
I-44627474	BROTHER TZE - P&R	R	7/21/2025	22.62		252675		
I-44662314	SHRP PERM MTLC - P&R	R	7/21/2025	18.01		252675		59.32
	*** VENDOR TOTALS ***					1 CHECKS		59.32

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

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005557	RACOM CORPORATION							
I-INV34059	P25 ACCESS - PD	E	7/23/2025	2,612.73		012266		2,612.73
	*** VENDOR TOTALS ***					1 CHECKS		2,612.73
008509	REDBUD LLC							
I-8646	6/28/25-7/04/25 FACILITIES/PRS	R	7/21/2025	6,739.15		252676		6,739.15
008509	REDBUD LLC							
I-8655	7/5-7/11/25 FACILITIES/PRSC MO	R	7/21/2025	6,739.15		252677		6,739.15
	*** VENDOR TOTALS ***					2 CHECKS		13,478.30
001768	ROGNES CORPORATION							
I-PAY 12-3RD UTLTY	PAY 12-3RD ST UTLTY IMP PH2	R	7/21/2025	123,946.79		252678		123,946.79
	*** VENDOR TOTALS ***					1 CHECKS		123,946.79
011633	KAREN ROSE							
I-05/15/25-06/19/25	05/15/25-06/19/25 SALSA DANCE	E	7/23/2025	1,045.00		012328		
I-06/2025 PICKLEBALL	06/2025 PICKLEBALL INSTRUCTOR	E	7/23/2025	962.50		012328		2,007.50
	*** VENDOR TOTALS ***					1 CHECKS		2,007.50
012441	NIKI ROSEKOPF							
I-07/04/2025 REFUND	7/04/25 DAMAGE DEPST RFND ACC	R	7/21/2025	500.00		252679		500.00
	*** VENDOR TOTALS ***					1 CHECKS		500.00
006366	ROTELLA'S ITALIAN BAKERY INC							
I-E12407	FOOD FOR RESALE - OC	E	7/23/2025	115.90		012270		115.90
	*** VENDOR TOTALS ***					1 CHECKS		115.90
004079	STRAWBERRY PATCH							
I-94357	YOUTH TEES- P&R	R	7/21/2025	972.00		252680		972.00
	*** VENDOR TOTALS ***					1 CHECKS		972.00
010149	FRANK SAITZ							
I-05/31/2025 YOGA	5/31/25 YOGA IN THE PARK	E	7/23/2025	25.00		012324		25.00
	*** VENDOR TOTALS ***					1 CHECKS		25.00
012277	ANTHONY SAN							
I-06/2025 BREAKDNCNG	06/2025-07/2025 BREAKDANCING	R	7/21/2025	768.00		252681		768.00
	*** VENDOR TOTALS ***					1 CHECKS		768.00
004954	CARMEN L SANTEE							
I-04/25-06/25FITNESS	04/25-06/25 FITNESS	E	7/23/2025	54.00		012315		54.00
	*** VENDOR TOTALS ***					1 CHECKS		54.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006210	CAMIE SCHILTZ							
I-04/25-06/25	FITNESS 04/25-06/25 FITNESS	R	7/21/2025	54.00		252682		54.00
	*** VENDOR TOTALS ***					1 CHECKS		54.00
008661	ROBERT SCHULTZ							
I-07/2025	SMRFSTUMP 07/2025 SUMMERFEST UMP	R	7/21/2025	210.00		252683		210.00
	*** VENDOR TOTALS ***					1 CHECKS		210.00
006963	DAVID SCHUMACHER							
I-06/18/25-06/20/25	6/18-6/20/25 TRAINING	E	7/23/2025	69.96		012318		69.96
	*** VENDOR TOTALS ***					1 CHECKS		69.96
003482	SCOTT'S AUTO GLASS							
I-43194	UNIT #119 REPAIRS	R	7/21/2025	665.00		252684		665.00
	*** VENDOR TOTALS ***					1 CHECKS		665.00
006074	JENNIFER SEASE							
I-06/28/25-07/02/25	6/28/25-7/2/25 TRAVEL	E	7/23/2025	1,562.43		012268		1,562.43
	*** VENDOR TOTALS ***					1 CHECKS		1,562.43
000425	SECRETARY OF STATE							
I-FY26	NOTARY-WR FY26 NOTARY RNWL-W REED	R	7/21/2025	30.00		252685		30.00
	*** VENDOR TOTALS ***					1 CHECKS		30.00
008519	SHEKAR ENGINEERING, PLC							
I-PAY 3-25	PCCRECON PAY 3-25 PCC RECON-SE 8TH	R	7/21/2025	179,733.91		252686		179,733.91
008519	SHEKAR ENGINEERING, PLC							
I-PAY 3-DSM	ST UTL PAY 3-DSM ST UTLTY IMP	R	7/21/2025	67,577.76		252687		67,577.76
008519	SHEKAR ENGINEERING, PLC							
I-PAY 3-IRVNDLE/18TH	PAY 3-IRVNDLE/18TH ST INT IMP	R	7/21/2025	38,821.85		252688		38,821.85
	*** VENDOR TOTALS ***					3 CHECKS		286,133.52
003648	CHARLES WILLIAM SHIELDS							
I-07/2025	SMRFSTUMP 07/2025 SUMMERFEST UMP	R	7/21/2025	420.00		252689		420.00
	*** VENDOR TOTALS ***					1 CHECKS		420.00
001103	SHRED-IT							
I-8011324974	6/18/25 SHREDDING SVCS-PD	R	7/21/2025	70.46		252690		70.46
	*** VENDOR TOTALS ***					1 CHECKS		70.46
009078	SITEONE LANDSCAPE SUPPLY HOLDI							
I-155754202-001	IRRIGATION PARTS-PRSC	R	7/21/2025	411.71		252691		411.71
	*** VENDOR TOTALS ***					1 CHECKS		411.71

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012442	TAMI SKADELAND							
I-06/28/2025 REFUND	6/28/25 DAMAGE DEP RFND -ACC	R	7/21/2025	500.00		252692		500.00
	*** VENDOR TOTALS ***					1 CHECKS		500.00
003348	SMITH'S SEWER SERVICE INC							
I-475660	TELEVISIONING SVCS - MU	R	7/21/2025	267.36		252693		267.36
	*** VENDOR TOTALS ***					1 CHECKS		267.36
000990	SNYDER & ASSOCIATES INC							
I-124.0622.01 #11	PAY 11-SAWGRASS PARK DAM	E	7/23/2025	11,867.00		012240		11,867.00
	*** VENDOR TOTALS ***					1 CHECKS		11,867.00
009231	CODY SNYDER							
I-04/22/25-06/10/25	4/22/25-6/10/25 TRAINING	E	7/23/2025	100.27		012322		100.27
	*** VENDOR TOTALS ***					1 CHECKS		100.27
003915	RACHEL SNYDER							
I-06/07/2025 YOGA	6/07/25 YOGA IN THE PARK	R	7/21/2025	25.00		252694		25.00
	*** VENDOR TOTALS ***					1 CHECKS		25.00
009548	SPLASH EXPRESS LLC							
I-56	CITY CAR WASHES	R	7/21/2025	239.00		252695		
I-57	CITY CAR WASHES	R	7/21/2025	554.00		252695		793.00
	*** VENDOR TOTALS ***					1 CHECKS		793.00
002339	STAPLES CONTRACT & COMMERCIAL							
I-6034781545	ENVELOPES/BATTS/PAPER-KL	R	7/21/2025	188.42		252696		
I-6034855919	MAGNET - KL	R	7/21/2025	41.40		252696		
I-6035152105	TAPE/PAPER/KLEENEX-KL	R	7/21/2025	276.95		252696		
I-6036260823	BANDS/CHISEL - KL	R	7/21/2025	25.97		252696		
I-6036260825	NONBRD CBL - KL	R	7/21/2025	35.94		252696		568.68
	*** VENDOR TOTALS ***					1 CHECKS		568.68
002065	STAR EQUIPMENT LTD							
I-01708880	CONCRETE SAW PINS - PW	E	7/23/2025	108.90		012245		108.90
	*** VENDOR TOTALS ***					1 CHECKS		108.90
000474	STATE HYGIENIC LABORATORY AR							
I-302716	6/30/2025 TESTING - MU	E	7/23/2025	611.00		012235		611.00
	*** VENDOR TOTALS ***					1 CHECKS		611.00
008350	STIVERS FORD							
I-F52883	FORD POLICE INTERCEPTOR	R	7/21/2025	46,909.00		252697		
I-F52907	FORD POLICE INTERCEPTOR	R	7/21/2025	46,909.00		252697		93,818.00
	*** VENDOR TOTALS ***					1 CHECKS		93,818.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005956	GARRON STRATTON							
I-06/17/2025 MEALS	06/17/25 MEAL	E	7/23/2025	27.71		012316		27.71
	*** VENDOR TOTALS ***					1 CHECKS		27.71
012165	GEORGIA NIFFENNEGGER							
I-07/31/2025PLAYDAY	7/31/25 ALL CITY PLAY DAY	R	7/21/2025	170.00		252698		170.00
	*** VENDOR TOTALS ***					1 CHECKS		170.00
001859	SVPA ARCHITECTS INC.							
I-0040619 #27	PAY 27-FIRE STATION #4	R	7/21/2025	123.17		252699		
I-40609	PW SALT STORAGE FACILITY	R	7/21/2025	6,210.40		252699		6,333.57
	*** VENDOR TOTALS ***					1 CHECKS		6,333.57
001814	SWANK MOTION PICTURES INC							
I-4001994	7/31/25-7/30/26 SITE LICNSE-KL	E	7/23/2025	1,036.00		012243		
I-DB 3999084	DESPICABLE ME 4-P&R	E	7/23/2025	465.00		012243		1,501.00
	*** VENDOR TOTALS ***					1 CHECKS		1,501.00
012403	AMANDA SWANSON							
I-07/2025 FITNESS	07/2025 FITNESS - WATCH	E	7/23/2025	201.40		012330		201.40
	*** VENDOR TOTALS ***					1 CHECKS		201.40
011685	RONALD VANCE SWISHER							
I-04/25-06/25FITNESS	4/25-6/25 FITNESS	E	7/23/2025	54.00		012329		54.00
	*** VENDOR TOTALS ***					1 CHECKS		54.00
009409	FCH LLC							
I-71005	6/23-6/25/25 BOT LABS CAMP	E	7/23/2025	1,920.00		012286		1,920.00
	*** VENDOR TOTALS ***					1 CHECKS		1,920.00
000124	SYSCO IOWA INC							
I-439017671	FOOD FOR RESALE - CFAC	R	7/21/2025	1,100.85		252700		
I-439037859	FOOD FOR RESALE -CFAC	R	7/21/2025	1,242.53		252700		
I-439041379	FOOD FOR RESALE - OC	R	7/21/2025	168.24		252700		
I-439047280	FOOD FOR RESALE - OC	R	7/21/2025	230.63		252700		2,742.25
	*** VENDOR TOTALS ***					1 CHECKS		2,742.25
008966	THE BUSINESS LETTER INC							
I-78114	NOTICE OF SEIZURE - PD	R	7/21/2025	320.38		252701		
I-78141	IMPRINT FOLDERS - PD	R	7/21/2025	870.00		252701		1,190.38
	*** VENDOR TOTALS ***					1 CHECKS		1,190.38
006031	KATIE THIELMAN							
I-06/06/25-06/23/25	6/6-6/23/25 MILEAGE	E	7/23/2025	101.15		012317		
I-06/25/25-06/30/25	6/25-6/30/25 MILEAGE	E	7/23/2025	34.65		012317		135.80
	*** VENDOR TOTALS ***					1 CHECKS		135.80

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011959	SPIN & SPARKLE LLC							
I-06/05/25-07/03/25	6/5-7/3/25 TIPPI TOES DANCE	E	7/23/2025	1,240.00		012299		1,240.00
	*** VENDOR TOTALS ***					1 CHECKS		1,240.00
004907	TK CONCRETE INC							
I-PAY 2-25PEDRAMP	PAY 2-25 PED RAMP IMP-ANK BVD	R	7/21/2025	80,551.45		252702		80,551.45
	*** VENDOR TOTALS ***					1 CHECKS		80,551.45
010127	TK ELEVATOR CORPORATION							
I-1000705305	7/1-9/30/25 MAINTENANCE - PD	E	7/23/2025	216.15		012290		
I-7000076544	ELEVATOR REPAIR - PD	E	7/23/2025	95.00		012290		
I-7000076545	ELEVATOR REPAIR - PD	E	7/23/2025	470.00		012290		781.15
	*** VENDOR TOTALS ***					1 CHECKS		781.15
000465	TREASURER STATE OF IOWA							
I-07/10/2025	MONTHLY SALES & EXCISE TAX	D	7/10/2025	183,930.87		002819		183,930.87
	*** VENDOR TOTALS ***					1 CHECKS		183,930.87
000740	TRIPLETT OFFICE SOLUTIONS							
I-470857-0	ENVELOPES - PSB	R	7/21/2025	208.00		252703		208.00
	*** VENDOR TOTALS ***					1 CHECKS		208.00
007454	TUBE PRO INC							
I-00064813	TUBES - CFAC	R	7/21/2025	1,480.60		252704		
I-00064823	TUBES - CFAC	R	7/21/2025	1,289.00		252704		2,769.60
	*** VENDOR TOTALS ***					1 CHECKS		2,769.60
003278	DAVIS EQUIPMENT CORPORATION							
I-JI00670	BELT UNIT #849	E	7/23/2025	120.18		012256		
I-JI91546	CONNECTOR - OCM	E	7/23/2025	120.83		012256		241.01
	*** VENDOR TOTALS ***					1 CHECKS		241.01
007363	TYLER TECHNOLOGIES INC							
I-025-517231	UTILITY BILLING NOTIFICATIONS	R	7/21/2025	263.10		252705		263.10
	*** VENDOR TOTALS ***					1 CHECKS		263.10
008633	HUNTER UDELHOVEN							
I-07/2025 FITNESS	07/2025 FITNESS EQUIP	E	7/23/2025	216.00		012321		216.00
	*** VENDOR TOTALS ***					1 CHECKS		216.00
000475	UTILITY EQUIPMENT COMPANY							
I-20060565-000	MANHOLE	E	7/23/2025	1,024.84		012236		
I-20060668-000	SEWER SUPPLIES - MU	E	7/23/2025	285.60		012236		1,310.44
	*** VENDOR TOTALS ***					1 CHECKS		1,310.44

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002290	VALMONT INDUSTRIES INC							
I-CD2242330	18TH & ASH T-BASE & BOLTS	R	7/21/2025	707.00		252706		707.00
	*** VENDOR TOTALS ***					1 CHECKS		707.00
010506	ASHLIE VAN HORN							
I-05/09/25-06/27/25	05/25-06/25 ZUMBA	E	7/23/2025	327.25		012325		327.25
	*** VENDOR TOTALS ***					1 CHECKS		327.25
009000	VAN MAANEN TECHNOLOGY INC							
I-PAY 3-FIBER OPTIC	PAY 3-FIBER OPTIC UPGRADES	R	7/21/2025	59,280.98		252707		59,280.98
	*** VENDOR TOTALS ***					1 CHECKS		59,280.98
005012	VAN-WALL EQUIPMENT INC							
I-6623234	UNIT #245 PARTS	E	7/23/2025	256.80		012261		256.80
	*** VENDOR TOTALS ***					1 CHECKS		256.80
011523	SETH WALLIS							
I-6/30/2025	BOOT REIMBURSEMENT	R	7/21/2025	140.00		252708		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
004796	WALSH DOOR & HARDWARE COMPANY							
I-833040	CAMERA REPAIRS - KL	R	7/21/2025	3,570.00		252709		3,570.00
	*** VENDOR TOTALS ***					1 CHECKS		3,570.00
012444	JOHN WARE							
I-1310	ICE MAKER - PW	E	7/23/2025	239.00		012312		239.00
	*** VENDOR TOTALS ***					1 CHECKS		239.00
008712	WHENTOWORK LLC							
I-80245240-4512PRO25	08/15/25-08/14/26 SUB RNWL-KL	R	7/21/2025	715.00		252710		715.00
	*** VENDOR TOTALS ***					1 CHECKS		715.00
010625	WHITFIELD & EDDY PLC							
I-352246	SVCS THRU 5/31/25 WRIT OF CERT	R	7/21/2025	90.00		252711		90.00
	*** VENDOR TOTALS ***					1 CHECKS		90.00
012451	JIM WILSON							
I-07/2025SMRFSTUMP	07/2025 SUMMERFEST UMP	R	7/21/2025	105.00		252712		105.00
	*** VENDOR TOTALS ***					1 CHECKS		105.00
011351	COX SUBSCRIPTIONS, INC							
I-3150466	09/01/25-08/31/26 RENEWAL-KL	R	7/21/2025	3,981.77		252713		3,981.77
	*** VENDOR TOTALS ***					1 CHECKS		3,981.77

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 7/10/2025 THRU 7/23/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
010295	STEPHANIE A YOCCA							
I-06/14/2025 YOGA	6/14/25 YOGA	R	7/21/2025	25.00		252714		25.00
	*** VENDOR TOTALS ***					1 CHECKS		25.00
012445	JOE YOUNG							
I-7/02/25 MAILBOX	MAILBOX REPLACEMENT EXPENSES	R	7/21/2025	132.46		252715		132.46
	*** VENDOR TOTALS ***					1 CHECKS		132.46
005056	YOUTH TECH INC							
I-8017	FY26 YOUTH TECH 6/30-7/2	R	7/21/2025	2,592.00		252716		2,592.00
	*** VENDOR TOTALS ***					1 CHECKS		2,592.00
008820	SIOUXLAND TURF PRODUCTS INC							
I-209436	GREEN TOWELS - OCM	E	7/23/2025	120.00		012279		120.00
	*** VENDOR TOTALS ***					1 CHECKS		120.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	223	3,858,676.53	0.00	3,858,676.53
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	183,930.87	0.00	183,930.87
EFT:	100	705,033.75	0.00	705,033.75
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

VENDOR SET: 01	BANK: APFNB TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
		324	4,747,641.15	0.00	4,747,641.15
BANK: APFNB	TOTALS:	324	4,747,641.15	0.00	4,747,641.15
REPORT TOTALS:		324	4,747,641.15	0.00	4,747,641.15

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: 7/10/2025 THRU 7/23/2025

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

July 21, 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 Ankeny Professional Fire Fighters Employees' Union Labor Agreement commencing on July 1, 2025, and authorizing execution of said agreement.

ORIGINATING DEPARTMENT

Human Resources

COUNCIL GOAL

Become the Employer of Choice

ACTION REQUESTED

Motion

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

Negotiations with the Fire Union concluded, and the arbitrator awarded a 4% across-the-board increase for July 1, 2025. A new one-year collective bargaining agreement began on July 1, 2025, and will continue until June 30, 2026.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approving the motion to approve the Ankeny Professional Fire Fighters Employees' Union Labor Agreement commencing on July 1, 2025, and authorizing execution of said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Yes

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. FY26 final Ankeny Fire Contract 07.01.25

LABOR AGREEMENT

Between the

ANKENY PROFESSIONAL FIRE FIGHTERS

EMPLOYEES' UNION

and

THE CITY OF ANKENY

July 1, 2025 – June 30, 2026

TABLE OF CONTENTS

PREAMBLE.....	3
ARTICLE 1: RECOGNITION.....	4
ARTICLE 2: UNION BUSINESS	5
ARTICLE 3: MANAGEMENT RIGHTS.....	6
ARTICLE 4: SENIORITY.....	7
ARTICLE 5: SETTLEMENT OF DISPUTES.....	8
ARTICLE 6: RULES AND REGULATIONS	10
ARTICLE 7: HOURS OF WORK	11
ARTICLE 8: SHIFT TRADING.....	12
ARTICLE 9: OVERTIME	13
ARTICLE 10: HEALTH AND WELFARE	15
ARTICLE 11: UNIFORMS.....	16
ARTICLE 12: VACATION AND PERSONAL TIME	17
ARTICLE 13: SICK LEAVE	19
ARTICLE 14: LEAVE OF ABSENCE	20
ARTICLE 15: WAGES.....	22
ARTICLE 16: HOLIDAYS.....	23
ARTICLE 17: PERFORMANCE STANDARDS	24
ARTICLE 18: SAVINGS CLAUSE.....	25
ARTICLE 19: AGREEMENT AND WAIVER CLAUSE	26
ARTICLE 20: TERMINATION	27
APPENDIX A.....	28

PREAMBLE

The City of Ankeny, hereinafter referred to as the “Employer or City”, and Ankeny Professional Fire Fighters Employees’ Union hereinafter referred to as the “Union”, agree as follows:

ARTICLE 1: RECOGNITION

Section 1.

Pursuant to and in accordance with all applicable provisions of the Act and in recognition of the Board's certification of the Union, the City does hereby recognize the Union during the term of this Agreement as the sole and exclusive representative for all employees of the City included in the bargaining unit as:

Included: All full-time paid career Fire Fighters, Engineers, and Lieutenants

Excluded: The Fire Chief, Deputy Chiefs, Division Chiefs, Battalion Chiefs, and part-time employees, and all others excluded by Section 4 of the Public Employment Relations Act.

ARTICLE 2: UNION BUSINESS

Section 1. Bulletin Boards

The City shall provide space on bulletin boards, or allow the Union to maintain its own bulletin boards, at all fire stations. Bulletin boards will be used for the posting of Union notices regarding elections, appointments, meetings, and recreational and social affairs. Prior to the posting of any other notice, the notice must be authorized by the Vice President and submitted to the Fire Chief or their designee, who shall approve or disapprove the posting.

Section 2. Union Meetings

Union meetings shall be able to be held at any fire station when it does not interfere with Fire Department business or training. Whenever possible the meeting will be held at Fire Station 1.

ARTICLE 3: MANAGEMENT RIGHTS

Section 1.

The City shall retain whatever rights and authority as set out in Section 20.7 of the Code of Iowa, amended, and nothing shall diminish said rights, except as herein expressly stated in this agreement.

ARTICLE 4: SENIORITY

Section 1. Probationary Period

All employees shall serve a probationary period of twelve (12) months. An employee may be laid off or discharged any time prior to the end of the probationary period and such discharge or lay off shall not be subject to the grievance procedure of this Agreement or the appeal procedure set forth in Chapter 400, Code of Iowa. The Union shall not assert or present any grievance or appeal on behalf of any employee because of any matter or occurrence whatsoever falling within the probationary period. The probationary period may be extended upon agreement of the employee and the Fire Chief.

Section 2. Seniority

After successful completion of the probationary period, the employee shall have established seniority and the employee's seniority date shall be retroactive to the most recent date of employment in a full-time position. For purposes of computing benefits, length of continuous service shall relate to an employee's most recent date of employment in a full-time position. For purposes of the Agreement, the term employee shall mean full-time employee.

Layoff and seniority rights for Civil Service employees shall be administered in accordance with Chapter 400, Code of Iowa. During layoff, the employee shall not accrue or receive any privileges, benefits or pay granted by this Agreement.

An employee's seniority and employment relationship with the City shall be broken and terminated for the following reasons:

- A. Resignation
- B. Discharge
- C. Death
- D. Retirement
- E. If, after a layoff, the employee fails to report to work within five [5] work days after being notified to report to work.

The seniority of employees with the same date of employment shall be determined by their ranking on the Civil Service Certified List from which they were hired. In the event two employees have equal ranking seniority shall be determined alphabetically by last name.

Section 3. State and Federal Law

Matters of probationary period, seniority, promotions, demotions, discharge, suspensions, disability, retirement, and other matters governed by State and Federal Law shall not be subject to collective bargaining.

ARTICLE 5: SETTLEMENT OF DISPUTES

Section 1. Grievance and Arbitration Procedure

A grievance is defined as a complaint or dispute between the City and an employee member of the bargaining unit, or group of employees in the bargaining unit, regarding the application, meaning or interpretation of this agreement. Upon the execution of this agreement, the Fire Chief shall provide written notification to employees of person(s) designated as "the Chief's representative" to receive Step 1 grievances.

A grievance shall be settled in the following manner:

- Step 1. The Employee, employee organization (union), or group of employees shall take up the grievance or dispute in writing with the Chief's designated representative within ten (10) calendar days of the date of the grievance or the Employee's knowledge of its occurrence. The designated representative shall attempt to adjust the matter, and shall respond in writing to the Employee within ten (10) calendar days.
- Step 2. If the grievance has not been resolved, it shall be presented in writing to the Fire Chief within ten (10) calendar days of the designated representative's response to Step 1. The Chief shall respond in writing to the Employee within ten (10) calendar days.
- Step 3. If the grievance remains unresolved, it shall be presented in writing by the Employee or the Union representative to the City Manager or his designee within ten (10) calendar days after the Chief's response. The City Manager or designee will meet with the appropriate Union representative and aggrieved employee to discuss and attempt to resolve the grievance. Following this meeting, the written decision of the City Manager will be returned to the grievant and the Union representative within ten (10) calendar days.
- Step 4. If the grievance is still unsettled, either party has fifteen (15) calendar days after the reply of the City Manager by written notice to the other, to request arbitration.

The arbitration proceeding shall be conducted by an arbitrator selected by the Employer and the Union within ten (10) calendar days after notice has been given. If the parties fail to select an arbitrator, the Iowa Public Employment Relations Board shall be requested by either or both parties to provide a panel of seven (7) arbitrators. Both the Employer and the Union shall have the right to strike three (3) names from the panel. The Employer and the Union will determine by coin toss who has the option of exercising the first strike. The process will be repeated, and the remaining person shall be the arbitrator. The parties also have the option to agree on one (1) of the names on the panel as being the arbitrator.

The decision of the arbitrator shall be final and binding on the parties, and the arbitrator shall be requested to issue their decision within thirty (30) calendar days after the conclusion of the testimony and argument. In questions involving back pay, the arbitrator's authority shall be limited to providing back pay for a period not to exceed thirty (30) calendar days prior to the filing of the grievance.

Expenses for the arbitrator's service and the proceedings shall be born equally by the Employer and the Union. However, each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim record of the proceedings, it may cause such a record to be made, providing it pays for the record and makes copies available without charge to the other party and to the arbitrator.

Section 2. Time Limits

Failure by an Employee or the Union to comply with the above provisions shall constitute a withdrawal of the grievance. If the Employer fails to comply with the time limits the grievance is automatically moved to the next step.

Time limits may be extended only upon the mutual agreement of the parties.

Section 3. Exclusive Remedy

This grievance procedure is the exclusive mechanism by which grievances under this contract may be exercised. Disputes under the jurisdiction of the City Civil Service Commission may not be filed as grievances.

ARTICLE 6: RULES AND REGULATIONS

Section 1. Standard Operating Procedures/Standard Operating Guidelines

An electronic copy of the fire department's standard operating procedures (SOP)/standard operating guidelines (SOG) shall be maintained on the City server. All SOP/SOG and revisions thereto shall be dated and signed by the Fire Chief or their designee and shall become effective 10 calendar days after a copy is emailed to the union president. Employees shall familiarize themselves with the standard operating procedures and shall be responsible for complying with same. SOPs/SOGs shall be controlling only to the extent that they are not in conflict with the provisions of this agreement and Iowa Law.

ARTICLE 7: HOURS OF WORK

Section 1. Work Shift

All Employees shall be scheduled to work on a regular work shift, and each work shift shall have a regular starting and quitting time. Only three full-time employees (rank of Lieutenant and lower) will be allowed to be off at the same time without expressed, written permission by the Fire Chief or their designee.

Section 2. Twenty-Four (24) hour Shift Personnel

A normal shift for an employee assigned to a twenty-four (24) hour shift shall consist of twenty-four (24) hours paid time starting at times established by the Fire Chief, followed by two consecutive days off or an equivalent 48 hours off. Full-time personnel will be assigned to one of three rotating 24 hour shifts (A, B or C),

Assuming proper coverage, off-going personnel will be relieved at the end of their shift unless they are held over from an ongoing emergency call for service, completion of a patient care report or returning apparatus to a level of readiness. Off-going personnel may not leave the fire station until properly relieved by personnel as scheduled.

If there is a deficiency in the duty crew staffing for any specific time period within a duty shift (full-time or part-time), the department's administration reserves the right to hold over or call back full-time personnel for the time necessary to ensure minimum coverage. If a full-time employee is required to be held over from the previous day's shift, this will be done on an alternating basis. Holdover time will be paid at the overtime rate in 15-minute increments. The employee who is being held over shall be scheduled for the duration of the open shift or until a mutually agreed time between the employee and supervisor. Any callback will be for a minimum of two hours and compensated at the normal overtime rate as well.

In the event employees are attending paramedic school or Fire/EMS training academy, they may be assigned to a 40 hour schedule as mutually agreed upon by the Fire Chief.

In the event of a light duty assignment, the Fire Chief shall have the right to determine the work duties and work schedule.

Section 3. Forty (40) hour workweek Personnel

A normal shift for an employee assigned to a forty (40) hour workweek shall consist of eight (8) hours per work day and scheduled for five (5) days followed by two (2) days off, or four (4) ten (10) hour work days with three (3) days off duty with the permission of the Fire Chief or their designee.

In the event no personnel promotes or voluntarily transfers to the position of Lieutenant Community Risk Reduction, appointment will be made for no longer than one (1) year, or 365 days, and will be assigned on a rotational basis starting with the least senior member that qualifies for the position.

Section 4. Emergency

The Employer retains the right to schedule hours or work during emergency periods, different from those indicated above and to call back any and all Employees for work during emergency periods.

ARTICLE 8: SHIFT TRADING

Section 1. Voluntary Time Trade

Shift trades will be allowed between equivalent full-time shift personnel, pending prior approval by the Fire Chief or their designee. Shift trades cannot create additional overtime.

The Fire Department shall not be responsible for enforcing any agreement between employees. It is understood the originally scheduled employee remains responsible for his/her shift.

Time trades between employees are initiated by a member for the member's benefit and not for the benefit of the City. All trades of time between employees are strictly voluntary and shall not result in overtime pay. Any time trade that would result in overtime pay under the Fair Labor Standards Act (FLSA) or any other law, regulation or rule is not allowed.

Section 2. Early Relief

Oncoming shift personnel may relieve off going personnel no more than 60 minutes prior to the start of the shift without a formal approval of the voluntary time trade by the Fire Chief or their designee.

ARTICLE 9: OVERTIME

Section 1. Rate of Pay

Time and one-half (1½) the Employee's regular hourly rate of pay shall be paid for all overtime hours worked.

Section 2. Work Period

In accordance with Section 7(k) of the Fair Labor Standards Act, the work period established by the employer for twenty-four (24) hour shift personnel shall consist of twenty-eight (28) days. The normal schedule during this work period shall fluctuate between two hundred sixteen (216) and two hundred forty (240) hours of duty incorporating a rotating schedule as set out in Article 8. Hours of Work. The parties understand that the work period and the pay period do not coincide. They anticipate that the hours worked in each pay period will fluctuate.

Section 3. FLSA Overtime

In accordance with Section 7(k) of the Fair Labor Standards Act, the work period established by the employer for twenty-four (24) hour shift personnel shall consist of twenty-eight (28) days, and for any regularly scheduled hours in excess of two hundred twelve (212) hours, employees shall be paid at the overtime rate of one-half (1/2) times the employee's regular rate of pay for each such hour. Employees are paid an overtime premium of one-half (1/2) the regular rate of pay for working the scheduled FLSA overtime hours because they have already received compensation for the hours at the straight time hourly rate. Employees will be paid their overtime premium for scheduled FLSA overtime worked in each 28-day work period in the paycheck associated with the end of that 28-day work period.

Section 4. Contractual Overtime

Overtime hours, other than the FLSA overtime hours, shall be paid at the overtime rate of one and one-half (1 ½) times the employee's regular rate of pay for each hour worked. For purposes of calculating overtime, all hours that are in pay status shall be treated as hours worked. Employees will be paid for contractual overtime in the paycheck associated with the pay period in which the contractual overtime was worked.

For forty (40) hour workweek employees "contractual overtime" shall be paid at the overtime rate of one and one-half (1 ½) times for all hours worked over forty (40) hours in a week. For purposes of calculating overtime, all hours that are in pay status shall be treated as hours worked.

Section 5. Reported Annual Wages

Annual wages are based upon a regular work year of 2912 hours at straight time hourly rate. In addition, 156 of these 2912 hours are scheduled to be compensated at a FLSA overtime rate of one-half of the regular rate. Annual wages are the wages that will be reported to the MFPRSI for pension purposes in addition to other pension taxable earnings as defined by MFPRSI.

Section 6. Court Appearance

The Employer shall pay to each Employee the appropriate hourly rate for said Employee subpoenaed to appear in court in connection with their official duties. When

said court appearance occurs outside their regularly scheduled work time Employees will receive time and one-half (1 ½) for said court appearance. Employee shall obtain all fees paid by the court for their appearance and shall remit same to the City.

Section 7. Comp Time

Forty (40) hour week shift personnel, at their discretion, shall be compensated in cash or compensatory time at a rate of time and one-half (1 1/2) times for all hours worked in excess of forty (40) in any workweek. Comp time shall be allowed to accumulate up to eighty (80) hours per fiscal year. All accumulated comp time not taken by the end of the fiscal year will be paid. Comp time may be used in increments of one-quarter hour and will be scheduled mutually by the Employee and the Fire Chief or their designee.

ARTICLE 10: HEALTH AND WELFARE

Section 1. Group Life

Employer shall establish and maintain a group life insurance program and shall provide through the program life insurance for each Employee, effective commencing the first day of employment in an amount equal to 150% of the Employee's gross annual base wage as defined in Appendix A in effect on July 1 of each year or the date of initial employment subsequent to that date during the term of this agreement.

Section 2. Group Medical

- A. The Employer shall establish and maintain a group medical health program for each permanent Employee effective on their first day of employment as a permanent employee.

For the plan year beginning July 1, 2025, and continuing through June 30, 2026, each month the Employer will pay

89% for single coverage

89% for employee + child(ren)

89% for employee + spouse

89% for family coverage

The Employer's contribution set out above will increase by 2 percentage points for those employees who qualify under the Employer's "Wellness Program".

- B. For the term of this contract the Employer will make available a flexible benefits spending account plan. Participation in said plan will be voluntary.

Section 3. Group Dental

The Employer shall establish and maintain a group dental program, effective the Employee's first day of employment and will contribute the entire portion of a single person coverage per covered Employee. The Employer will provide no sums towards the maintenance of a group family dental program for any covered Employee.

Section 4. Fitness Membership

The Employer will pay up to eighteen dollars (\$18.00) a month toward a membership to any fitness center provided that the employee must have used the facilities at least six (6) times during the month for which reimbursement is sought.

ARTICLE 11: UNIFORMS

Section 1. Authorized Use

If an Employee is required to wear a uniform as a condition of employment, the Employee shall wear the uniform only as authorized in the work place.

Section 2. Replacement or Repair

If the employee is required to wear a uniform as a condition of employment established by the Employer, the uniform shall be furnished by the Employer. The Employee is not responsible for fair wear and tear to the uniform. The Employee is responsible for any damage caused to the uniform by deliberate act or by deliberate violation of the work rules.

Section 3. Protective Clothing

If an Employee is required to wear a protective device as a condition of employment established by the Employer, the protective device shall be furnished and maintained by the Employer. Uniforms and protective devices include shoes.

ARTICLE 12: VACATION AND PERSONAL TIME

Section 1. Vacation Period

All eligible Employees shall be granted an annual paid vacation for the period specified below, based on the following requirements:

<u>Years of service</u>	<u>Vacation Per Year</u> (24 hour personnel)	<u>Vacation Per Year</u> (40 hour workweek)
after 1 year	120 hours	80 hours
after 5 years	168 hours	120 hours
after 10 years	216 hours	160 hours
after 15 years	288 hours	200 hours

There shall be no pro rata accrual of vacation time.

Section 2. Eligibility

An Employee is not eligible for a paid vacation until they have completed twelve (12) consecutive calendar months of service. Therefore, an Employee will not accrue additional vacation until they have completed an additional twelve (12) consecutive months of service.

Section 3. Vacation Pay

The rate of vacation pay shall be the Employee's regular hourly rate of pay as defined in Article 15, Wages, in effect for the Employee's classification on the day immediately preceding the Employee's vacation period.

Section 4. Scheduling

An official vacation/personal leave calendar will be maintained for full-time Employees by the Fire Chief or their designee. Vacation and personal leave will be scheduled twice a year (April and October). To ensure parity, each full-time employee will be allowed to choose various 24 hour shifts to be taken off on a rotating basis—with the first choice going to the employee with the most seniority. No two consecutive recognized holidays may be taken off by the same employee.

Vacation time shall be taken in increments of a minimum of 12 hours unless authorized by the Fire Chief or their designee.

Section 5. Accumulation of Vacation Time

Vacation time must be taken within the twelve (12) month period after the completion of the service year in which it is earned.

Vacation time not used by an Employee is lost. There will be no carryover of accrued vacation leave unless approved by the Fire Chief or their designee and the City Manager.

Section 6. Vacation "Sell Back"

Each year an Employee shall have the option to "sell back" up to 72 hours (for 24 hour shift employees) or 40 hours (for 40 hour workweek employees) of their vacation accumulation prior to their anniversary date. It shall be the sole responsibility of the

Employee requesting to be paid out to submit the request form in a timely manner. Vacation payouts shall be made on the last payroll prior to their anniversary date.

Section 7. Unused Vacation Time

An Employee who is laid off, discharged, retired or separated from the service of the Employer or dies, shall be compensated for any unused vacation they have earned at the time of such layoff, discharge, retirement, separation or death provided they have successfully completed their probationary period and has given a minimum of two weeks written notice. Accrued vacation time may not be used to satisfy the two week minimum termination notice requirement, unless waived under special circumstances by the City Manager. All unused vacation will be paid in lump sum on the employee's last paycheck. An employee's termination date will be their last working day.

Upon an employee's separation of service in good standing, an employee who has completed twenty (20) years or more of service with the City of Ankeny, shall be paid for all accrued but unused vacation time into a Retirement Health Savings plan established by the City for the benefit of the Employee.

Section 8. Personal Time

Each year on July 1, full-time shift employees shall receive five (5) 24 hour shifts off or five (5) 8 hour shifts, or four (4) 10 hour shifts off for paid personal time to be taken at any time during the fiscal year. There will be no carryover of these paid personal time days. Personal leave is not paid out at time of separation. You must use it prior to your last working day or you lose it.

Personal time may be taken in any increment with approval from the Fire Chief or their designee.

Employees hired between July 1 and October 1 shall receive five (5) 24 hour shifts or five (5) 8 hour shifts, or four (4) 10 hour shifts off for paid personal time; after October 1 but prior to January 1 shall receive four (4) 24 hour shifts or four (4) 8 hour shifts, or three (3) 10 hour shifts off for paid personal time; after January 1 but prior to April 1 shall receive three (3) 24 hour shifts off or three (3) 8 hour shifts, or two (2) 10 hour shifts for paid personal time; after April 1 but prior to July 1 shall receive two (2) 24 hour shifts or two (2) 8 hour shifts or one (1) 10 hour shift off for paid personal time.

ARTICLE 13: SICK LEAVE

Section 1. Definition

Sick leave is that leave which may be earned by an Employee which, after earned, may be used by the Employee in case of actual personal illness or injury to themselves or their immediate family.

Section 2. Eligibility

Full time shift employees shall be eligible to earn sick leave after thirty (30) days of consecutive service with the employer.

Section 3. Earned leave

Eligible employees shall be allowed to earn sick leave at the rate of 16.8 hours per month for 24 hour shift employees or 8 hours per month for 40 hour workweek employees each consecutive calendar month of service, commencing on the first day of the first full calendar month of service after the thirty (30) day waiting period.

Sick leave shall be earned during any calendar month of service only if the Employee has received compensation in each of the regularly scheduled work weeks during the calendar month of service.

Section 4. Accumulation

Sick leave may accumulate from year to year, but the maximum accumulation of sick leave at any time shall not exceed 1600 hours.

Section 5. Used sick leave

Sick leave, may be granted, if earned, in minimum units of one-half (1/2) hour, unless prior approval is granted.

Section 6. Unused sick leave

Upon an employee's separation of service in good standing, an employee who has completed 20 years or more of service with the City of Ankeny, shall be paid 40% of their sick leave balance, up to a maximum of 448 hours (for 24 hour shift employees) or 320 hours (for 40 hour workweek employees), into a Retirement Health Savings plan established by the City for the benefit of the Employee. There shall be no payout of any sick leave balance for employees who involuntarily terminate or resign in lieu of termination, or employees who have less than 20 years of service with the City of Ankeny.

Section 7. Immediate Family Provision

When an Employee must be away from the job for the health or medical needs of an immediate family member, such leave may be granted and charged against sick leave time accrued. "Immediate Family" for purposed of this article, is defined as the Employee's spouse, child, step-child, parent or step-parent.

No more than seventy-two (72) hours of sick leave per calendar year may be used for the immediate family members, or forty (40) hours for an 40 hour workweek employee. In the event of a catastrophic illness or injury (including any condition that qualifies for FMLA leave) additional use of sick leave may be granted by the City Manager.

ARTICLE 14: LEAVE OF ABSENCE

Section 1. Eligibility

Employee shall be eligible for leaves of absence after six (6) months of service with the Employer. Leaves of absence shall be for a maximum of one (1) year.

Section 2. Application for Leave

A request for a leave of absence shall be submitted in writing by the Employee to the Fire Chief. The request shall indicate the reason the leave of absence is being requested, the length of leave time requested, and whether the request is for leave with or without pay. The request shall be submitted no later than ten (10) days prior to the date of the anticipated absence whenever possible.

Section 3. Grant or Denial of Requested Leave

The Fire Chief shall grant or deny leave, taking into consideration the division's work units, work load and the Employee's request.

Authorization for leave, if granted, shall be furnished by writing. Any request for a leave of absence shall be answered promptly. In addition to accruing seniority while on any leave of absence granted under this article (subject to the limitation of 400.12, the Code of Iowa) the Employee shall be returned to the position they held at the time the leave was requested.

Section 4. Paid Leaves

A. Bereavement Leave:

In the event of a death in the immediate family of an Employee—spouse, parents, step-parent, children, step-children, father-in-law, mother-in-law—the Employee should be granted two (2) 24 hour leave of absence with full pay. For other family members defined as brother, step/half-brother, brother-in-law, sister, step/half-sister, sister-in-law, daughter-in-law, son-in-law, grandchild, step-grandchild, grandparent or grandparent of a spouse, the Employee should be granted one (1) 24 hour leave of absence with full pay. In most cases the bereavement leave should be taken within one week of the death of the immediate family member. A 40 hour workweek employee will follow the language in the employee handbook.

B. Jury Duty:

If regular full-time employees are called to jury duty, upon providing proof of such duty, the city will continue to pay your wage or salary. In addition, the employee is allowed to keep any compensation received from the court system for their jury duty. If you are released and there are two or more hours left in your normal workday, you will need to return to work.

C. Voting Time. Employees shall be granted a leave of absence on any election day if there is not sufficient time outside the Employee's work hours to allow the Employee to vote. Such leave shall be granted in accordance with Section 49.109 of the Iowa Code.

Section 5. Paid and/or Unpaid Leaves.

- A. Military Service. Any Employee who is a member of a reserve force of the United States or of this State and who is ordered by the appropriate authorities to attend a training program or perform other duties under the supervision of the United States or this State shall be granted a leave of absence with pay during the period of such activity. Such leave of absence with pay shall not exceed thirty (30) days in any calendar year; provided, the Employer shall have the right to schedule the Employee's work cycle to minimize the number of days the Employee will be required to be away from his job.

The leave of absence shall be with pay, only for regular full-time employees, during the period of such activity and shall not exceed thirty days of paid military leave per calendar year. A day is defined as a normally scheduled working day for an employee. For military leave lasting less than 30 days, the City will not count non-working days as a part of the thirty day maximum. For example, if an employee is ordered to participate in annual training for fourteen consecutive days and if during those days the employee would normally be required to work for five days, then five days of paid military leave would be required. If the employee's work shift crosses two calendar days, only one day shall count toward the 30 paid day maximum.

However, where the employee's military duty is for a period of thirty (30) consecutive days or more, military leave is counted for all days that the employee is performing military service. For example, if an employee is ordered to participate in training that is for forty-five (45) consecutive days, the first 30 calendar days will be considered toward the paid 30 day maximum and the employee will be paid for their normally scheduled working days during that first thirty day period. After the thirty days the employee will be in an unpaid status unless he/she chooses to use PTO time to cover for any benefit deductions.

Any Employee who enters into active service in the Armed Forces of the United States while in the service of the Employer shall be granted an unpaid leave of absence for the period of military service.

Copies of all orders shall be given to the Fire Chief or their designee and to Human Resources at least ten working days prior to reporting to duty whenever possible. If the military orders require reporting to duty sooner than ten working days' notice, the employee will provide a copy of the orders as soon as they are received by the employee.

- B. Family Medical Leave Act (FMLA): The parties agree to comply with the provisions of the Family and Medical Leave Act
- C. Paid Parental Leave: Employees will be eligible to participate in the City's Parental Leave Policy subject to the terms of the program as determined by the City and applied to other City employees as of July 1, 2025. If at any time during the duration of this Agreement, the City provides greater parental leave benefits to employees of the City not covered by this Agreement, the employees covered by this Agreement shall be entitled to the greater benefit

ARTICLE 15: WAGES

Section 1. Wage Schedule

The wage schedule for Employees shall be as set out in Appendix A attached to this Agreement and by this reference made a part of this Agreement. For the purpose of determining and awarding step increases, the first pay period of each fiscal year shall be the date used. Any employee who was hired prior to December 31st shall be eligible to receive a step increase for the next fiscal year.

Employees shall be paid on an hourly basis for the actual hours worked each pay period.

Employees will be paid their overtime premium of one-half ($\frac{1}{2}$) the regular rate of pay for scheduled FLSA overtime worked in each 28-day work period in the paycheck associated with the end of that 28-day work period.

July 1, 2025 – 4% ATB

Section 2. Lateral entry

New employees who at the time of hire are currently certified Paramedics and have the appropriate fulltime experience as stated below, are eligible for lateral entry if they meet the following conditions:

Completion of 12 months (1 year) as a FT Paramedic at another agency or a PT Paramedic for the Ankeny Fire Department shall be paid at Step 2.

Completion of 24 months (2 years) as a FT Paramedic at another agency or a PT Paramedic for the Ankeny Fire Department shall be paid at Step 3.

Completion of 36 months (3 years) as a FT Paramedic at another agency or a PT Paramedic for the Ankeny Fire Department shall be paid at Step 4.

If a lateral transfer employee starts at a wage above a current employee, who has the same or more post paramedic certification service with the Ankeny Fire Department, those current employees will be moved to the equivalent pay step at the beginning of the pay period following the new hire start date. If this increase occurs after December 31st no additional step increase will be given for July 1st. Post paramedic certification service will start the date the employee received the certification.

Section 3. Working Out-of-Classification

Firefighter Acting Pay: An Employee who meets the qualifications who is required to accept responsibilities and carry out the duties of a position or rank above the Employee's current position or rank, shall be paid at the employee's current hourly rate plus an additional supplemental pay per hour while so acting. Acting pay shall be paid at the following rates when an employee serves in that capacity for twelve (12) hours or more of the shift.

Acting Engineer: \$1.00 per hour

Acting Lieutenant: \$1.50 per hour

Acting Battalion Chief: \$1.50 per hour

ARTICLE 16: HOLIDAYS

Section 1. Recognized Holidays

The following holidays should be recognized holidays:

- 1) New Year's Day
- 2) Martin Luther King Jr. Day
- 3) Memorial Day
- 4) Independence Day
- 5) Labor Day
- 6) Thanksgiving Day
- 7) The Friday following Thanksgiving
- 8) Christmas Eve Day
- 9) Christmas Day

The actual day the holiday falls shall be observed as the holiday. Full-time twenty-four hour shift employees will be expected to work all official holidays that fall upon their regular shift day unless authorized in advance to use other paid leave time on that day.

Full-time forty (40) hour workweek employees shall receive holiday pay for each of the holidays listed above that fall on their normal workday and will not be expected to work the holiday. For holidays that fall on a weekend, the employee shall receive holiday pay for, and not be expected to work, the day that the non-union employees observe as the holiday. If the employee volunteers or is required to work the actual holiday as listed above on the twenty-four (24) hour shift, the employee shall receive time and one-half pay, for the number of hours worked on the holiday, in addition to the holiday pay.

Section 2. Holiday Work

If an Employee's regular work schedule includes a holiday, they shall be paid time and one-half ($1\frac{1}{2}$) for each hour worked on the holiday. If an Employee volunteers or is required to work a holiday that is not a part of their regular work shift, they shall receive double time (2) in lieu of time and one-half ($1\frac{1}{2}$).

The holiday work rate of pay shall start at the beginning of the shift on the day of the actual holiday and continue for 24 hours until the end of the shift on the next day.

ARTICLE 17: PERFORMANCE STANDARDS

Section 1.

Recognizing the wage and benefit increases provided for in this agreement are of substantial nature, the Union hereby pledges for itself and all its members, the employees of the City, that they will perform their work effectively and efficiently to be the best of their ability, and will cooperate in the introduction of such methods, techniques, and procedures of operation as the City may introduce or put into effect for the purpose of better and more effective operation to the end that the City Fire Department may increase the quality and efficiency of operation. It is further recognized that all articles of this agreement will remain contingent upon performance standards or norms that may be established and/or revised, notwithstanding the existence of prior performance levels, norms or standards and that such standards shall be developed by usual work measurement procedures and may be used to determine acceptable performance levels, prepare work schedules and to measure the performance of each employee or group of employees, and those employees who work at less than acceptable levels of performance may be subject to disciplinary measures in accordance with City and departmental rules and regulations.

ARTICLE 18: SAVINGS CLAUSE

Should any article, section or portion thereof of this Agreement be restrained or held unlawful and unenforceable by any court of competent jurisdiction, such decision of the court shall apply only to the specified article, section or portion thereof restrained or declared null and void in the decision and the remainder of this Agreement shall remain in full force and effect.

ARTICLE 19: AGREEMENT AND WAIVER CLAUSE

This Agreement supersedes and cancels all previous Agreements between the City and the Association and constitutes the entire Agreement between the parties and concludes collective bargaining for its term. The parties acknowledge that during negotiations which resulted in this Agreement each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter not removed by law from the area of collective bargaining, and that the Agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this Agreement.

ARTICLE 20: TERMINATION

This Agreement shall be effective as of July 1, 2025, and shall be binding upon the Employer, the Union and its members and shall remain in full force and effect through June 30, 2026. The Agreement shall remain in full force and effect during the period of negotiations.

IN WITNESS THEREOF, the parties have caused this Agreement to be signed by their respective chief negotiators and their signatures placed thereon, all on this 21st day of July, 2025, at Ankeny, Iowa.

**FOR THE ANKENY PROFESSIONAL FIRE
FIGHTERS EMPLOYEES' UNION**

By: N. DeVries
Nick DeVries, Union President

By: Ross Budden
Ross Budden, Union Secretary/Treasurer

FOR THE CITY OF ANKENY, IOWA

By: Mike Schrock
Mike Schrock, City Manager

By: _____
Bobbi B. Bentz, Mayor

APPENDIX A

Ankeny Career Fire Fighters Employees Union Wage Schedule

Annual salary estimate based on working 2,912 hours per year.

Approved FY2026	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9
FT8	62,655	65,788	69,078	72,532	74,707	76,950	79,259	81,638	84,087
Hourly	30.123	31.629	33.211	34.871	35.917	36.995	38.105	39.249	40.426
Bi-Weekly	2,409.81	2,530.31	2,656.85	2,789.69	2,873.35	2,959.62	3,048.42	3,139.92	3,234.12
FP8	70,395	73,915	77,611	81,492	83,938	86,457	89,052	91,722	94,474
Hourly	33.844	35.536	37.313	39.179	40.355	41.566	42.813	44.097	45.420
Bi-Weekly	2,707.50	2,842.88	2,985.04	3,134.31	3,228.38	3,325.27	3,425.08	3,527.77	3,633.62
F09	62,655	65,788	69,078	72,532	74,707	76,950	79,259	81,638	84,087
Hourly	21.516	22.592	23.722	24.908	25.655	26.425	27.218	28.035	28.876
Bi-Weekly	2,409.81	2,530.31	2,656.85	2,789.69	2,873.35	2,959.62	3,048.42	3,139.92	3,234.12
F10	68,918	72,363	75,983	79,783	82,177	84,643	87,182	89,797	
Hourly	23.667	24.850	26.093	27.398	28.220	29.067	29.939	30.837	
Bi-Weekly	2,650.69	2,783.19	2,922.42	3,068.58	3,160.65	3,255.50	3,353.15	3,453.73	
F11	70,395	73,915	77,611	81,492	83,938	86,457	89,052	91,722	94,474
Hourly	24.174	25.383	26.652	27.985	28.825	29.690	30.581	31.498	32.443
Bi-Weekly	2,707.50	2,842.88	2,985.04	3,134.31	3,228.38	3,325.27	3,425.08	3,527.77	3,633.62
F12	77,433	81,306	85,371	89,640	92,328	95,097	97,951	100,889	
Hourly	26.591	27.921	29.317	30.783	31.706	32.657	33.637	34.646	
Bi-Weekly	2,978.19	3,127.15	3,283.50	3,447.69	3,551.08	3,657.58	3,767.35	3,880.35	
LE8	81,320	85,386	89,656	94,139	96,963	99,873	102,868		
Hourly	39.096	41.051	43.104	45.259	46.617	48.016	49.456		
Bi-Weekly	3,127.69	3,284.08	3,448.31	3,620.73	3,729.35	3,841.27	3,956.46		
F14	81,318	85,383	89,652	94,133	96,958	99,867	102,863		
Hourly	27.925	29.321	30.787	32.326	33.296	34.295	35.324		
Bi-Weekly	3,127.62	3,283.96	3,448.15	3,620.50	3,729.15	3,841.04	3,956.27		
LP8	84,017	88,219	92,631	97,263	100,181	103,187	106,282		
Hourly	40.393	42.413	44.534	46.761	48.164	49.609	51.097		
Bi-Weekly	3,231.42	3,393.04	3,562.73	3,740.88	3,853.12	3,968.73	4,087.77		
F15	84,020	88,222	92,634	97,267	100,184	103,190	106,285		
Hourly	28.853	30.296	31.811	33.402	34.404	35.436	36.499		
Bi-Weekly	3,231.54	3,393.15	3,562.85	3,741.04	3,853.23	3,968.85	4,087.88		

Grade	Department	Job Title
FT8	Fire	Firefighter in Training (40 hours)
FP8	Fire	Firefighter Paramedic in Training (40 hours)
F09	Fire	Firefighter EMT
F10	Fire	Fire Engineer EMT
F11	Fire	Firefighter Paramedic
F12	Fire	Fire Engineer Paramedic
LE8	Fire	Fire Lieutenant EMT (40-hour) – CRR
F14	Fire	Fire Lieutenant EMT
LP8	Fire	Fire Lieutenant Paramedic (40-hour) – CRR

F15 Fire Fire Lieutenant Paramedic



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 for streets, warranty deed to parkland, platted easement documents and authorizing cost participation for 8' sidewalk, reimbursement for 24-inch sewer extension and pavement shortage payment for NW Reinhart Drive for Trestle Ridge Estates Plat 7.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Trestle Ridge Estates Plat 7 is a proposed 29.4 acre (+/-) plat located southeast of the intersection of NW 36th Street and NW Weigel Drive. The final plat includes development of 46 single family lots, a 10.6 acre outlot for detention and a 3.3 acre outlot for parkland dedication. The property is zoned R-3 Multiple Family Residence District restricted to single family.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commission recommended Preliminary Approval at their meeting on March 19, 2024. The City Council granted preliminary approval at their meeting on April 15, 2024.

FISCAL IMPACT

Authorize cost participation request for sidewalk oversizing along NW Reinhard Drive in the amount of \$9,555 and authorize reimbursement in the amount of \$47,430 for the cost of the 24-inch sanitary sewer trunk main.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. PZ Minutes
3. Trestle Ridge Estates Plat 7 Final 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: Laura Hutzell, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive., Ankeny, IA 50023

Phone: 515-965-6445

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, WARRENTY DEED TO STREETS, WARRENTY DEED TO PARKLAND, PLATTED EASEMENTS AND AUTHORIZING COST PARTICIPTION FOR 8' SIDEWALK, REIMBURSEMENT FOR 24-INCH SEWER EXTENSION AND PAVEMENT SHORTAGE PAYMENT FOR NW REINHART DRIVE FOR TRESTLE RIDGE ESTATES PLAT 7

WHEREAS, on the 19th day of March 2024, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of Trestle Ridge Estates Plat 7; and

WHEREAS, the City Council of the City of Ankeny, Iowa, granted preliminary approval of the final plat for Trestle Ridge Estates Plat 7 on the 15th day of April, 2024; and

WHEREAS, the attorney's title opinion, warranty deed for streets, warranty deed for parkland, and easement documents have been submitted and approved by the City Engineer and 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 Trestle Ridge Estates Plat 7 is approved; and
2. The warranty deed to streets is hereby accepted; and
3. That the storm water management facility maintenance covenant and permanent easement, public sanitary sewer easement, public gas easement, public utilities easement, public storm sewer and drainage easement, public storm sewer easement and public drainage easement are hereby accepted; and
4. That the temporary off-site sewer easement, temporary off-site water main easement, temporary off-site turnaround easement and temporary off-site storm sewer easement are hereby accepted; and
5. The deed to parkland is hereby accepted; and
6. That the cost participation for 8' sidewalk along NW Reinhart Drive be authorized in an amount estimated to be 9,555.00 is hereby approved; and
7. That reimbursement for 24-inch sewer extension be authorized in an amount estimated to be 47,430.00 is hereby approved.

PASSED AND APPROVED this 21st day of July 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michele Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, March 19, 2024

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the March 19, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Annette Renaud, Todd Ripper, Lisa West, and Randy Weisheit. Absent: Glenn Hunter and Trina Flack. Staff present: Eric Jensen, Eric Carstens, Deb Gervais, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

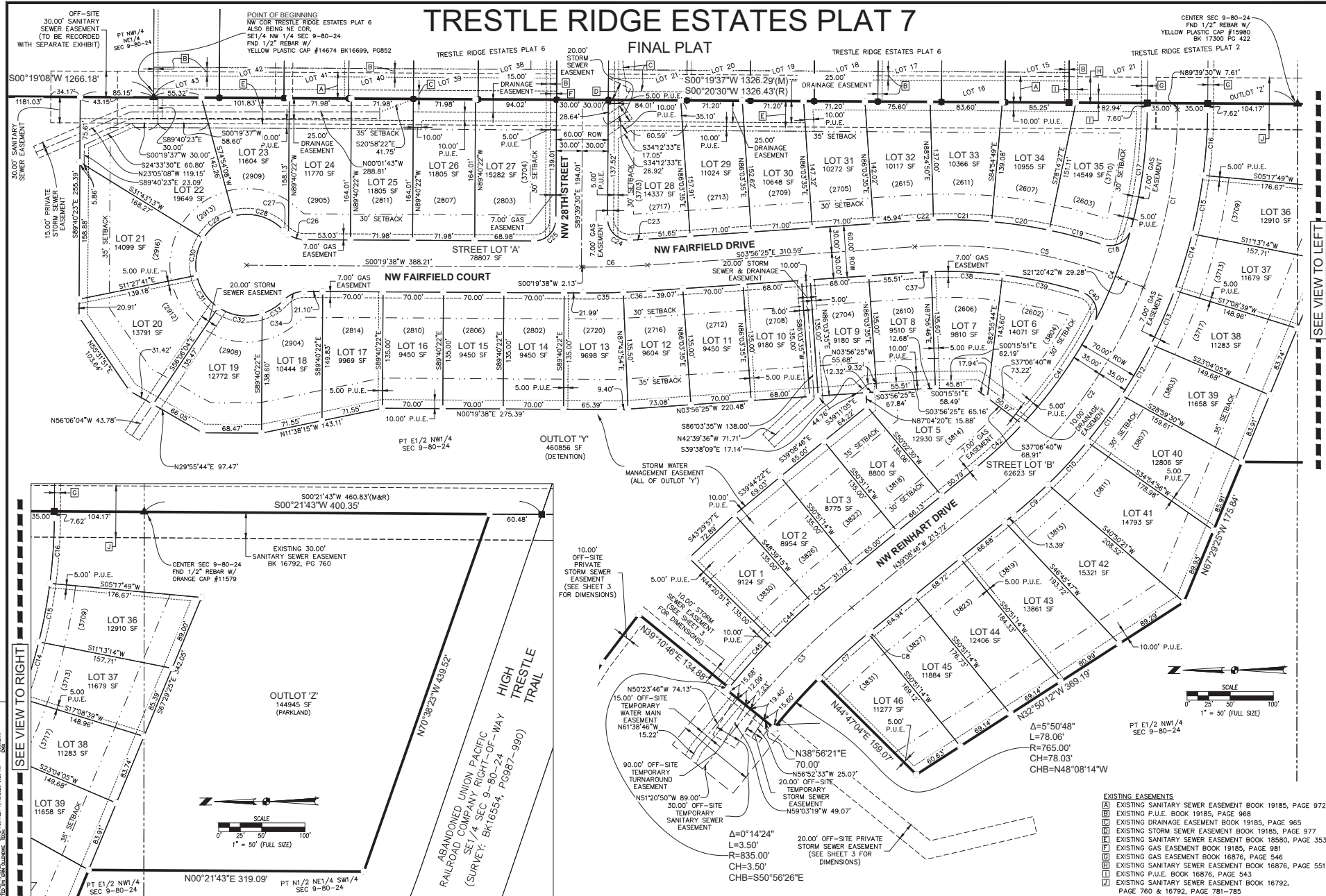
CONSENT AGENDA ITEMS

Item #2. Trestle Ridge Estates Plat 7 Final Plat

Motion to recommend City Council approval of Trestle Ridge Estates Plat 7 Final Plat; and recommend City Council authorization of 100% reimbursement in the amount of \$47,430 for 24-inch trunk sewer and City cost-participation in the amount of \$9,555 for 8' sidewalk along NW Reinhart Drive.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

LOT 38 STORM SEWER LOT 20 LOT 19 LOT 18 LOT 17



2309.591

2

3

TRESTLE RIDGE ESTATES PLAT 7

FINAL PLAT



CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 389-4400 FAX: (515) 389-4410

ENGINEER: EKO

ENGINEER: JWM TECH: MST

DATE

06/16/2024

AS-BUILT SUBMITTAL

04/03/2023

REVISED

08/16/2024

REVISED FINAL SUBMITTAL #2

05/07/2024

REVISED FINAL SUBMITTAL

03/19/2024

FINAL SUBMITTAL

03/06/2024

REVISIONS

AS-BUILT SUBMITTAL

REVISED

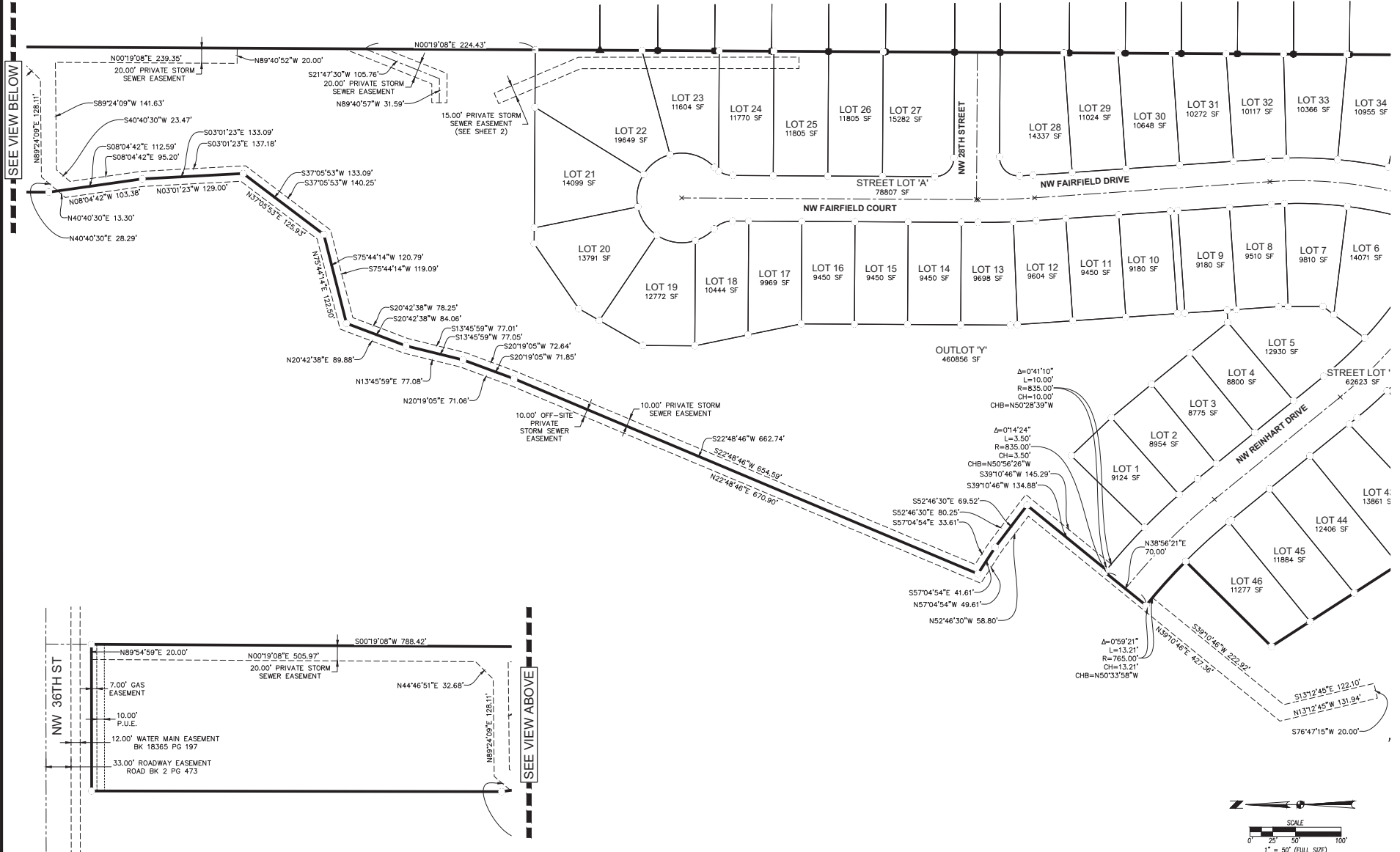
REVISED FINAL SUBMITTAL #2

REVISED FINAL SUBMITTAL

FINAL SUBMITTAL

TRESTLE RIDGE ESTATES PLAT 7

FINAL PLAT



DATE	06/16/2021
REVISIONS	AS-BUILT SUBMITTAL
REVISED	04/03/2021
REVISED FINAL SUBMITTAL #2	08/03/2021
REVISED FINAL SUBMITTAL	03/16/2024
FINAL SUBMITTAL	03/16/2024
FIFTH SUBMITTAL	03/16/2024

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JWM TECH: JMT
ENGINEER: EKO

TRESTLE RIDGE ESTATES PLAT 7
FINAL PLAT

ANKENY, IOWA

3/3
2309.591

Agenda Item: Trestle Ridge Estates Plat 7 Final Plat

Report Date: March 14, 2024

Prepared By: Laura Hutzell
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Trestle Ridge Estates Plat 7 Final Plat; and recommend City Council authorization of 100% reimbursement in the amount of \$47,430 for 24-inch trunk sewer and City cost participation in the amount of \$9,555 for 8' sidewalk along NW Reinhart Drive.

Project Summary:

Trestle Ridge Estates is a proposed 29.4 (+/-) plat located in the northwest quadrant of Ankeny at the southeast intersection of NW Weigel Drive and NW 36th Street. The final plat includes the development of 46 single family lots, a 10.6-acre outlot for detention and a 3.3-acre outlot for parkland dedication. The property is currently zoned R-3 Multiple Family Residential District restricted to single family.

Project Report:

Streets: Trestle Ridge Plat 7 will be primarily accessed via an easterly extension of NW Reinhart Drive and NW 28th Street. NW Reinhart Drive will connect north to NW Fairfield Drive, which turns into NW Fairfield CT. Five-foot sidewalks will be required throughout Plat 7, with the exception of an 8-foot sidewalk being required on the south side of NW Reinhart Drive for which there will be sidewalk cost share.

Water: A 10-inch water main will be installed along NW Reinhart Drive, and an eight-inch water main will be extended throughout the remainder of the proposed development.

Sewer: 24-inch sanitary sewer exists along the east plat boundary, this will be extended further north to serve the northern portion of the development near lot 22. Eight-inch sanitary sewer will then be extended throughout the development.

Drainage: The plat area is part of the Rock Creek watershed and stormwater generally flows from the northeast to the southwest. A drainage study associated with the final plat is being reviewed by Development Engineering. There are four existing tiles present on the property, these will be routed to the detention facility or piped through the development.

The required detention for this plat will occur in Outlot Y, which will be owned and maintained by the Homeowner's Association. Two reinforced concrete box culverts, and a weir are required to handle the drainage through the extension of NW Reinhart Drive.

An additional flood study with floodplain modeling and mapping is also being prepared. The area west and south of Outlot Z contains areas of Zone A, Special Flood Hazard Area without Base Flood Elevation (BFE) and Zone X, Area of Minimal Flood Hazard. The construction plans show grading and installation of riprap in the special flood hazard area, so an Ankeny Floodplain Development Permit is required.

Parkland: The City's Parks Department has agreed to accept Outlot Z totaling 3.33 acres as parkland dedication. This ground, along with a 6.3-acre (+/-) dedication from Trestle Ridge Estates Plat 2, will combine to create an approximate 9.6-acre park adjacent to the High Trestle Trail.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Trestle Ridge Estates Plat 7

NAME OF OWNER/ DEVELOPER: Absolute Farms, LLC

GENERAL INFORMATION:

PLAT LOCATION: Southeast intersection of NW 36th Street and NW Weigel Drive.
SIZE OF PLAT: 29.4-acres
ZONING: R-3 Restricted to Single Family Residential

LOTS:

NUMBER: 46 single-family lots
SIZE/DENSITY: 1.56 units per acre
USE: Residential
BUILDING LINES: 30' front yard setback; 35' rear yard setback; 17' (>1 story-8' minimum);
15' (1 story-7' minimum)

PARK SITE DEDICATION:

The City's Parks Department agreed to accept Outlot Z totaling 3.33 acres as parkland dedication. This ground, along with a 6.3-acre (+/-) dedication from Trestle Ridge Estates Plat 2, combines to create an approximate 9.6-acre park adjacent to the High Trestle Trail.

ADJACENT LANDS:

NORTH: R-3 Restricted to 10 units per acre
SOUTH: R-3 Restricted to 10 units per acre
EAST: R-3 Restricted to Single Family
WEST: Undeveloped R-1

STREET DEVELOPMENT:

NAME: NE Reinhart Drive
LENGTH: 680.89
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NW Fairfield Drive
LENGTH: 657.07'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Fairfield Ct
LENGTH: 388.21
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 28th Street
LENGTH: 194.01'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 29.4 acres X 990 gal. per day/pers.= 29,106 GPD

WRA CAPACITY: 11.2 MGD; current daily avg. 4.4 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 24" Trunk Sewer extended along the east plat boundary.

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin

WATER SYSTEM:

USAGE: 46 units X 3 persons X 990 gal. per day/person = 136,620 GPD

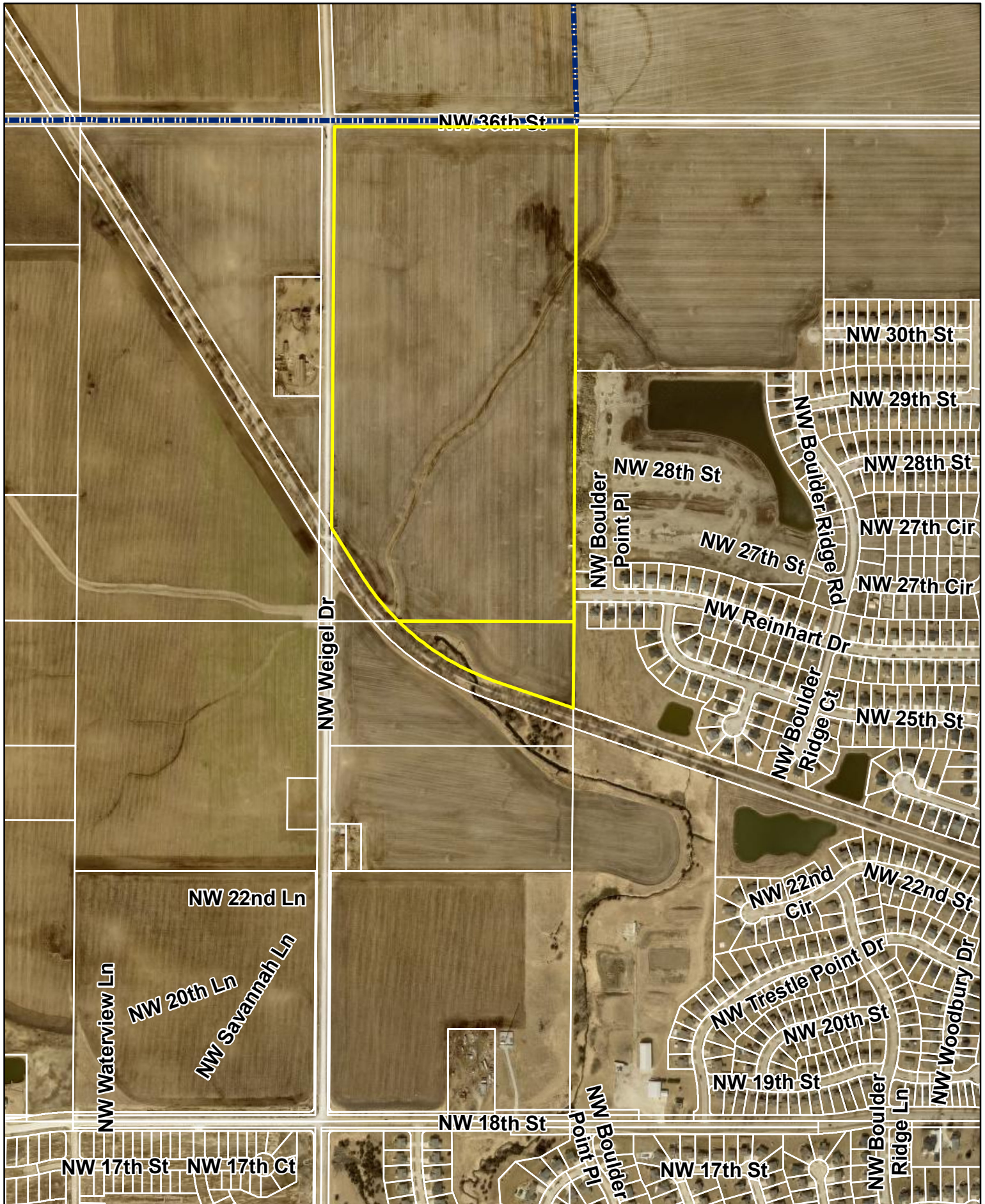
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



March 7, 2024

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Laura Hutzell
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Trestle Ridge Estates Plat 7
Construction Drawings & Preliminary Approval of Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Absolute Farms LLC, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 29.4 acres and is located southeast of the intersection of NW 36th Street and NW Weigel Drive. The final plat includes the development of 46 single family lots, a 10.6 acre outlot for detention and a 3.3 acre outlot for parkland dedication. The property is currently zoned R-3 Multiple Family Residential District restricted to single family. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete.

We would like to request cost sharing for the upsizing of the 8 foot trail along NW Reinhart Drive in the amount of \$9,555 and reimbursement in the amount of \$47,430 for the cost of the 24-inch sanitary sewer trunk main.

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, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 a Storm Water Management Facility Maintenance Covenants and Permanent Easement Agreement, located on part of Outlot Z Trestle Ridge Estates Plat 2 and associated with the development of Trestle Ridge Park Site Plan at 3707 NW Reinhart Drive.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

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. Storm Water Easement

RESOLUTION

RESOLUTION ACCEPTING A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT LOCATED ON PART OF OUTLOT Z, TRESTLE RIDGE PLAT 2 AND ASSOCIATED WITH THE DEVELOPMENT OF TRESTLE RIDGE PARK SITE PLAN AT 3707 NW REINHART DRIVE

WHEREAS, a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement is required for the purpose of construction, installation and maintenance of the storm water management facility located on part of Outlot Z, Trestle Ridge Plat 2 and associated with the development of Trestle Ridge Park Site Plan at 3707 NW Reinhart Drive.

WHEREAS, a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement has been submitted and approved by the City Engineer and 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 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement located on part of Outlot Z, Trestle Ridge Plat 2 and associated with the development of Trestle Ridge Park Site Plan at 3707 NW Reinhart Drive is hereby accepted.

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

CITY OF ANKENY

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:

City Clerk
410 W. 1st Street
Ankeny, Iowa 50023

Preparer Information: Nick Lenox, City of Ankeny, 1210 NW Prairie Ridge Drive, Ankeny, Iowa 50023

**STORM WATER MANAGEMENT FACILITY
MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT**

THIS STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT is entered into between **THE CITY OF ANKENY** (hereinafter referred to as "Grantor") and the **City of Ankeny, Iowa** (hereinafter referred to as "City"), in consideration for the approval by the City of Ankeny, Iowa of the Final Plat.

Grantor is obligated by the Municipal Code of the City of Ankeny to control storm water runoff for the proposed development as a part of the Final Plat permit approval process. In consideration for the City's approval of the Grantor's Final Plat, the parties enter into this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement to control and address storm water runoff for the following described property:

**OUTLOT Z OF TRESTLE RIDGE ESTATES PLAT 2
AND OUTLOT Z OF TRESTLE RIDGE ESTATES PLAT 7**

(hereinafter referred to as the "Benefited Property").

PART I – COVENANTS ON THE BENEFITED PROPERTY

The following provisions are covenants running with the land to the City of Ankeny, binding on all successors and assigns of the Benefited Property and shall only be amended or released with the written permission of the City.

1. Grantor hereby agrees that the storm water runoff for the subdivision/site shall be controlled through installation, construction, and maintenance of a Storm Water Management Facility upon, over, under, through and across the following described property:

A PART OF OUTLOT 'Z', TRESTLE RIDGE ESTATES PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 71°08'48" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Z', 344.72 FEET; THENCE NORTH 18°51'12" EAST, 268.79 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 62°16'39" EAST ALONG SAID NORTHERLY LINE, 113.85 FEET; THENCE SOUTH 73°50'57" EAST ALONG SAID NORTHERLY LINE, 79.85 FEET; THENCE SOUTH 71°08'48" EAST ALONG SAID NORTHERLY LINE, 56.13 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 42°32'38" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z', 34.94 FEET; THENCE SOUTH 15°51'19" WEST ALONG SAID EASTERLY LINE, 109.89 FEET; THENCE SOUTH 23°52'52" EAST ALONG SAID EASTERLY LINE, 154.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.54 ACRES (67,285 SQUARE FEET).

(hereinafter referred to as the "Easement Area").

2. Grantor covenants and agrees that the design, construction and maintenance of the Storm Water Management Facility shall meet the storm water runoff control requirements of the Municipal Code of the City of Ankeny, Iowa.
3. It is hereby agreed and covenanted that the above described Benefited Property receives benefit from the Storm Water Management Facility by controlling runoff from the Benefited Property to meet the requirements of the Municipal Code of the City of Ankeny, Iowa. In recognition of such benefit and to meet the maintenance, repair and replacement obligations of the Municipal Code of the City of Ankeny, Iowa, each of the Benefited Property owners ("Owners") in **CITY OF ANKENY** shall be responsible for the proportionate share (determined by the number of lots in the Benefited Property) of any amount required for said obligations. Every owner of a Benefited Property hereby consents and agrees to the covenants and obligations of this Agreement and by virtue of their ownership of a portion of the Benefited Property.
4. It is hereby agreed that Grantor is solely responsible for constructing, installing and ensuring that the Storm Water Management Facility meets the standards and specifications established in the Municipal Code of the City of Ankeny, Iowa. If there is a discrepancy between the requirements in the City's Municipal Code and this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, this Agreement shall supersede. Grantor's obligations under this Agreement may not and shall not be transferred to the Owners until the City provides written consent to Grantor acknowledging that construction of the Storm Water Management Facility has been completed.
5. Grantor hereby designates, appoints and agrees on behalf of Grantor and all successors and assigns that the Owners are designated as the responsible party for replacement, reconstruction, repair, grading and maintenance of the Storm Water Management Facility.
6. Grantor hereby covenants and agrees that the Owner of **OUTLOT Z OF TRESTLE RIDGE ESTATES PLAT 2 AND OUTLOT Z OF TRESTLE RIDGE ESTATES PLAT 7** is hereby designated and authorized by Grantor and all successors and assigns to accept notices and service of process for all Benefited Property Owners as it relates to the inspection, replacement, reconstruction, repair, grading and maintenance of the Storm Water Management Facility or permanent easement or notice of assessment for replacement, reconstruction, repair, grading and maintenance of the Storm Water Management Facility. The Owners of the Benefited Property are responsible for complying with this Agreement.
7. The Owners shall be responsible for all maintenance, repair and replacement of the Storm Water Management Facility, including obligations set forth in Part II, paragraph 13, subsections (a) and (b) herein that are the obligation of the property owner of the Easement Area, should any property owner of the Easement Area not perform or fail to perform such obligations. The Owners are responsible for performing all other items listed in Part II, paragraph 13, subsections (c) through (i). Should any property owner do anything in conflict with paragraphs 13 through 18 herein, the Owners shall have the responsibility to remove such conflict to assure effectiveness of the Storm Water Management Facility. Grantor and all successors and assignees of the Benefited Property shall comply with all terms of the Easement set forth in Part II herein.
8. The Owners shall inspect the Storm Water Management Facility on an annual basis, including but not limited to all pipes, inlets and outlets for defects, obstructions or changes in the Storm Water Management Facility from the original design of the Facility. The inspection shall be conducted by a licensed professional engineer in the state of Iowa and documented with date stamped photographs of the Storm Water Management Facility. The Owners shall document such inspection by completing the Inspection Report Form available from the City. Any deficiencies or defects noted by the inspection shall be corrected by the Owners. The deficiencies or defects shall be corrected by the Owners within 30 days of receiving the Inspection Report Form. In the event the identified maintenance or repair cannot be completed within 30 days of notice, the responsible party must contact the City with 30 days of notice to explain why the maintenance or repair cannot be completed within 30 days and provide a plan for completing maintenance or repair. The Inspection photographs and Inspection Report Form shall be submitted to the City for review and shall be kept and maintained for a period of 5 years from the date of inspection.
9. The Owners shall be responsible for providing an as-built volume verification of the Storm Water Management Facility to the City prior to final occupancy being granted to the Owners. The City shall have the right to request an as-built volume verification from the Owners of the Storm Water Management Facility if the annual inspection indicates a deficiency from the original design of the Facility. The as-built deficiency shall be corrected by the Owners within 30 days of receiving notice from the City. In the event the deficiency cannot be completed within 30 days of notice, the responsible party must contact the City with 30 days of notice to explain why the repair cannot be completed within 30 days and provide a plan for completing maintenance or repair.

10. Grantor hereby agrees and consents on behalf of itself and all successors and assigns of the Benefited Property to assessment of the costs of maintaining, reconstructing, repairing, grading or dredging the Easement Area and Storm Water Management Facility on all Benefited Property established by the Grantor pursuant to the formula set forth in paragraph 11, below. Grantor, on behalf of itself and all successors and assigns of the Benefited Property, shall execute an Agreement and Waiver in favor of the City to allow the City to recover any costs expended for action taken as set forth in paragraph 11, below, to address the maintenance, reconstruction, repair, grading or dredging of the Storm Water Management Facility or Easement Area.
11. Should the Owners fail to maintain, reconstruct, repair, grade or dredge the Storm Water Management Facility or the Easement Area upon notice from the City, the City may cause such action to be done and assessed to each Benefited Property pursuant to the formula set forth below:

1/1 assessed to each Benefited Property

The assessments on each Benefited Property shall be immediately due and payable to the City pursuant to the terms of the Agreement and Waiver (see **Exhibit A**, attached hereto and made a part hereof).

PART II – EASEMENT FOR STORM WATER MANAGEMENT FACILITY AND DRAINAGE

The following provisions in Part II herein are for a permanent easement over the Easement Area running with the land to the City of Ankeny and the Owners.

12. Grantor hereby grants the Owners and the City a Permanent Easement for Storm Water Management Facility and Drainage under, over, through and across the Easement Area described above for the purpose of constructing, reconstructing, repairing, grading and maintaining the Storm Water Management Facility and the surface of the Easement Area in a manner that will permit the free and unobstructed flow of surface water over the Easement Area described above.
13. It is the obligation of the Grantor and all subsequent owners of the above described easement area to maintain the Easement Area and the Storm Water Management Facility as set forth below. The Grantor and all subsequent owners of the Easement Area shall perform the maintenance obligations set forth below in items (a) and (b). The Owners shall perform all maintenance obligations set forth below in items (c) through (i). The Grantor and all subsequent property owners of the Easement Area shall maintain the Easement Area so not to conflict with the maintenance requirements of the Owners or the Owners' right to perform those maintenance obligations. The maintenance obligations for the Storm Water Management Facility are as follows:

Storm water detention and retention ponds or basins:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
- b. Remove all trash, litter, debris or obstructions in the basin in the Easement Area and any inlets or outlets located within the Easement Area.
- c. Plant, maintain and replant as necessary permitted vegetation.
- d. Inspect for any defects, obstructions, or any changes in the original design.
- e. Inspect and determine the depth of the pond or basin on an annual basis.
- f. Remove any accumulated sediment from the outlet structures and remove any sediment which may accumulate greater than 12 inches in ponds or basins and greater than 6 inches in an underground detention basin.
- g. Till the soil at the bottom of the riparian buffer if it does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
- h. All repairs shall conform to the original design.
- i. Maintaining the storm water and retention pond or basin to assure the effectiveness for storm water runoff for the subdivision/site.

Grass and Bioretention Swales:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
- b. Remove all trash, litter, debris or obstructions in the grass or bioretention swale and Easement Area.
- c. No chemicals or substances shall be applied to the Easement Area that shall harm or impair the effectiveness of the swale as a storm water runoff control measure.
- d. Replant vegetation as soon as practical when any vegetation dies.
- e. Inspect and determine the depth of the swale on an annual basis.
- f. Remove any sediment accumulated greater than 6 inches which may accumulate in the swale.

- g. Till the soil at the bottom of the swale if the grass swale does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
- h. All repairs shall conform to the original design.
- i. Maintain the grass and/or bioretention swale to assure the effectiveness for storm water runoff for the subdivision/site.

Riparian Buffer:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
 - b. Replant the vegetation in the Easement Area as soon as practical when any vegetation dies.
 - c. Remove all trash, litter, debris or obstructions in the Easement Area.
 - d. Inspect for erosion in the riparian buffer on an annual basis.
 - e. Inspect and determine the depth of the riparian buffer on an annual basis.
 - f. Remove any sediment accumulated greater than 25% of the original design depth.
 - g. Till the soil at the bottom of the riparian buffer if it does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
 - h. All repairs shall conform to the original design.
 - i. Maintain the riparian buffer to assure the effectiveness for storm water runoff for the subdivision/site.
14. No chemicals or any substance shall be applied to the storm water maintenance facility that shall harm or impair the effectiveness of the storm water maintenance facility as a storm water runoff control measure.
 15. No structure shall be erected over or within the Easement Area without obtaining the prior written approval of the City Engineer.
 16. No structure, material, device, thing or matter which could possibly obstruct or impede the normal flow of surface water over the Easement Area shall be erected or caused to be placed on the Easement Area.
 17. No planting of trees and shrubs is allowed within the easement area (other than planting allowed and required by the City of Ankeny).
 18. No change shall be made to the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Engineer.
 19. The Owners, the City and their agents, contractors, employees and assigns shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to, the right to remove any unauthorized plantings or structures placed or erected on the Easement Area and the right to do maintenance, repair, reconstruction, grading and dredging.
 20. Grantor covenants on behalf of the Benefited Properties and the Owners that the Easement Area or any other area appurtenant to or necessary for the operation of the Storm Water Management Facility shall not be sold, transferred, donated or in any other manner conveyed in order to relieve the Grantor, the Benefited Properties or the Owners from complying with the requirements of this Agreement.
 21. This Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and Agreement and Waiver shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.
 22. Grantor does hereby covenant with the City that Grantor holds said real estate described in this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement by Title In Fee Simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.
 23. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.
 24. Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Signed this ____ day of _____, ____.

Grantor:

By: _____

Name: _____

Title: _____

STATE OF IOWA, COUNTY OF _____, ss:

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State personally appeared Grantor, to me personally known, who being by me duly sworn, did say that she is Mayor, executing the within and foregoing instrument and acknowledged that she executed the same as her voluntary act and deed of the City of Ankeny, by it and by her voluntarily executed.

Notary Public in and for the State of Iowa

CITY OF ANKENY, IOWA

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing Easement 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 _____, _____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, ____.

City Clerk of the City of Ankeny, Iowa

Owner:

By: _____

Name: _____

Title: _____

STATE OF IOWA, COUNTY OF POLK, ss:

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for the said State, personally appeared _____, to me personally known, who being by me duly sworn, did say that he/she is the _____ of the corporation executing the within and foregoing instrument to which this is attached; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that _____, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.

Notary Public in and for the State of Iowa

EXHIBIT A

AGREEMENT AND WAIVER POST CONSTRUCTION STORM WATER MANAGEMENT

THIS AGREEMENT made and entered into by and between the City of Ankeny, Iowa, hereinafter referenced the CITY, and **THE CITY OF ANKENY** hereinafter referenced the PROPERTY OWNERS.

WITNESSETH:

WHEREAS, the City desires to encourage orderly community development and provide for the regulation and control of the extension of public improvements, public services, and utilities; and

WHEREAS, the Property Owner, as the developer and/or owner of a construction or reconstruction project in the City of Ankeny, is subject to the program implemented by the City to address storm water runoff from the project; and

WHEREAS, in order to comply with the program implemented by the City, the Property Owner has executed a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement (hereinafter "Agreement") with the City to address the rights and obligations of the parties regarding control of post-construction storm water runoff from the project; and

WHEREAS, a provision of the Agreement requires the Property Owner to execute this Agreement and Waiver in favor of the City to allow the City to recover any costs expended for action taken by the City, its consultants, contractors and assigns to address the maintenance, reconstruction, repair, grading or dredging of the Storm Water Management Facility or Easement Area if the Property Owner or the Property Owner's successors and assigns fail to do so; and

WHEREAS, this Agreement and Waiver is made in conjunction with the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement located on:

A PART OF OUTLOT 'Z', TRESTLE RIDGE ESTATES PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 71°08'48" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Z', 344.72 FEET; THENCE NORTH 18°51'12" EAST, 268.79 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 62°16'39" EAST ALONG SAID NORTHERLY LINE, 113.85 FEET; THENCE SOUTH 73°50'57" EAST ALONG SAID NORTHERLY LINE, 79.85 FEET; THENCE SOUTH 71°08'48" EAST ALONG SAID NORTHERLY LINE, 56.13 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 42°32'38" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z', 34.94 FEET; THENCE SOUTH 15°51'19" WEST ALONG SAID EASTERLY LINE, 109.89 FEET; THENCE SOUTH 23°52'52" EAST ALONG SAID EASTERLY LINE, 154.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.54 ACRES (67,285 SQUARE FEET).

and applies to the property described as:

OUTLOT Z OF TRESTLE RIDGE ESTATES PLAT 2 AND

OUTLOT Z OF TRESTLE RIDGE ESTATES PLAT 7

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES AS FOLLOWS:

1. In the event the Property Owner or its successors and assigns fail to comply with the requirements of the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement regarding any action necessary for the maintenance, reconstruction, repair, grading or dredging of the Storm Water Management Facility or Easement Area, the City shall have the right to cause the above-described actions completed in accordance with such plans and specifications as it shall deem appropriate.
2. For the purpose of this Agreement, the City may elect to enter into a contract for the completion of such actions as a part of any contract(s) and assess the cost of such actions to the Property Owner or its successors and

assigns pursuant to the formula established in the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

3. In consideration for the completion of such actions by the City, the undersigned Property Owners hereby WAIVE the following:
 - A. All legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the completion of said actions where the expense of such Improvements is to be assessed against private property; and
 - B. Each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to complete such actions without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa; and
 - C. Any limitation of the amount of said assessment as a percentage of valuation as provided in the Code of Iowa; and
 - D. Any right to defer or postpone the payment for any such action.
4. It is further agreed that:
 - A. When said actions have been constructed or completed in accordance with the plans and specifications, the City may make assessments against the properties of the undersigned Property Owners, or their successors or assigns, for their pro-rata share of the entire cost of the construction and/or completion of said actions.
 - B. Said assessments shall be due immediately and will be paid to the City of Ankeny and shall constitute a lien upon the properties hereinafter described. Further, each of the undersigned Property Owners hereby agree to accept responsibility for the assessment which is thus assessed against the Owner's property.
 - C. Said assessments shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.
5. The amount and proportion of the cost of the actions completed by the City to be paid shall be ascertained and determined by the City's engineering staff and reported to the City Council, which shall make such changes or alterations as they may require. When said costs are determined and approved by the City Council, they shall constitute the assessments against the properties.
6. The Property Owners retain the right to request of the City a review of the mathematical calculations made to ensure their accuracy.
7. Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said actions, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners or any of them. Any such Resolution may contain recitals that said actions are ordered or made by the Council without petition of Property Owners, without in any way qualifying this Agreement or releasing the Property Owners from their obligation to pay the assessments levied against their property for the cost of said action.
8. Each Property Owner warrants that the real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Agreement and Waiver. Each lienholder designated below, by execution of this Agreement and Waiver, consent to the subordination of its lien to the lien of the assessment levied pursuant hereto.
9. Each Property Owner further agrees that the terms of this Agreement and Waiver shall become a covenant which runs with the land of the below-referenced property, and shall be binding upon all successors and assigns. Furthermore, each Property Owner shall give a copy of this Agreement and Waiver to all successors and assigns.
10. The signatories and the City agree this document will be recorded in the office of the appropriate county recorder to ensure that any and all future purchasers of property are put on notice of the above conditions.

PROPERTY OWNER NAME: _____

By _____

Name _____

Date _____

Witness _____

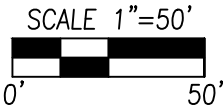
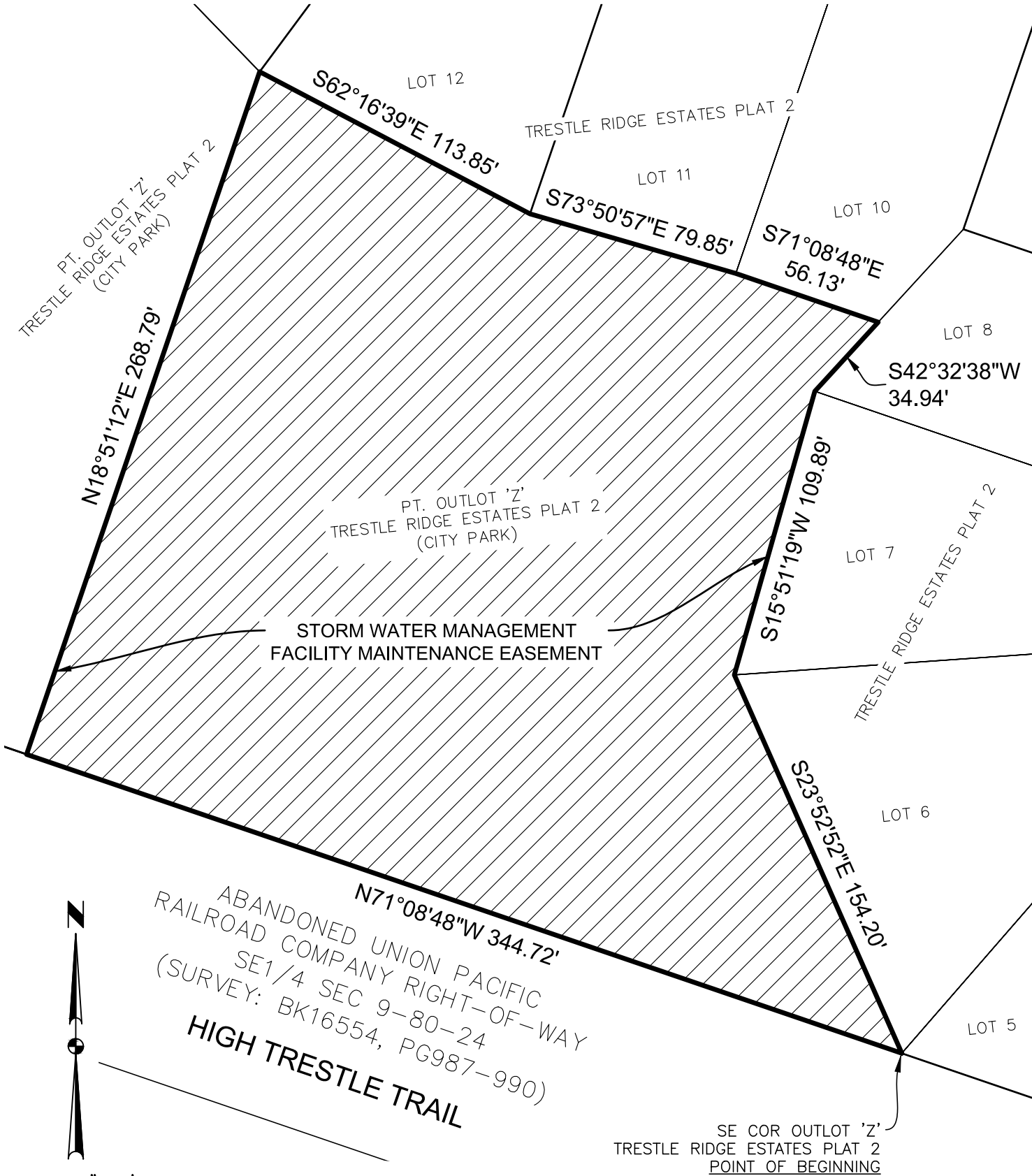
Name _____

EXHIBIT 'A' - EASEMENT PLAT

STORM WATER MANAGEMENT FACILITY MAINTENANCE EASEMENT DESCRIPTION

A PART OF OUTLOT 'Z', TRESTLE RIDGE ESTATES PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 71°08'48" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Z', 344.72 FEET; THENCE NORTH 18°51'12" EAST, 268.79 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 62°16'39" EAST ALONG SAID NORTHERLY LINE, 113.85 FEET; THENCE SOUTH 73°50'57" EAST ALONG SAID NORTHERLY LINE, 79.85 FEET; THENCE SOUTH 71°08'48" EAST ALONG SAID NORTHERLY LINE, 56.13 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 42°32'38" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z', 34.94 FEET; THENCE SOUTH 15°51'19" WEST ALONG SAID EASTERLY LINE, 109.89 FEET; THENCE SOUTH 23°52'52" EAST ALONG SAID EASTERLY LINE, 154.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.54 ACRES (67,285 SQUARE FEET).



FILE: H:\2025\2502103\DWG\2502103-STORMWATER EASEMENT.DWG
FILE DATE: 7/8/25 DATE PLOTTED: 7/8/2025 1:17 PM
PLOTTED BY: JON ERDAHL:



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 for streets, water connection fee, platted easement documents, parkland dedication agreement, and authorizing cost participation for sidewalk oversizing and truncated domes along NE Trilein Drive for Northgate Plat 7.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Northgate Plat 7 is a proposed 8-acre (+/-) plat located north of NE 54th Street and about ¼ mile east of N Ankeny Boulevard, situated between NE Trilein Drive and NE Northgate Drive. The subject plat is zoned R-3, Multiple-Family Residence District, restricted to single-family detached residential housing. The subject plat creates 21 single-family lots, three street lots and associated utilities and easements. The street lots include the extensions of NE Trilein Drive and NE Northgate Drive to the north and the construction of NE 59th Street and NE 59th Court. The proposed plat is generally consistent with the Northgate West Preliminary Plat approved by City Council on January 16, 2017.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commission recommended Preliminary Approval at their meeting on October 8, 2024.

The City Council granted preliminary approval at their meeting on December 2, 2024.

FISCAL IMPACT

Cost participation request for sidewalk oversizing and truncated domes along NE Trilein Drive in the amount

estimated to be \$4,463.50.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. PZ Minutes
3. Final Plat
4. Staff Report
5. Aerial Map
6. Applicant Letter
7. Parkland Dedication Agreement

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

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, WARRANTY DEED TO STREETS, WATER CONNECTION FEE, PLATTED EASEMENTS, PARK LAND DEDICATION AGREEMENT, AND AUTHORIZING COST PARTICIPATION FOR SIDEWALK OVERSIZING AND TRUNCATED DOMES ALONG NE TRILEIN DR FOR NORTHGATE PLAT 7

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended City Council approval of the final plat for Northgate Plat 7 on the 8th day of October, 2024; and

WHEREAS, the City Council of the City of Ankeny, Iowa, granted preliminary approval of the final plat for Northgate Plat 7 on the 2nd day of December, 2024; and

WHEREAS, the attorney's title opinion, warranty deed to streets, water connection fee, platted easements, park land dedication agreement, and request for cost participation have been submitted and accepted by the City Engineer and 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 Northgate Plat 7 is hereby approved; and
2. That the warranty deed to streets is hereby accepted; and
3. That the water connection fee in the amount of \$10,052.00 is hereby accepted; and
4. That the public gas main easement, public utility easement, public storm sewer easement, public drainage easement, and amendment to the public storm water management facility maintenance covenant and permanent easement agreement are hereby accepted; and
5. That the public temporary storm sewer easement, public temporary sanitary sewer easement, public temporary water main easement, and public temporary turnaround easement are hereby accepted; and
6. That the park land dedication agreement is hereby accepted; and
7. That the cost participation request for sidewalk oversizing and truncated domes along NE Trilein Drive in an amount estimated to be \$4,463.00 is hereby authorized.

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

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 8, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Vice Chair Randy Weisheit called the October 8, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Randy Weisheit, Trina Flack, Lisa West, and Todd Ripper. Absent: Ted Rapp, Glenn Hunter, and Annette Renaud. Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Jake Heil, Derek Silverthorn, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the October 8, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

CONSENT AGENDA ITEMS

Item #3. Northgate Plat 7 Final Plat

Motion to recommend City Council preliminary approval of Northgate Plat 7 Final Plat; and authorize cost participation request for sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$4,463.50.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #5. Second by T.Flack. All voted aye. Motion carried 4 – 0.

INDEX LEGEND

LOCATION: SEC 36-81-24, PT SW1/4
CITY OF ANKENY, POLK COUNTY, IOWA

REQUESTOR: JERRY'S HOMES INC

PROPRIETOR: JERRY'S HOMES INC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IOWA 50266

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

NORTHGATE PLAT 7

FINAL PLAT

OWNER / DEVELOPER

JERRY'S HOMES INC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-3 MULTI FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 17' (> 1-STORY - 8' MIN.)
= 15' (1 STORY - 7' MIN.)

MIN. SIDE YARD (ONE SIDE): 8' (GREATER THAN 1 STORY)
MIN. SIDE YARD (ONE SIDE): 7' (1 STORY)
MINIMUM LOT AREA: 8,000 SF
MINIMUM LOT WIDTH: 65'

DATE OF SURVEY

AUGUST 30, 2024

PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

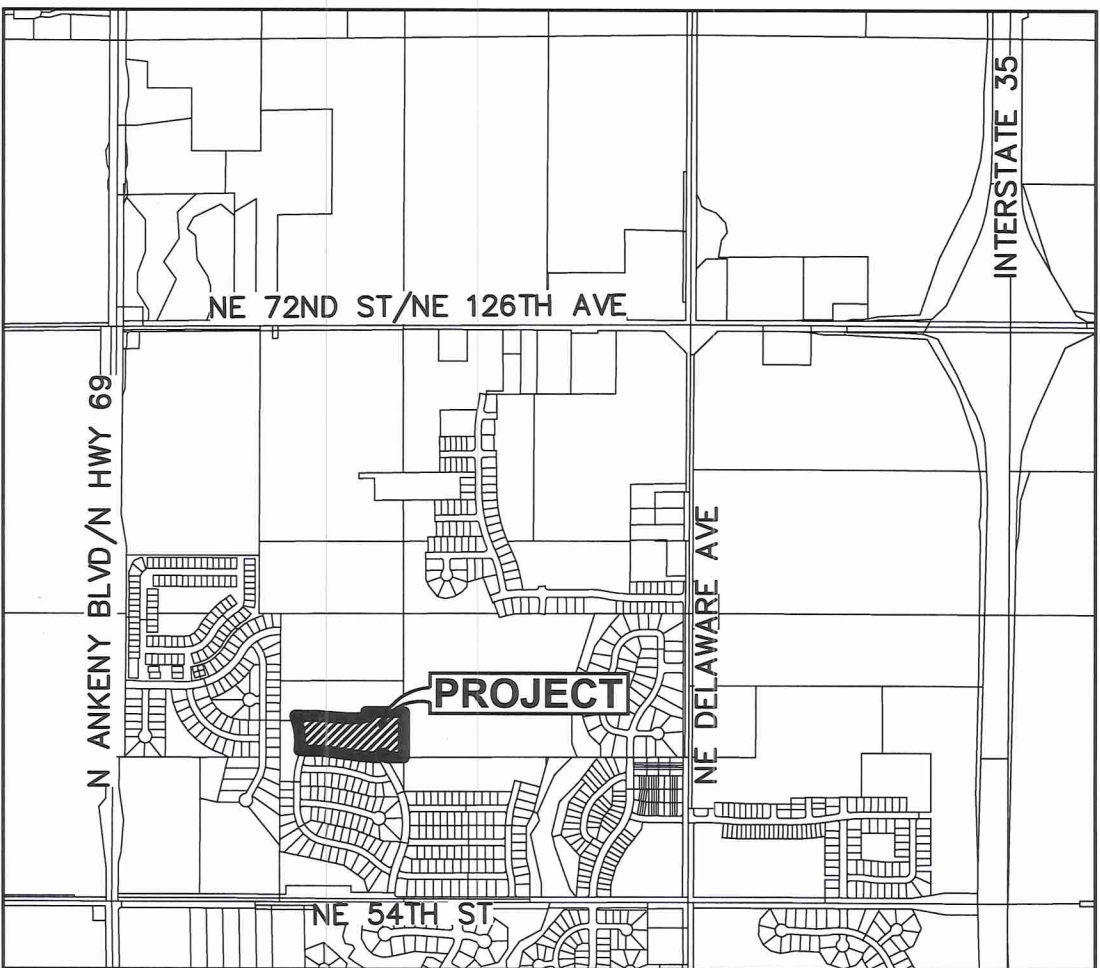
BEGINNING AT THE NORTHEAST CORNER OF NORTHGATE PLAT 6, AN OFFICIAL PLAT; THENCE SOUTH 60°31'46" WEST ALONG THE NORTHERLY LINE OF SAID NORTHGATE PLAT 6, A DISTANCE OF 70.00 FEET; THENCE NORTH 85°42'16" WEST ALONG SAID NORTHERLY LINE, 156.25 FEET; THENCE NORTH 82°22'34" WEST ALONG SAID NORTHERLY LINE, 348.44 FEET; THENCE SOUTH 89°54'53" WEST ALONG SAID NORTHERLY LINE, 161.23 FEET; THENCE NORTH 81°46'26" WEST ALONG SAID NORTHERLY LINE, 60.00 FEET TO THE EAST LINE OF OUTLOT 'Z', NORTHGATE PLAT 5, AN OFFICIAL PLAT; THENCE NORTHERLY ALONG SAID EAST LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 255.79 FEET AND WHOSE CHORD BEARS NORTH 04°34'12" WEST, 253.65 FEET; THENCE NORTHERLY ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION THEREOF AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 49.04 FEET AND WHOSE CHORD BEARS NORTH 15°12'52" WEST, 49.03 FEET; THENCE NORTH 77°01'01" EAST, 60.00 FEET; THENCE SOUTH 89°50'55" EAST, 155.79 FEET; THENCE SOUTH 85°34'51" EAST, 268.75 FEET; THENCE SOUTH 89°50'55" EAST, 109.55 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 46.83 FEET AND WHOSE CHORD BEARS NORTH 11°20'50" WEST, 46.83 FEET; THENCE NORTH 80°15'34" EAST, 70.00 FEET; THENCE SOUTH 89°50'55" EAST, 342.47 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°05'11" EAST ALONG SAID EAST LINE, 414.97 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°50'20" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 159.29 FEET TO THE EAST LINE OF SAID NORTHGATE PLAT 6; THENCE NORTH 29°30'09" WEST ALONG SAID EAST LINE, 39.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.00 ACRES (348,444 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE SUBDIVISION.
- THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
- STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
- SIDEWALK ON THE EAST SIDE OF NE TRILEIN DRIVE SHALL BE 8 FEET WIDE. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
- LOTS 8, 9, 14, AND 15 SHALL NOT BE ALLOWED DRIVEWAY ACCESS TO NE TRILEIN DRIVE.
- LOT 21 SHALL NOT BE ALLOWED ACCESS TO NE NORTHGATE DRIVE.

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	14°46'20"	600.00'	154.69'	N00°53'48"E	154.27'
C2	10°56'43"	600.00'	114.62'	N11°57'44"W	114.45'
C3	4°27'06"	600.00'	46.62'	N15°12'32"W	46.61'
C4	14°06'49"	400.00'	98.53'	N89°25'58"W	98.28'
C5	23°14'24"	350.00'	141.97'	S86°00'14"W	140.99'
C6	2°53'53"	350.00'	17.70'	S72°56'06"W	17.70'
C7	2°39'02"	800.00'	37.01'	N28°10'38"W	37.00'
C8	17°06'41"	800.00'	238.92'	N18°17'46"W	238.03'
C9	1°48'03"	570.00'	17.91'	S13°53'01"E	17.91'
C10	4°27'06"	570.00'	44.29'	S15°12'32"E	44.28'
C11	6°08'02"	630.00'	67.45'	S14°22'04"E	67.41'
C12	84°15'06"	25.00'	36.76'	S53°25'36"E	33.54'
C13	8°09'54"	430.00'	61.28'	N88°31'48"E	61.23'
C14	5°00'41"	430.00'	37.61'	N84°52'54"W	37.60'
C15	9°26'30"	320.00'	52.73'	N87°05'49"W	52.67'
C16	109°57'50"	25.00'	47.98'	S33°12'01"W	40.95'
C17	8°49'40"	835.00'	128.65'	S17°22'04"E	128.52'
C18	2°08'58"	765.00'	28.70'	S10°48'55"E	28.70'
C19	12°50'37"	765.00'	171.48'	N16°09'44"W	171.13'
C20	128°16'19"	25.00'	55.97'	N86°43'12"W	44.99'
C21	45°58'49"	61.50'	49.35'	S52°08'03"W	48.04'
C22	39°06'33"	61.50'	41.98'	N85°19'17"W	41.17'
C23	39°06'33"	61.50'	41.98'	N46°12'44"W	41.17'
C24	39°06'33"	61.50'	41.98'	N07°06'10"W	41.17'
C25	39°06'33"	61.50'	41.98'	N32°00'23"E	41.17'
C26	44°34'15"	61.50'	47.84'	N73°50'47"E	46.64'
C27	125°38'03"	25.00'	54.82'	N33°18'53"E	44.48'
C28	69°02'35"	25.00'	30.13'	S64°01'26"E	28.34'
C29	8°47'25"	380.00'	58.30'	N85°50'59"E	58.24'
C30	7°22'45"	380.00'	48.94'	S86°03'56"E	48.91'
C31	0°36'55"	370.00'	3.97'	S82°41'01"E	3.97'
C32	12°15'52"	370.00'	79.20'	S89°07'24"E	79.05'
C33	86°24'36"	25.00'	37.70'	N41°32'21"E	34.23'
C34	9°56'45"	630.00'	109.36'	N03°18'26"E	109.22'
C35	0°45'31"	835.00'	11.06'	S12°34'29"E	11.06'
C36	0°36'49"	835.00'	8.94'	S13°15'39"E	8.94'
C37	62°19'51"	25.00'	27.20'	S42°27'59"E	25.88'

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date: October 2, 2024
Ayes: 4 Nays: 0 Abstain: 1 Absent: 3
APPROVED
B. Weisheit Vice Chairperson
B. Hughes Secretary

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



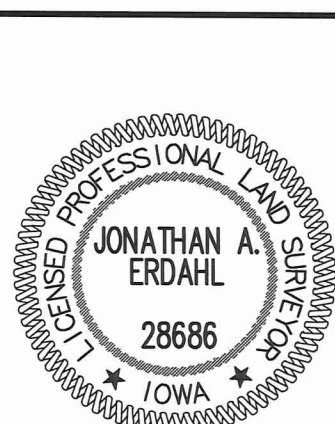
NORTHGATE PLAT 7
FINAL PLAT

ANKENY, IOWA

REVIEW:

TECH:

ENGINEER:



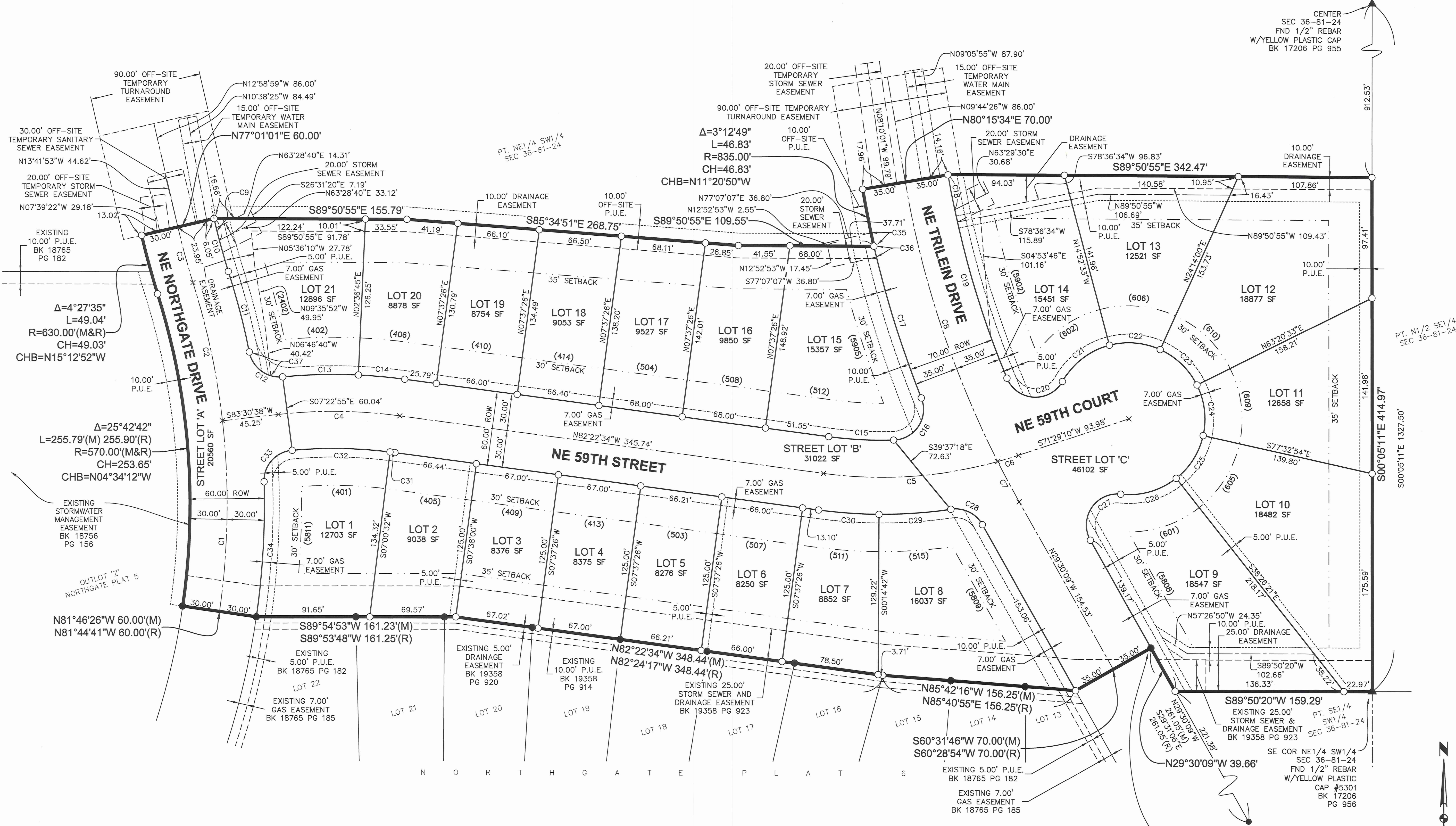
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Jonathan A. Erdahl 7/16/25
JONATHAN A. ERDAHL, P.L.S. DATE
LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

1/2
2407.593

NORTHGATE PLAT 7

FINAL PLAT



DATE	07/15/25
REVISIONS	
FINAL SUBMITTAL	09/25/24
REVIEWED	

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

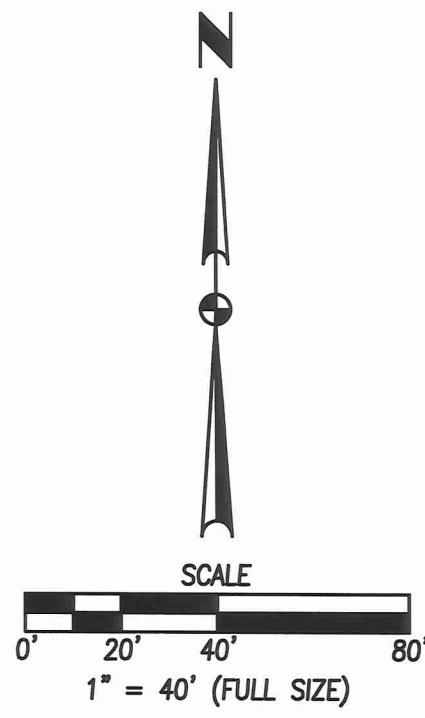


ANKENY, IOWA

NORTHGATE PLAT 7
FINAL PLAT

2407.593

FILE IN: 2025\2407593\NORTHGATE PLAT 7.FIN PLAT.DWG
COMMENTS: FINAL PLATING
PLOTTER: 17/09/2025 7:40 AM
PLOTTER BY: JON EDWARDS



Agenda Item: Northgate Plat 7 – Final Plat
Report Date: October 3, 2024
Prepared by: Jake Heil *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council preliminary approval of Northgate Plat 7 Final Plat; and authorize cost participation request for sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$4,463.50.

Project Summary:

Northgate Plat 7 is a proposed 8-acre (+/-) plat located north of NE 54th Street and about ¼ mile east of N Ankeny Boulevard, situated between NE Trilein Drive and NE Northgate Drive. The subject plat is zoned R-3, Multiple-Family Residence District, restricted to single-family detached residential housing. The subject plat creates 21 single-family lots, three street lots and associated utilities and easements. The street lots include the extensions of NE Trilein Drive and NE Northgate Drive to the north and the construction of NE 59th Street and NE 59th Court. The proposed plat is generally consistent with the Northgate West Preliminary Plat approved by City Council on January 16, 2017.

Project Report:

- Streets:** This plat will be primarily accessed from NE 54th Street via NE Trilein Drive. The proposed plat extends both NE Trilein Drive and NE Northgate Drive to the north and constructs a new east/west street in NE 59th Street/Court. 8-foot sidewalks will be required on the east side of NE Trilein Drive and all other proposed roads in the development will be required to have five-foot sidewalks.
- Water:** The existing 10-inch water main along NE Trilein Drive will be extended north to the proposed plat's northern boundary. 8-inch water main will be extended north along NE Northgate Drive and 8-inch water mains will be installed throughout the remainder of the plat.
- Sewer:** The existing 8-inch sanitary sewer main will be extended north along NE Northgate Drive. 8-inch sanitary sewer mains will then be installed throughout the remainder of the plat.
- Drainage:** Stormwater for the majority of the plat drains towards the west. The remainder of the plat drains towards the north and then west, with a series of temporary drainage ditches that will handle stormwater until the remaining stormwater detention ponds are installed with future plats. Stormwater for the plat eventually drains to the southwest ultimately outletting into Fourmile Creek.
- Parkland:** The parkland dedication requirement for Northgate Plat 7 is 0.29 acres, but parkland is not proposed with this plat. The developer will be dedicating 4.10 acres of parkland with a future Northgate plat. The total park dedication for the Northgate West preliminary plat is estimated at 3.5 acres.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Northgate Plat 7
NAME OF OWNER/ DEVELOPER: Jerry's Homes Inc.

GENERAL INFORMATION:

PLAT LOCATION: North of NE 54th Street, ¼ mile East of N Ankeny Boulevard
SIZE OF PLAT: 8.00 acres
ZONING: R-3 restricted to single-family detached residential housing

LOTS:

NUMBER: 21 single-family lots, three street lots
SIZE/DENSITY: 2.63 units per acre
USE: Residential
BUILDING LINES: **R-3: Restricted to Single Family Detached Residential Housing:**
Front: 30'
Rear: 35'
Side: 17' (> 1-story - 8' one side)
15' (1 story – 7' min.)

PARK SITE DEDICATION:

The parkland dedication requirement for Northgate Plat 7 is 0.29 acres, but parkland is not proposed with this plat. The developer will be dedicating 4.10 acres of parkland with a future Northgate plat. The total park dedication for the Northgate West preliminary plat is estimated at 3.5 acres.

ADJACENT LANDS:

NORTH: Undeveloped, future Northgate Plat
SOUTH: Northgate Plat 6
EAST: R-1, One-Family Residence District
WEST: Northgate Plat 5 and future Northgate plat

STREET DEVELOPMENT:

NAME: NE Trilein Drive
LENGTH: Approximately 430.0 feet
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NE Northgate Drive
LENGTH: Approximately 316.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 59th Street
LENGTH: Approximately 346 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 59th Court
LENGTH: Approximately 94 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 21 lots X 300 gallons/lot for SF = 6,300 GPD

WRA CAPACITY: 47 MGD; current daily avg. 17 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: North Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Drainage Basin.

WATER SYSTEM:

USAGE: 21 lots X 3 pers. per lot X 100 gal. per day/person = 6,300 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



September 27, 2024

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Northgate Plat 7
Construction Drawings & Preliminary Approval of Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Jerry's Homes, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 8.00 acres and is located northeast of the intersection of NE Northgate Drive and NE 58th Drive. The final plat includes the development of 21 single family lots that fall within the R-3 Multiple Family Residential zoning district restricted to single family. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing in the amount of \$4,463.50 for the upsizing of 387 linear feet of sidewalk along NW Trilein Drive to 8 feet and the installation of two detectable warnings.

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, P.E.

WHEN RECORDED RETURN TO:

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

Preparer Information: Jacob Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: (515) 963-3544

PARK LAND DEDICATION AGREEMENT

WHEREAS, Jerry's Homes, Inc. (hereinafter "Developer") is the developer of Northgate Plat 7 (hereinafter "Development") in the City of Ankeny, Iowa (hereinafter "City"); and

WHEREAS, in order to satisfy the park land dedication requirements as specified in Chapter 200.35.1.A, Criteria for Requiring Park Land Dedication, of the Municipal Code of the City of Ankeny, Iowa, the Developer requests that the City defer park land dedication requirements until a future phase of Development; and

WHEREAS, the deferred park land dedication shall be part of a future conveyance of real property that the Developer proposes to dedicate to the City in order to satisfy said park land dedication requirements of the City for the Development, of the approximate size and location identified as Lot 'P' as shown on the attached Exhibit 'A'.

NOW, THEREFORE, IT IS HEREBY AGREED by Jerry's Homes, Inc. and its successors and assigns that said Developer shall dedicate real property of the approximate size and location shown as Lot 'P' as shown on the attached Exhibit 'A' to the City of Ankeny in accordance with the Municipal Code of the City of Ankeny, Iowa, and at no cost to the City of Ankeny, in order to satisfy said park land dedication requirements of the City of Ankeny with the filing of a future plat of the Development.

DATED this 15th day of July, 2025.

Jerry's Homes, Inc.

Jennifer Ellison
Signature

Jennifer Ellison
Print Name

Director of Land Development
Title

STATE OF IOWA, COUNTY OF POLK, ss:

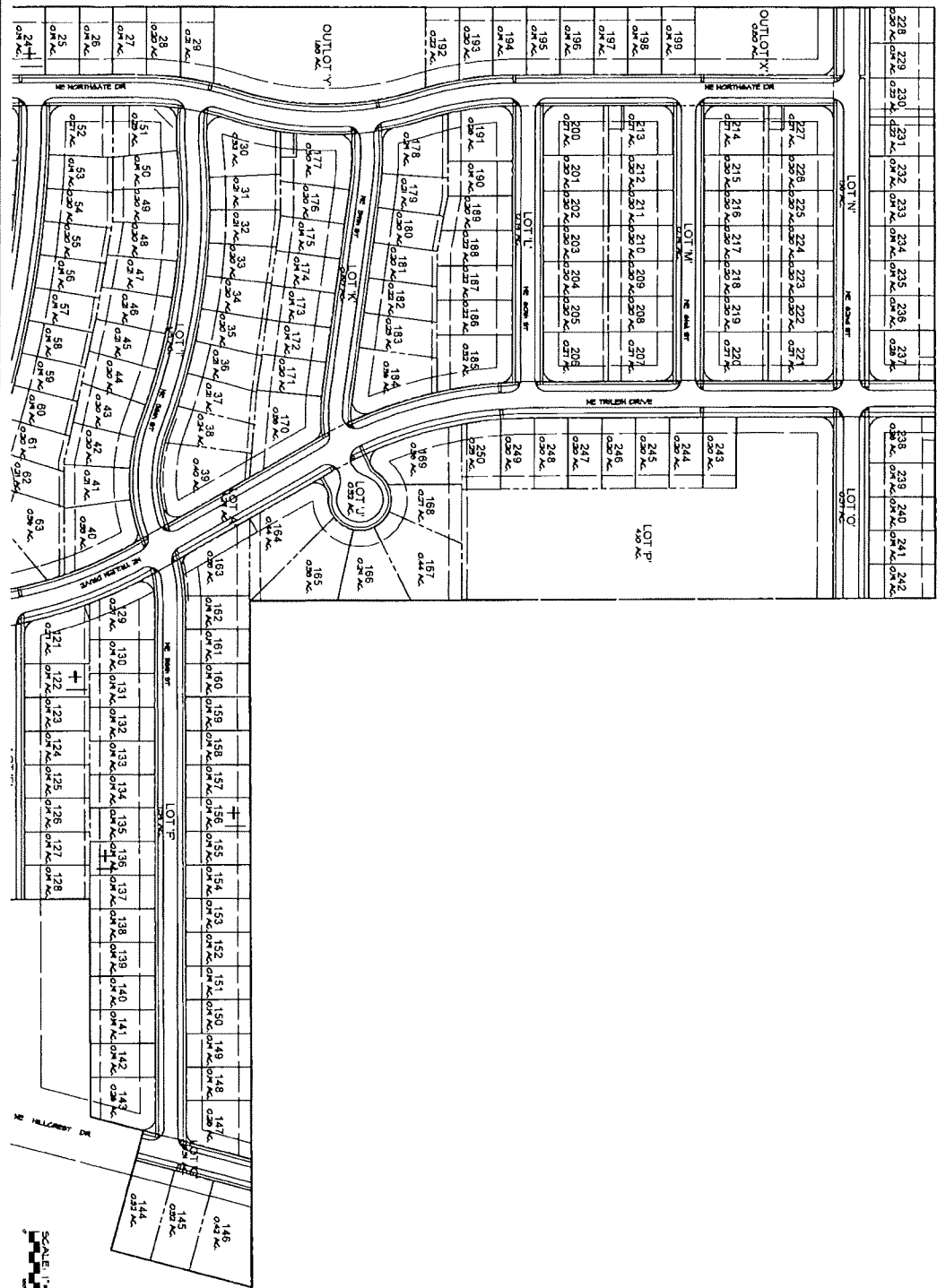
On the 15 day of July, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Jennifer Ellison to me personally known, who being by me duly sworn, did say that he/she is the Dir of Land Dev of Jerry's Homes, Inc., an Iowa Corporation; that the instrument was signed on behalf of the limited liability company by authority of its members; and that he/she as Dir of Land Dev acknowledges execution of the instrument to be the voluntary act and deed of the limited liability company by it and be him/her voluntarily executed.

Linda Chisolm
Notary Public in and for the State of Iowa



EXHIBIT 'A'

Site 1
2400 86th St.
Des Moines, IA



SHEET 1 OF 2	NORTHGATE WEST ANKENY, IA PRELIMINARY PLAT	DATE	3/1/08	REVISIONS	COMMENTS
		DATE OF SURVEY	3/1/08	1	
		DESIGNED BY	1/1/11	2	
		DRAWN BY	1/1/11	3	
				4	
				5	
				6	



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515 276 4884 • Fax: 515 276 7084 • mail@cecinc.com



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 3219 SE 36th Circle and associated with the development of the Raptor Properties Site Plan.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

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. Easement

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 A STORM WATER MANAGEMENT FACILITY MAINTENANCE
COVENANT AND PERMANENT EASEMENT AGREEMENT,
LOCATED ON THE PROPERTY AT 3219 SE 36TH CIRCLE AND ASSOCIATED WITH THE
DEVELOPMENT OF THE RAPTOR PROPERTIES SITE PLAN**

WHEREAS, the Plan & Zoning Commission of the City of Ankeny, Iowa, approved the Raptor Properties Site Plan on April 8, 2025;

WHEREAS, a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on the property at 3219 SE 36th Circle and Associated with the development of the Raptor Properties Site Plan, has been submitted and approved by the City Engineer and 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, that the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement located on the property at 3219 SE 36th Circle and associated with the development of the Raptor Properties Site Plan is hereby accepted.

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

CITY OF ANKENY

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO: City Clerk 410 W. 1st Street Ankeny, Iowa 50023

Preparer Information: Adam Schoeppner, Nilles Associates, Inc 1933 SW Magazins Rd. Ankeny, Iowa 50023 Phone: 515 965-0123

**STORM WATER MANAGEMENT FACILITY
MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT**

THIS STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT is entered into between **IPE1031 REV594, LLC** (hereinafter referred to as "Grantor") and the **City of Ankeny, Iowa** (hereinafter referred to as "City"), in consideration for the approval by the City of Ankeny, Iowa of the Final Plat.

Grantor is obligated by the Municipal Code of the City of Ankeny to control storm water runoff for the proposed development as a part of the Final Plat permit approval process. In consideration for the City's approval of the Grantor's Final Plat, the parties enter into this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement to control and address storm water runoff for the following described property:

Lot 4, ALBAUGH FOUR MILE INDUSTRIAL PARK

(hereinafter referred to as the "Benefited Property").

PART I – COVENANTS ON THE BENEFITED PROPERTY

The following provisions are covenants running with the land to the City of Ankeny, binding on all successors and assigns of the Benefited Property and shall only be amended or released with the written permission of the City.

1. Grantor hereby agrees that the storm water runoff for the subdivision/site shall be controlled through installation, construction, and maintenance of a Storm Water Management Facility upon, over, under, through and across the following described property:

See Exhibit B, attached hereto and made a part hereof

(hereinafter referred to as the "Easement Area").

2. Grantor covenants and agrees that the design, construction and maintenance of the Storm Water Management Facility shall meet the storm water runoff control requirements of the Municipal Code of the City of Ankeny, Iowa.
3. It is hereby agreed and covenanted that the above described Benefited Property receives benefit from the Storm Water Management Facility by controlling runoff from the Benefited Property to meet the requirements of the Municipal Code of the City of Ankeny, Iowa. In recognition of such benefit and to meet the maintenance, repair and replacement obligations of the Municipal Code of the City of Ankeny, Iowa, each of the Benefited Property owners ("Owners") in **Lot 4, ALBAUGH FOUR MILE INDUSTRIAL PARK** shall be responsible for the proportionate share (determined by the number of lots in the Benefited Property) of any amount required for said obligations. Every owner of a Benefited Property hereby consents and agrees to the covenants and obligations of this Agreement and by virtue of their ownership of a portion of the Benefited Property.

4. It is hereby agreed that Grantor is solely responsible for constructing, installing and ensuring that the Storm Water Management Facility meets the standards and specifications established in the Municipal Code of the City of Ankeny, Iowa. If there is a discrepancy between the requirements in the City's Municipal Code and this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, this Agreement shall supersede. Grantor's obligations under this Agreement may not and shall not be transferred to the Owners until the City provides written consent to Grantor acknowledging that construction of the Storm Water Management Facility has been completed.
5. Grantor hereby designates, appoints and agrees on behalf of Grantor and all successors and assigns that the Owners are designated as the responsible party for replacement, reconstruction, repair, grading and maintenance of the Storm Water Management Facility.
6. Grantor hereby covenants and agrees that the Owner of **Lots 4, ALBAUGH FOUR MILE INDUSTRIAL PARK** is hereby designated and authorized by Grantor and all successors and assigns to accept notices and service of process for all Benefited Property Owners as it relates to the inspection, replacement, reconstruction, repair, grading and maintenance of the Storm Water Management Facility or permanent easement or notice of assessment for replacement, reconstruction, repair, grading and maintenance of the Storm Water Management Facility. The Owners of the Benefited Property are responsible for complying with this Agreement.
7. The Owners shall be responsible for all maintenance, repair and replacement of the Storm Water Management Facility, including obligations set forth in Part II, paragraph 13, subsections (a) and (b) herein that are the obligation of the property owner of the Easement Area, should any property owner of the Easement Area not perform or fail to perform such obligations. The Owners are responsible for performing all other items listed in Part II, paragraph 13, subsections (c) through (i). Should any property owner do anything in conflict with paragraphs 13 through 18 herein, the Owners shall have the responsibility to remove such conflict to assure effectiveness of the Storm Water Management Facility. Grantor and all successors and assignees of the Benefited Property shall comply with all terms of the Easement set forth in Part II herein.
8. The Owners shall inspect the Storm Water Management Facility on an annual basis, including but not limited to all pipes, inlets and outlets for defects, obstructions or changes in the Storm Water Management Facility from the original design of the Facility. The inspection shall be conducted by a licensed professional engineer in the state of Iowa and documented with date stamped photographs of the Storm Water Management Facility. The Owners shall document such inspection by completing the Inspection Report Form available from the City. Any deficiencies or defects noted by the inspection shall be corrected by the Owners. The deficiencies or defects shall be corrected by the Owners within 30 days of receiving the Inspection Report Form. In the event the identified maintenance or repair cannot be completed within 30 days of notice, the responsible party must contact the City with 30 days of notice to explain why the maintenance or repair cannot be completed within 30 days and provide a plan for completing maintenance or repair. The Inspection photographs and Inspection Report Form shall be submitted to the City for review and shall be kept and maintained for a period of 5 years from the date of inspection.
9. The Owners shall be responsible for providing an as-built volume verification of the Storm Water Management Facility to the City prior to final occupancy being granted to the Owners. The City shall have the right to request an as-built volume verification from the Owners of the Storm Water Management Facility if the annual inspection indicates a deficiency from the original design of the Facility. The as-built deficiency shall be corrected by the Owners within 30 days of receiving notice from the City. In the event the deficiency cannot be completed within 30 days of notice, the responsible party must contact the City with 30 days of notice to explain why the repair cannot be completed within 30 days and provide a plan for completing maintenance or repair.
10. Grantor hereby agrees and consents on behalf of itself and all successors and assigns of the Benefited Property to assessment of the costs of maintaining, reconstructing, repairing, grading or dredging the Easement Area and Storm Water Management Facility on all Benefited Property established by the Grantor pursuant to the formula set forth in paragraph 11, below. Grantor, on behalf of itself and all successors and assigns of the Benefited Property, shall execute an Agreement and Waiver in favor of the City to allow the City to recover any costs expended for action taken as set forth in paragraph 11, below, to address the maintenance, reconstruction, repair, grading or dredging of the Storm Water Management Facility or Easement Area.

11. Should the Owners fail to maintain, reconstruct, repair, grade or dredge the Storm Water Management Facility or the Easement Area upon notice from the City, the City may cause such action to be done and assessed to each Benefited Property pursuant to the formula set forth below:

1 / 1 assessed to each Benefited Property

The assessments on each Benefited Property shall be immediately due and payable to the City pursuant to the terms of the Agreement and Waiver (see **Exhibit A**, attached hereto and made a part hereof).

PART II – EASEMENT FOR STORM WATER MANAGEMENT FACILITY AND DRAINAGE

The following provisions in Part II herein are for a permanent easement over the Easement Area running with the land to the City of Ankeny and the Owners.

12. Grantor hereby grants the Owners and the City a Permanent Easement for Storm Water Management Facility and Drainage under, over, through and across the Easement Area described above for the purpose of constructing, reconstructing, repairing, grading and maintaining the Storm Water Management Facility and the surface of the Easement Area in a manner that will permit the free and unobstructed flow of surface water over the Easement Area described above.
13. It is the obligation of the Grantor and all subsequent owners of the above described easement area to maintain the Easement Area and the Storm Water Management Facility as set forth below. The Grantor and all subsequent owners of the Easement Area shall perform the maintenance obligations set forth below in items (a) and (b). The Owners shall perform all maintenance obligations set forth below in items (c) through (i). The Grantor and all subsequent property owners of the Easement Area shall maintain the Easement Area so not to conflict with the maintenance requirements of the Owners or the Owners' right to perform those maintenance obligations. The maintenance obligations for the Storm Water Management Facility are as follows:

Storm water detention and retention ponds or basins:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
- b. Remove all trash, litter, debris or obstructions in the basin in the Easement Area and any inlets or outlets located within the Easement Area.
- c. Plant, maintain and replant as necessary permitted vegetation.
- d. Inspect for any defects, obstructions, or any changes in the original design.
- e. Inspect and determine the depth of the pond or basin on an annual basis.
- f. Remove any accumulated sediment from the outlet structures and remove any sediment which may accumulate greater than 12 inches in ponds or basins and greater than 6 inches in an underground detention basin.
- g. Till the soil at the bottom of the riparian buffer if it does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
- h. All repairs shall conform to the original design.
- i. Maintaining the storm water and retention pond or basin to assure the effectiveness for storm water runoff for the subdivision/site.

Grass and Bioretention Swales:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
- b. Remove all trash, litter, debris or obstructions in the grass or bioretention swale and Easement Area.
- c. No chemicals or substances shall be applied to the Easement Area that shall harm or impair the effectiveness of the swale as a storm water runoff control measure.
- d. Replant vegetation as soon as practical when any vegetation dies.
- e. Inspect and determine the depth of the swale on an annual basis.
- f. Remove any sediment accumulated greater than 6 inches which may accumulate in the swale.
- g. Till the soil at the bottom of the swale if the grass swale does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
- h. All repairs shall conform to the original design.

- i. Maintain the grass and/or bioretention swale to assure the effectiveness for storm water runoff for the subdivision/site.

Riparian Buffer:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
 - b. Replant the vegetation in the Easement Area as soon as practical when any vegetation dies.
 - c. Remove all trash, litter, debris or obstructions in the Easement Area.
 - d. Inspect for erosion in the riparian buffer on an annual basis.
 - e. Inspect and determine the depth of the riparian buffer on an annual basis.
 - f. Remove any sediment accumulated greater than 25% of the original design depth.
 - g. Till the soil at the bottom of the riparian buffer if it does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
 - h. All repairs shall conform to the original design.
 - i. Maintain the riparian buffer to assure the effectiveness for storm water runoff for the subdivision/site.
14. No chemicals or any substance shall be applied to the storm water maintenance facility that shall harm or impair the effectiveness of the storm water maintenance facility as a storm water runoff control measure.
 15. No structure shall be erected over or within the Easement Area without obtaining the prior written approval of the City Engineer.
 16. No structure, material, device, thing or matter which could possibly obstruct or impede the normal flow of surface water over the Easement Area shall be erected or caused to be placed on the Easement Area.
 17. No planting of trees and shrubs is allowed within the easement area (other than planting allowed and required by the City of Ankeny).
 18. No change shall be made to the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Engineer.
 19. The Owners, the City and their agents, contractors, employees and assigns shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to, the right to remove any unauthorized plantings or structures placed or erected on the Easement Area and the right to do maintenance, repair, reconstruction, grading and dredging.
 20. Grantor covenants on behalf of the Benefited Properties and the Owners that the Easement Area or any other area appurtenant to or necessary for the operation of the Storm Water Management Facility shall not be sold, transferred, donated or in any other manner conveyed in order to relieve the Grantor, the Benefited Properties or the Owners from complying with the requirements of this Agreement.
 21. This Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and Agreement and Waiver shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.

Grantor does hereby covenant with the City that Grantor holds said real estate described in this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement by Title In Fee Simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

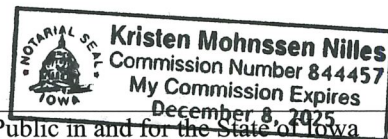
Signed this 1st day of July, 2025.

Grantor: IPE1031 REV594, LLC

By: Alex Vazquez
Name: Alex Vazquez
Title: member
Company: IPE1031 REV594, LLC

STATE OF IOWA, COUNTY OF POLK, ss:

On this 1st day of July, 2025, before me, the undersigned, a Notary Public in and for said County and State personally appeared Alex Vazquez, to me personally known, who being by me duly sworn, did say that they are the member, executing the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed of the IPE1031 REV594, LLC, by it and by them voluntarily executed.



Notary Public in and for the State of Iowa

CITY OF ANKENY, IOWA

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing Easement 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 _____, _____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, _____.

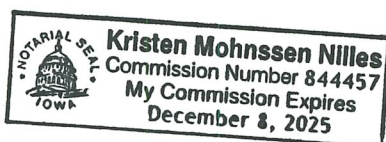
City Clerk of the City of Ankeny, Iowa

Owner: IPE1031 REV594, LLC

By: Alex Vazquez
Name: Alex Vazquez
Title: member

STATE OF IOWA, COUNTY OF Polk County, ss:

On this 1 day of July, 2025, before me, the undersigned, a Notary Public in and for the said State, personally appeared Alex Vazquez, to me personally known, who being by me duly sworn, did say that he is the member of the corporation executing the within and foregoing instrument to which this is attached; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that IPE1031 REV594, LLC, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.



Notary Public in and for the State of Iowa
EXHIBIT A

**AGREEMENT AND WAIVER
POST CONSTRUCTION STORM WATER MANAGEMENT**

THIS AGREEMENT made and entered into by and between the City of Ankeny, Iowa, hereinafter referenced the CITY, and **IPE1031 REV594, LLC**, hereinafter referenced the PROPERTY OWNERS.

WITNESSETH:

WHEREAS, the City desires to encourage orderly community development and provide for the regulation and control of the extension of public improvements, public services, and utilities; and

WHEREAS, the Property Owner, as the developer and/or owner of a construction or reconstruction project in the City of Ankeny, is subject to the program implemented by the City to address storm water runoff from the project; and

WHEREAS, in order to comply with the program implemented by the City, the Property Owner has executed a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement (hereinafter "Agreement") with the City to address the rights and obligations of the parties regarding control of post-construction storm water runoff from the project; and

WHEREAS, a provision of the Agreement requires the Property Owner to execute this Agreement and Waiver in favor of the City to allow the City to recover any costs expended for action taken by the City, its consultants, contractors and assigns to address the maintenance, reconstruction, repair, grading or dredging of the Storm Water Management Facility or Easement Area if the Property Owner or the Property Owner's successors and assigns fail to do so; and

WHEREAS, this Agreement and Waiver is made in conjunction with the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement located on:

See Exhibit B, attached hereto and made a part hereof

and applies to the property described as:

Lot 4, ALBAUGH FOUR MILE INDUSTRIAL PARK

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES AS FOLLOWS:

1. In the event the Property Owner or its successors and assigns fail to comply with the requirements of the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement regarding any action necessary for the maintenance, reconstruction, repair, grading or dredging of the Storm Water Management Facility or Easement Area, the City shall have the right to cause the above-described actions completed in accordance with such plans and specifications as it shall deem appropriate.
2. For the purpose of this Agreement, the City may elect to enter into a contract for the completion of such actions as a part of any contract(s) and assess the cost of such actions to the Property Owner or its successors and assigns pursuant to the formula established in the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.
3. In consideration for the completion of such actions by the City, the undersigned Property Owners hereby WAIVE the following:

- A. All legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the completion of said actions where the expense of such Improvements is to be assessed against private property; and
 - B. Each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to complete such actions without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa; and
 - C. Any limitation of the amount of said assessment as a percentage of valuation as provided in the Code of Iowa; and
 - D. Any right to defer or postpone the payment for any such action.
4. It is further agreed that:
- A. When said actions have been constructed or completed in accordance with the plans and specifications, the City may make assessments against the properties of the undersigned Property Owners, or their successors or assigns, for their pro-rata share of the entire cost of the construction and/or completion of said actions.
 - B. Said assessments shall be due immediately and will be paid to the City of Ankeny and shall constitute a lien upon the properties hereinafter described. Further, each of the undersigned Property Owners hereby agree to accept responsibility for the assessment which is thus assessed against the Owner's property.
 - C. Said assessments shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed.
5. The amount and proportion of the cost of the actions completed by the City to be paid shall be ascertained and determined by the City's engineering staff and reported to the City Council, which shall make such changes or alterations as they may require. When said costs are determined and approved by the City Council, they shall constitute the assessments against the properties.
6. The Property Owners retain the right to request of the City a review of the mathematical calculations made to ensure their accuracy.
7. Property Owners hereby authorize the City Council to pass any Resolution requisite or necessary to order and secure said actions, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners or any of them. Any such Resolution may contain recitals that said actions are ordered or made by the Council without petition of Property Owners, without in any way qualifying this Agreement or releasing the Property Owners from their obligation to pay the assessments levied against their property for the cost of said action.
8. Each Property Owner warrants that the real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Agreement and Waiver. Each lienholder designated below, by execution of this Agreement and Waiver, consent to the subordination of its lien to the lien of the assessment levied pursuant hereto.
9. Each Property Owner further agrees that the terms of this Agreement and Waiver shall become a covenant which runs with the land of the below-referenced property, and shall be binding upon all successors and assigns. Furthermore, each Property Owner shall give a copy of this Agreement and Waiver to all successors and assigns.
10. The signatories and the City agree this document will be recorded in the office of the appropriate county recorder to ensure that any and all future purchasers of property are put on notice of the above conditions.

PROPERTY OWNER NAME: IPE1031 REV594, LLC

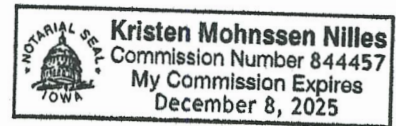
By Alex Vazquez

Name Alex Vazquez

Date 05/12/27

Witness [Signature]

Name Kristen M Nilles



LENDER NAME:

By: _____

Name: _____

Title: _____

LENDER NAME:

By: _____

Name: _____

Title: _____

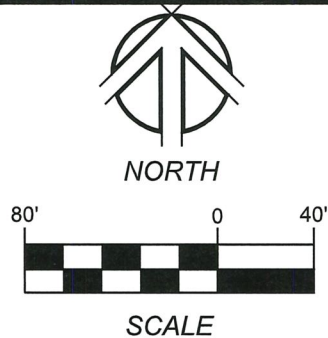
LEGEND

- SUBJECT EASEMENT AREA
- EXISTING BOUNDARY LINE
- P.O.B.

POINT OF BEGINNING
- EXISTING BOUNDARY LINE
- P.O.C.

POINT OF COMMENCEMENT

EXHIBIT "B"



PROPRIETOR & REQUESTED BY

IPE1031 REV594, LLC
c/o Alex Vazquez
6150 Village View Drive Suite 113
West Des Moines, IA 50266-5889
Phone: (515) 528-4114

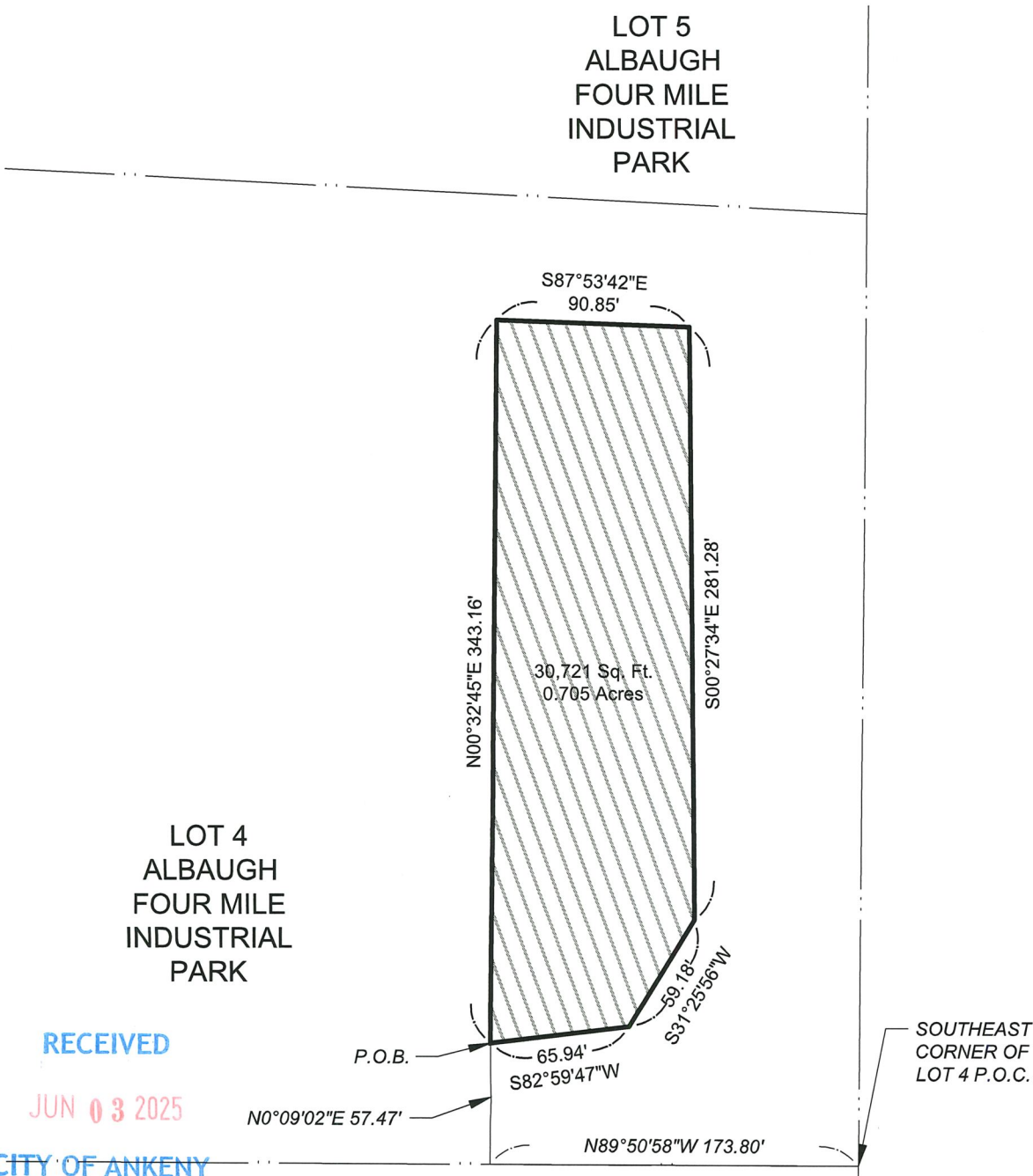
SUBJECT PROPERTY LEGAL DESCRIPTION

LOT 4, ALBAUGH FOUR MILE INDUSTRIAL PARK, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

DESCRIPTION OF PROPOSED PERMANENT EASEMENT

THAT PART OF LOT 4, ALBAUGH FOUR MILE INDUSTRIAL PARK, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N 89° 50' 58" W, A DISTANCE OF 173.80 FEET; THENCE N 0° 09' 02" E, A DISTANCE OF 57.47 FEET, TO THE POINT OF BEGINNING; THENCE N 0° 32' 45" E, A DISTANCE OF 343.16 FEET; THENCE S 87° 53' 42" E, A DISTANCE OF 90.85 FEET; THENCE S 0° 27' 34" E, A DISTANCE OF 281.28 FEET; THENCE S 31° 25' 56" W, A DISTANCE OF 59.18 FEET; THENCE S 82° 59' 47" W, A DISTANCE OF 65.94 FEET, TO THE POINT OF BEGINNING. CONTAINING 0.705 ACRES (30,721 SQ. FT.) MORE OR LESS.



RECEIVED

JUN 03 2025

CITY OF ANKENY

NILLES ASSOCIATES

1933 SW MAGAZINE ROAD
ANKENY, IOWA
50023-2555
(515) 965-0123 PHONE
(515) 965-3322 FAX
www.nillesinc.com

PROJECT:

PERMANENT EASEMENT

LOCATION:

ANKENY, IOWA

NAI No.:
24192

DRAWN BY:
TJM

DWG No.:
1/1

DATE:
05/30/2025

CHECKED BY:
JHP

SHEET TITLE:
EX-B



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 grant preliminary approval of Kimberley Crossing Plat 5 Final Plat; and authorize cost participation in an amount not to exceed \$95,050.00 for 6" subbase and in an amount not to exceed \$82,410.00 for 8" subdrain.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure economic vitality.

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Kimberley Crossing Plat 5 is a proposed 13.76 acre (+/-) final plat, generally located northeast of the NE Delaware Avenue and NE 56th Street intersection. The final plat proposes 58 single-family lots that are within the Miller Farm Property Planned Unit Development (PUD). Four street lots are being dedicated to the City for right-of-way purposes, while Outlot 'Z' near the southern boundary of the plat will be utilized for stormwater management. Per the Miller Farm Property PUD bulk regulations, one overstory tree will be planted in each of the residential lots, while a private landscape buffer will be present along NE Delaware Avenue.

CITY MANAGER/STAFF RECOMMENDATIONS:

Grant preliminary approval of Kimberley Crossing Plat 5 Final Plat.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commission recommended preliminary approval at their meeting on April 22, 2025.

FISCAL IMPACT

Cost-participation requests for 6-inch subbase in an amount not to exceed \$95,050 and 8-inch subdrain in an amount not to exceed \$82,410.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Staff Report
2. Aerial Map
3. PZ Minutes
4. Applicant Letter
5. Final Plat

Agenda Item: Kimberley Crossing Plat 5 - Final Plat
Report Date: April 17, 2025
Prepared By: Bryan Morrissey *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Kimberley Crossing Plat 5 Final Plat.

Project Summary:

Kimberley Crossing Plat 5 is a proposed 13.76 acre (+/-) final plat generally located northeast of the NE Delaware Avenue and NE 56th Street intersection. The final plat is proposing 58 single-family lots that are within the Miller Farm Property Planned Unit Development (PUD). Four street lots are being dedicated to the City for right-of-way purposes, while Outlot 'Z' near the southern boundary of the plat will be utilized for stormwater management. Per the Miller Farm Property PUD bulk regulations, one overstory or ornamental tree will be planted in each of the residential lots, while a private landscape buffer will be present along NE Delaware Avenue.

Project Report:

Streets: The general layout of the plat extends both NE Bellagio and NE Geneva Drive to the north from Kimberley Crossing Plat 1. NE 57th Street will be established within the Kimberley Crossing development and NE 60th Street will connect to Kimberley Crossing Plat 4 at the north edge of the plat. The primary access point to the development will come via NE 56th Street to the south.

Water: The project area will be serviced by installing eight-inch water mains throughout the entirety of the development. The proposed mains will extend from the existing eight-inch mains that are a part of Kimberley Crossing Plat 1 to the south.

Sewer: Eight-inch sanitary mains will be extended throughout the project area as it connects to the existing sanitary mains to the south that are associated with Kimberley Crossing Plat 1.

Drainage: Stormwater within the project area will be collected from one of the multiple storm water intakes before flowing to the stormwater management area located within Outlot 'Z'.

Parkland: Previous parkland had been dedicated with Kimberley Crossing Plat 1; however, that particular piece of land has been utilized to satisfy the parkland requirements for previous Kimberley Crossing plats. Payment will be required to satisfy any remaining parkland requirements for the subject property.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Kimberley Crossing Plat 5

NAME OF OWNER/ DEVELOPER: Kimberley Development Corp.

GENERAL INFORMATION:

PLAT LOCATION: Northeast of NE Delaware Avenue and NE 56th Street intersection
SIZE OF PLAT: 13.76-acres
ZONING: PUD, Planned Unit Development

LOTS:

NUMBER: 58 two-family lots, four outlots
SIZE/DENSITY: 4.21 units per acre
USE: Residential
BUILDING LINES: Front: 25', Side: 5' (10' total), Rear: 25'

PARK SITE DEDICATION:

Developer will opt for payment in lieu of parkland dedication.

ADJACENT LANDS:

NORTH: R-1, One Family Residence District (undeveloped)
SOUTH: PUD, Planned Unit Development
EAST: R-3, Multiple Family Residence District
WEST: PUD, Planned Unit Development

STREET DEVELOPMENT:

NAME: NE Bellagio Drive
LENGTH: 349.69'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE 57th Street
LENGTH: 500.42'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Geneva Drive
LENGTH: 1,085.00'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE 60th Street
LENGTH: 156.00'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 58 units X 3 person. per house X 330 gal. per day/pers.= 57,420 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Drainage Basin

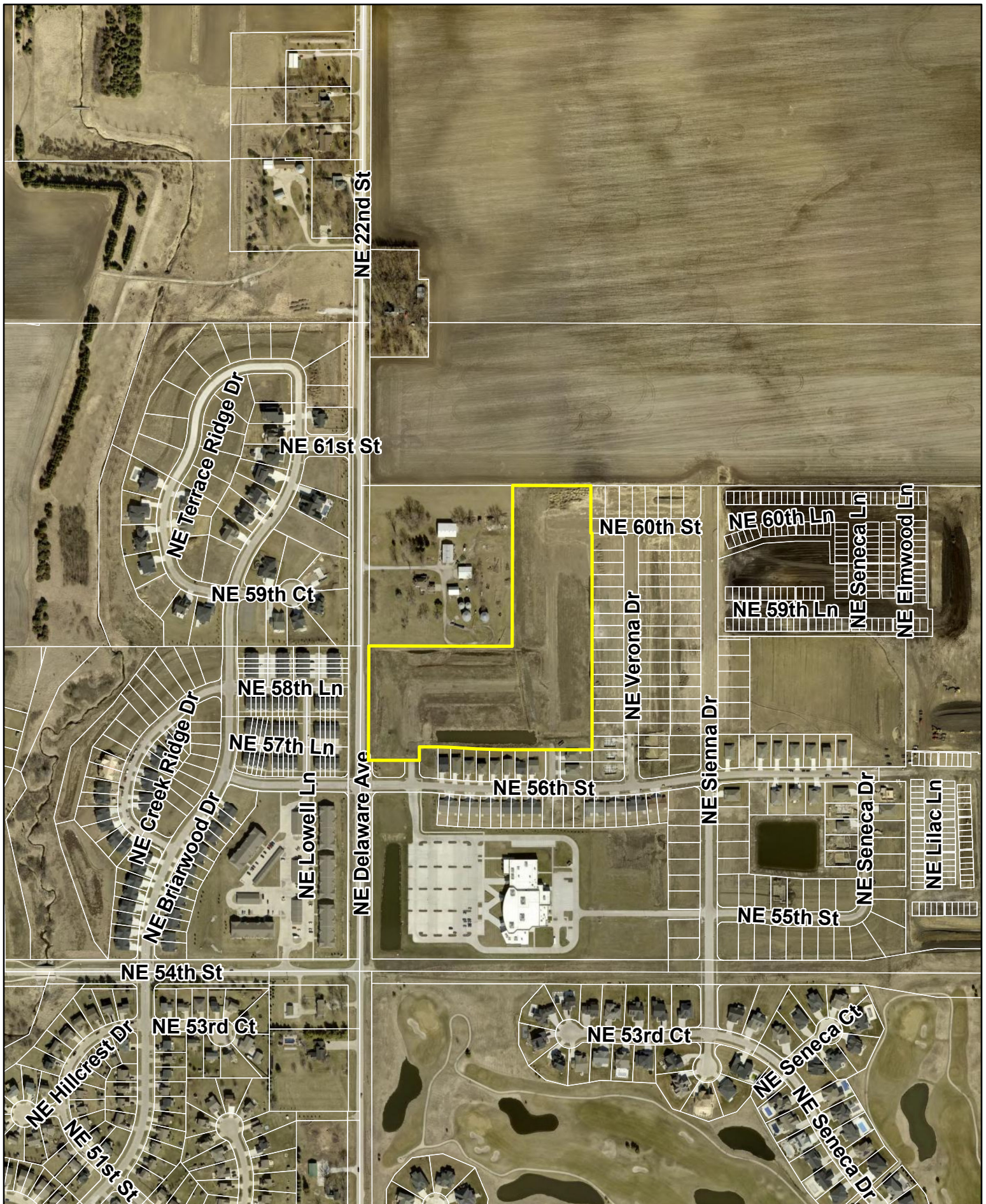
WATER SYSTEM:

USAGE: 58 units X 3 persons/house X 100 gal. per day/person = 17,400 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, April 22, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the April 22, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Lisa West, Glenn Hunter, Annette Renaud and Todd Ripper.

Staff present: Eric Jensen, Eric Carstens, Ryan Kirschman and Brenda Fuglsang.

CONSENT AGENDA ITEMS

Item #2. Kimberley Crossing Plat 5 Final Plat

Motion to recommend City Council approval of Kimberley Crossing Plat 5 Final Plat.

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1 - #3. Second by R.Weisheit.
All voted aye. Motion carried 7 – 0.

July 11, 2025

Honorable Mayor & City Council
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Kimberley Crossing Plat 5
Construction Drawings & Preliminary Approval of Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Kimberley Development Corporation, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 13.8 acres and is located northeast of the intersection of NE Delaware Avenue and NE 56th Street. The final plat includes the development of 58 single family lots that fall within the Kimberley Crossing Planned Unit Development. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing for 7,604 sy of 6-inches of modified subbase under the pavement in an amount not to exceed \$95,050 and for 2,747 linear feet of perforated 8-inch subdrain in an amount not to exceed \$82,410.

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, P.E.

KIMBERLEY CROSSING PLAT 5

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 31-81-23, SW FRAC 1/4
REQUESTOR& PROPRIETOR KIMBERLEY DEVELOPMENT CORPORATION
2785 N. ANKENY BLVD STE 22
ANKENY, IA 50021

SURVEYOR: JOSHUA E. MACKIE

SURVEYOR
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 N. ANKENY BLVD STE 22
ANKENY, IA 50021
PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

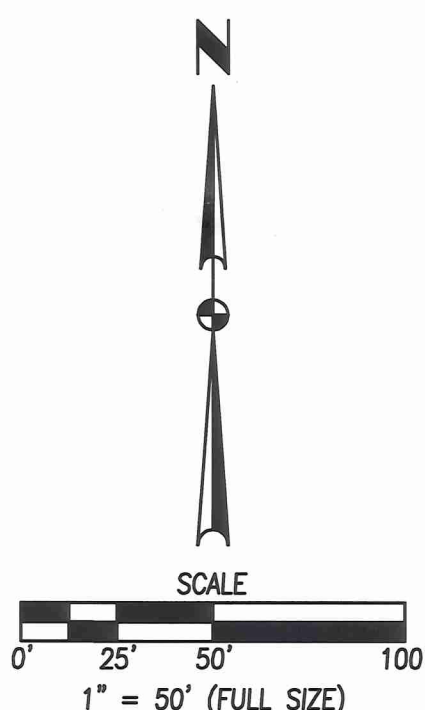
PLAT DESCRIPTION

A PART OF SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY CROSSING PLAT 4, AN OFFICIAL PLAT, THENCE SOUTH 00°08'42" EAST ALONG THE WEST LINE OF SAID KIMBERLEY CROSSING PLAT 4, A DISTANCE OF 195.22 FEET TO THE SOUTHWEST CORNER OF STREET LOT 'A', SAID KIMBERLEY CROSSING PLAT 4, THENCE NORTH 89°51'18" EAST CONTINUING ALONG SAID WEST LINE, 1.00 FEET, TO THE NORTHWEST CORNER OF LOT 38, SAID KIMBERLEY CROSSING PLAT 4; THENCE SOUTH 00°08'42" EAST CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT 890.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, SAID KIMBERLEY CROSSING PLAT 1; THENCE SOUTH 89°51'18" WEST ALONG THE NORTHERLY LINE OF SAID KIMBERLEY CROSSING PLAT 1, A DISTANCE OF 421.07 FEET; THENCE NORTH 87°07'46" WEST CONTINUING ALONG SAID NORTHERLY LINE, 208.22 FEET; THENCE SOUTH 89°51'18" WEST CONTINUING ALONG SAID NORTHERLY LINE, 76.42 FEET TO THE NORTHWEST CORNER OF LOT 2, SAID KIMBERLEY CROSSING PLAT 1; THENCE SOUTH 00°08'42" EAST CONTINUING ALONG SAID NORTHERLY LINE, 55.58 FEET; THENCE SOUTH 89°51'18" WEST CONTINUING ALONG SAID NORTHERLY LINE, 241.07 FEET TO THE NORTHWEST CORNER OF STREET LOT 'A', SAID KIMBERLEY CROSSING PLAT 1; THENCE NORTH 00°07'05" EAST ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 466.49 FEET TO THE SOUTHWEST CORNER OF PARCEL '2018-243', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17593 PAGE 263 OF THE POLK COUNTY RECORDER; THENCE NORTH 89°46'30" EAST ALONG THE SOUTH LINE OF SAID PARCEL '2018-243', A DISTANCE OF 617.37 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2018-243'; THENCE NORTH 00°07'05" EAST ALONG THE EAST LINE OF SAID PARCEL '2018-243', A DISTANCE OF 662.06 FEET TO NORTHEAST CORNER OF SAID PARCEL '2018-243'; THENCE NORTH 89°46'30" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, 319.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.30 ACRES (622,871 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	75.00'	117.81'	S44°51'18"W	106.07'
C2	10°13'41"	105.00'	18.74'	N04°58'09"E	18.72'
C3	24°25'30"	105.00'	44.76'	N22°17'45"E	44.42'
C4	22°10'30"	105.00'	40.64'	N45°35'45"E	40.38'
C5	24°25'30"	105.00'	44.76'	N68°53'45"E	44.42'
C6	8°44'49"	105.00'	16.03'	N85°28'54"E	16.01'
C7	90°00'00"	25.00'	39.27'	N44°51'18"E	35.36'
C8	90°00'00"	25.00'	39.27'	S45°08'42"E	35.36'
C9	90°00'00"	25.00'	39.27'	S44°51'18"W	35.36'
C10	90°00'00"	25.00'	39.27'	N45°08'42"W	35.36'
C11	90°00'00"	45.00'	70.69'	S44°51'18"W	63.64'



—FND MAG NAIL
SW COR
PARCEL '2018-243'
ALSO BEING
NW COR SW1/4
SW FRL 1/4
SEC 31-81-23

EXISTING 10.00' P.U.E.
BK 18529 PG 716

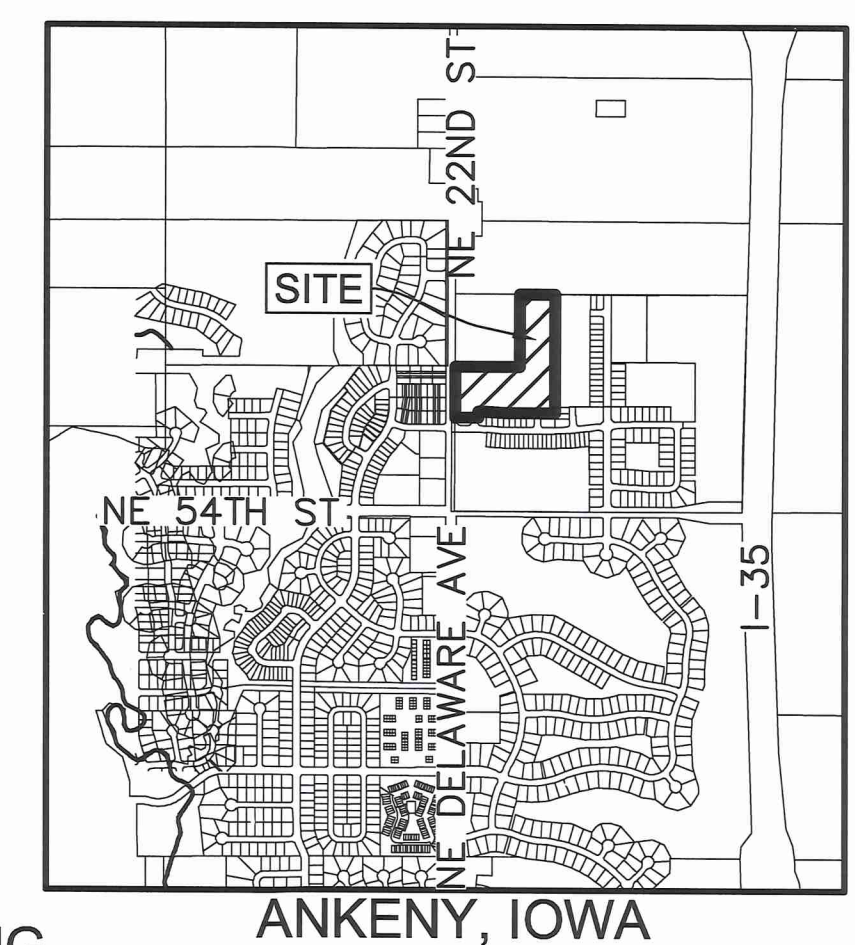
PARCEL '2018-243'
PG 263

FILE: H:\2025\2503178\DWG\2503178-BORDER.DWG
 FILE DATE: 5/9/25 DATE PLOTTED: 5/9/2025 9:54 AM
 PLOTTED BY: ERIN OLLENDIKE TECH: COMMENT:
 ENG:

RECEIVED
MAY 09 2021

CITY OF ANKENY

VICINITY MAP (NOT TO SCALE)



ZONING

P.U.D.: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

P.U.D. DISTRICT (LOT 1-58)
SFTRACS:

FRONT: 25'
REAR: 25'
SIDE: 5'

NOTE: A MINIMUM OF ONE OVERSTORY/ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

DATE OF SURVEY

MARCH 13, 2025

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
4. THE LANDSCAPE BUFFER ON LOTS 1-7 SHALL HAVE 6 OVERSTORY TREES, 3 EVERGREEN TREES AND 10 SHRUBS EVERY 200 FEET.
5. OUTLOT 'Z' SHALL BE FOR STORMWATER MANAGEMENT.
6. THE DRIVEWAY FOR LOT 52 SHALL BE CONSTRUCTED TO AVOID THE MANHOLE.
7. THE DRIVEWAY FOR LOT 27 SHALL BE CONSTRUCTED TO AVOID THE SIDEWALK RAMP.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHTS WITHIN THE SUBDIVISION AND ALONG NE DELAWARE AVE.

LEGEND

SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#29363 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	

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.

JOSHUA E. MACKIE, P.L.S. DATE _____
 LICENSE NUMBER 29363
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 & 2

[illegible]

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: EKO	ENGINEER: GH	EI: MAE
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KIMBERLEY CROSSING PLAT 5

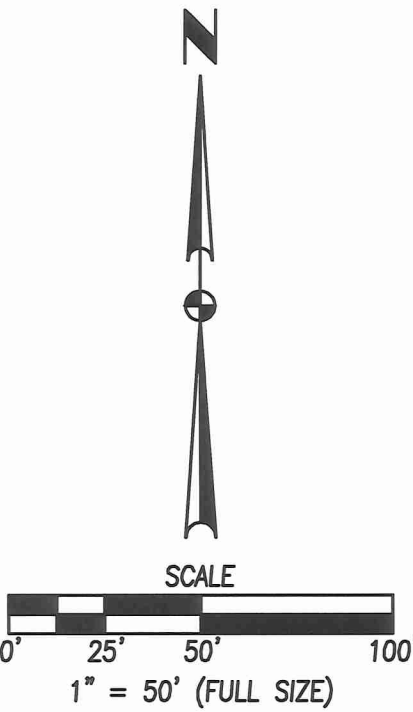
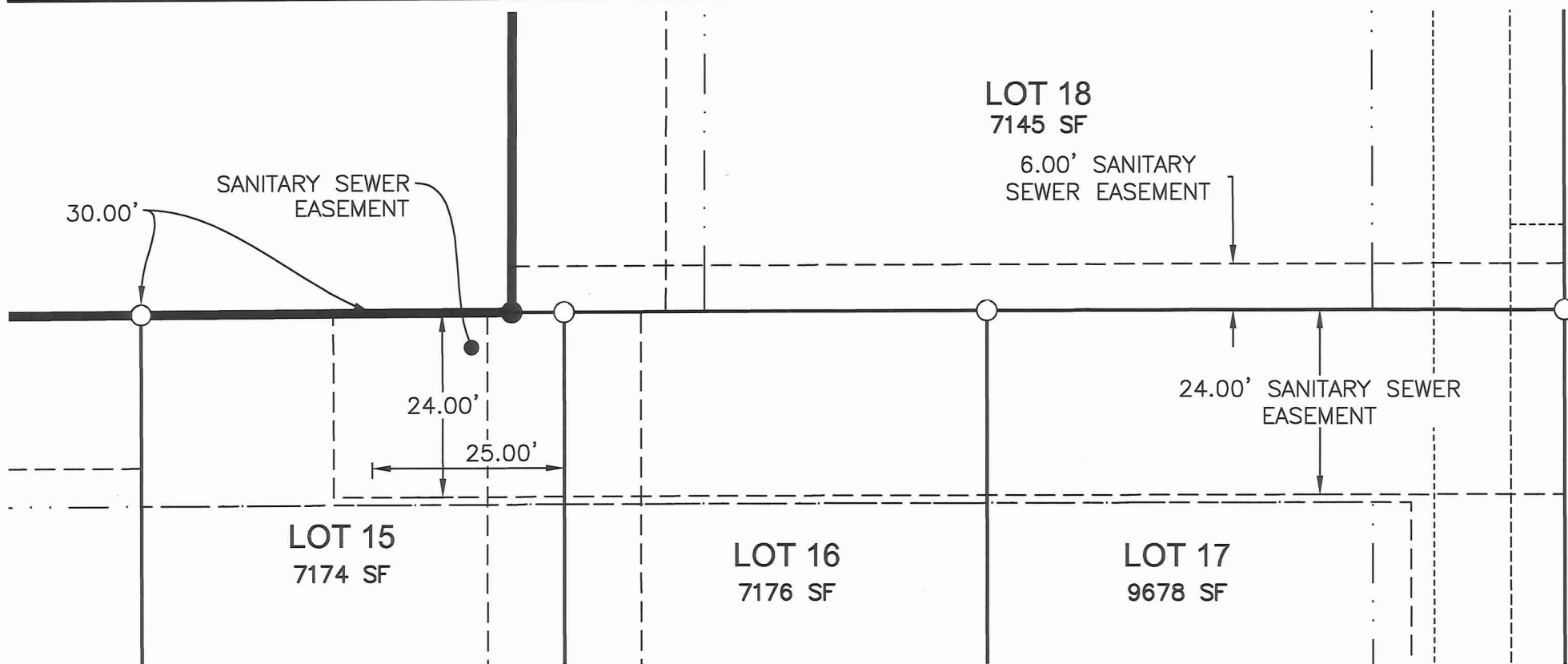
FINAL PLAT

$$\frac{1}{2}$$

KIMBERLEY CROSSING PLAT 5

FINAL PLAT

DETAIL 'A'



NW COR STREET LOT 'A'
KIMBERLEY CROSSING PLAT 1

NW COR LOT 1
KIMBERLEY PLAT 1

EXISTING 7.00'
GAS EASEMENT
BK 18529 PG 712

PARCEL '2018-243'
BK 17593 PG 263

20.00' PRIVATE STORM
SEWER EASEMENT

15.00' DRAINAGE
EASEMENT

20.00' DRAINAGE
EASEMENT

SE COR PARCEL '2018-243'
SANITARY SEWER EASEMENT
SEE DETAIL 'A'

20.00' DRAINAGE
EASEMENT

25.00' DRAINAGE
EASEMENT

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20.00' DRAINAGE
EASEMENT

KIMBERLEY CROSSING PLAT 1

NE 56TH STREET

NE GENEVA DRIVE

STREET LOT 'B'

NE VERONA DRIVE

KIMBERLEY CROSSING PLAT 4

KIMBERLEY CROSSING PLAT 5

FINAL PLAT

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

ENGINEER: EKO EI: MAE

THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

REVISIONS

DATE

05/09/2025
04/11/2025
03/21/2025

2503.178



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 RJN Group, for the Saylor Creek Force Main Analysis in an amount not to exceed \$78,000.00 and the Mayor to execute said agreement.

ORIGINATING DEPARTMENT

Municipal Utilities

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

This study will include collection of data and analysis of the existing 20" diameter force main that has a length of approximately 2,400 lineal feet and is 36 years old. The data collection process includes deploying INGU Pipers (proprietary equipment - data balls) to collect data including acoustic leak detection, air and gas pockets, high resolution pressure sensing, deposits, debris and blockages, as well as wall thicknesses along the Saylor Creek Force Main. This force main serves a critical role as it conveys sewage downstream of the Saylor Creek Lift Station to a point where the sewage is gravity fed through the remainder of our system and ultimately down to the Wastewater Reclamation Facility in Des Moines. RJN will then analyze the collected data and make any maintenance or rehabilitation recommendations in a report summarizing their findings. The main goal of this study will be to determine the pipe thickness of the force main so that we can install a collar or clamp to prevent another force main break like we had in February this year.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Professional Services Agreement with RJN Group, for the study and technical report and the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's FY 2026 Operating Budget.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. RJN Contract Agreement

AGREEMENT

BETWEEN

City of Ankeny

AND

RJN GROUP, INC.

THIS AGREEMENT dated April 18, 2025 by and between the City of Ankeny, hereinafter called OWNER and RJN GROUP, INC., with an office in Omaha, Nebraska hereinafter called ENGINEER.

WHEREAS, the OWNER desires to retain the professional services of the ENGINEER for a project generally described as 2025 Saylor Creek Force Main Assessment.

WHEREAS, the ENGINEER desires to perform such services to the OWNER in accordance with the terms and conditions of the AGREEMENT.

NOW, THEREFORE, in consideration of the above recitals, the mutual promises and covenants hereinafter set forth, the parties hereto agree as follows:

Section I - Basic Services of ENGINEER

The specific services which the ENGINEER agrees to furnish are as indicated in the Attachment A " Proposal for Professional Engineering Services" which is hereby incorporated by reference and made part of this AGREEMENT. Changes in the indicated Scope of Services shall be subject to renegotiation and implemented through an Amendment of this AGREEMENT.

Section II - Future Services of ENGINEER

The ENGINEER is available to furnish and perform, under an Amendment or a separately negotiated agreement, future services to supplement this work.

Section III - Schedule of Services

A. Completion Time

For those services described in Section I, the ENGINEER shall make every reasonable effort to schedule manpower and service elements in a diligent manner. It is recognized by both parties that actions of regulatory agencies and/or others may affect the final project schedule.

AGREEMENT (Cont.)

The services described shall be performed as weather and other physical conditions permit. The ENGINEER shall not be liable to the OWNER, if delayed in, or prevented from performing the work as specified herein through any cause or causes beyond the control of the ENGINEER and not caused by his own fault or negligence. Attachment A "Proposal for Professional Engineering Services" is hereby incorporated by reference and made part of this AGREEMENT.

Section IV - Payment for Services

Payment to the ENGINEER shall be made as follows:

A. Payment for Services

The OWNER recognizes that time is of the essence with respect to payment of the ENGINEER's invoices, and that timely payment is a material part of the consideration of this AGREEMENT.

Payment for services rendered shall be made to the ENGINEER at the end of each month's billing cycle upon presentation of the ENGINEER's monthly statement. ENGINEER will provide to the OWNER a detailed statement of tasks by classification and reimbursement expenses. Total payment shall not exceed aforesaid amounts without prior authorization by the OWNER.

The OWNER shall pay invoices upon receipt. Invoices not paid within thirty (30) days of the invoice date shall be subject to a late payment fee 1.5% per month from date of the invoice. Additionally, ENGINEER may, upon five (5) calendar days' notice to OWNER, suspend all services until paid in full.

If the OWNER objects to all or any portion of an invoice, the OWNER shall so notify the ENGINEER within ten (10) calendar days of the invoice date, identify the cause of disagreement, and pay when due that portion of the invoice, if any, not in dispute.

OWNER has the right to appeal or ask for clarification of any ENGINEER's billing within ten (10) days of date of billing. Until said appeal is resolved, or clarification is issued, no interest will accrue. The OWNER shall exercise reasonableness in contesting any invoice or portion thereof.

Section V - Services to be Provided by the OWNER

A. Authorization to Proceed

The OWNER shall authorize the ENGINEER to proceed prior to the ENGINEER starting work.

AGREEMENT (Cont.)

B. Access to Facilities and Property

The OWNER shall make its system facilities and properties available and accessible for inspection by ENGINEER and arrange for access to make all provisions for the ENGINEER to enter upon public property as required for the ENGINEER to perform his services.

C. Prompt Notice

The OWNER shall give prompt written notice to ENGINEER whenever OWNER observes or otherwise becomes aware of any development that affects the scope or timing of ENGINEER's services, or any defect in the service or work of the ENGINEER or Contractors in order that the ENGINEER may take prompt, effective measures, which in the ENGINEER's opinion, will minimized the consequences of a defect.

D. Compensation of a Cost Not to Exceed

For basic services, as enumerated in Section I, the OWNER shall pay the ENGINEER a maximum not to exceed cost of \$78,000.00. Payments as described hereinafter shall represent full compensation to the ENGINEER for all payroll costs, expenses, current overhead, profit, and all other costs in connection with the performance of these services. The ENGINEER, if requested, shall provide documentation to the OWNER of all costs in connection with the performance of these services, and as further described in Attachment A 'Proposal for Professional Engineering Services'.

E. Changes of Scope

In the event additional services are required through changes in the scope of the Project, or other unusual or unforeseen circumstances are encountered, or for other consulting services, ENGINEER shall, upon written authorization by the OWNER, perform the additional services as mutually agreed by both parties by supplemental agreement. If renegotiated terms cannot be agreed to, the OWNER agrees that the ENGINEER has an absolute right to terminate the AGREEMENT.

F. Limitation of Engineer's Liability

OWNER hereby agrees that to the fullest extent permitted by law, ENGINEER's total liability to OWNER for any and all injuries, claims, losses, expenses or damages whatsoever arising from or in any way related to the project or this AGREEMENT from any cause or causes including but not limited to ENGINEER's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty shall not exceed the total compensation received by ENGINEER under this AGREEMENT minus subconsultant and direct costs.

AGREEMENT (Cont.)

Section VI - Construction Cost and Opinions of Cost

- A. The ENGINEER shall submit to the OWNER an opinion of the probable cost required to construct work recommended, designed, or specified by the ENGINEER. The ENGINEER is not a construction cost estimator or construction contractor, nor should the ENGINEER's act of rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. The ENGINEER's opinion will be based solely upon its own experience with construction. This requires the ENGINEER to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which the ENGINEER has no control. Given the assumptions which must be made, the ENGINEER cannot guarantee the accuracy of its opinions of cost, and, in recognition of that fact, the OWNER waives any claim against the ENGINEER relative to the accuracy of the ENGINEER's opinion of probable construction cost. If prior to the Bidding or Negotiation Phase, OWNER wishes greater assurance as to Total Project or Construction Costs, OWNER shall employ an independent cost estimator.

Section VII - General Considerations

A. Standard of Practice

Services performed by the ENGINEER under this AGREEMENT will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this AGREEMENT, or in any report, opinion, document or otherwise.

B. Survival

All obligations arising prior to the termination of this AGREEMENT and all provisions of this AGREEMENT allocating responsibility or liability between the OWNER and the ENGINEER shall survive the completion of the services hereunder and the termination of this AGREEMENT.

C. Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents prepared by the ENGINEER as instruments of service shall remain the property of the OWNER. The ENGINEER shall retain these records for a period of five (5) years following submission of his or her report, during which period

AGREEMENT (Cont.)

they will be made available to the OWNER at all reasonable times.

If the OWNER wishes the ENGINEER to retain documents for a longer period of time, the OWNER shall so specify in advance, in writing, and shall pay in a timely manner all charges agreed to for the ENGINEER's maintenance of such documents beyond the time period otherwise prevailing.

D. Insurance

The ENGINEER shall procure and maintain insurance for the entire project period and a minimum period of three years thereafter, according to the following:

1. Workmen's Compensation Insurance in the statutory amount, including Employer's Liability Insurance for its employees.
2. Comprehensive General Liability Insurance, covering bodily injury and property damage with a combined single limit of \$1,000,000 per accident; Comprehensive Automobile Liability Insurance, including operation of owned, non-owned, and hired automobiles or vehicles, covering bodily injury with limits of \$1,000,000 per person and \$1,000,000 per accident; property damage with limits of \$100,000 per accident.
3. Professional Liability insurance of \$1,000,000 per occurrence and in the aggregate. ENGINEER shall be responsible for all damages to life and property due to his activities or those of his agents or employees in connection with his services, and it is expressly understood that ENGINEER shall indemnify and hold OWNER harmless from any claims, suits, action, damages, and cost to every name and description arising out of or resulting from the performance of services rendered by ENGINEER under this Agreement.
4. The premium to be expended for all of the above mentioned policies of insurance shall be paid by ENGINEER. The policies of insurance, certificates of insurance, and the insurance company or insurance companies issuing such policies or certificates of insurance must be acceptable to OWNER.
5. All certificates of insurance must be issued indicating that such policies of certificates are applicable to work being performed under a specific contract or to all work performed by ENGINEER for OWNER.
6. Certificates of Insurance shall be completed and submitted to ENGINEER before issuance of Notice-to-Proceed.

AGREEMENT (Cont.)

7. A minimum of 30 days written notification must be given of any alteration, material change, or cancellation affecting any certificates or policies of insurance as required under this Agreement. Such required notification must be sent via Registered or Certified Mail to the address indicated below:

City of Ankeny
1102 SE Creekside Drive
Ankeny, IA 50021

8. The OWNER shall be named as an additional insured on the General Liability and Business Auto Liability insurance.

E. Certification

During the course of construction, the ENGINEER may be called upon to determine the degree to which certain design conditions have been achieved by contractors. In performance of this work, the ENGINEER will use sampling procedures, that is, selected portions of the work will be subject to close review and/or testing and the results observed will be inferred to exist in other areas not sampled. Although such sampling procedures shall be conducted by the ENGINEER in accordance with commonly accepted procedures consistent with applicable standards of practice, the OWNER understands that such procedures indicate actual conditions only where sampling is performed, and that, despite proper implementation of sampling and/or testing procedures, and despite proper interpretation of their results, the ENGINEER cannot assure the existence of conditions which the ENGINEER infers to exist. Since a certification that certain conditions exist comprises an assurance of such conditions' existence, the OWNER agrees that it would be improper for the ENGINEER to certify that certain conditions exist when the ENGINEER cannot assure they exist. Accordingly, the OWNER shall not require the ENGINEER to sign any certification, no matter by whom requested, that would result in the ENGINEER certifying the existence of conditions whose existence the ENGINEER cannot assure. The OWNER also agrees that the OWNER shall not make resolution of any dispute with the ENGINEER or payment of any amount due to the ENGINEER in any way contingent upon the ENGINEER's certifying the existence of conditions whose existence the ENGINEER cannot assure.

F. Buried Utilities and Subsurface Risks

The ENGINEER will conduct the research that in its professional opinion is necessary to locate utility lines and other man-made objects that may exist beneath the site's surface. The OWNER recognizes that the ENGINEER's research may not identify all subsurface utility lines and man-made objects, and that the information upon which the ENGINEER relies may contain errors or may not be complete. The ENGINEER will prepare a plan indicating the locations intended for subsurface penetrations with respect to assumed locations of utilities and other man-made objects beneath the site's surface.

The OWNER will approve the location of these penetrations prior to their being made and the OWNER will authorize the ENGINEER to proceed. The OWNER agrees to waive any claim against the ENGINEER and to defend, indemnify and hold the ENGINEER harmless

AGREEMENT (Cont.)

from any claim or liability for injury or loss allegedly arising from the ENGINEER's damaging underground utilities or other man-made objects that were not called to the ENGINEER's attention or which were not properly located on plans furnished to the ENGINEER for any time spent or expenses incurred by the ENGINEER in defense of any such claim, in accordance with the ENGINEER's prevailing fee schedule and expense reimbursement policy.

The OWNER recognizes that special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing program, implemented with the appropriate equipment and experienced personnel under the direction of a trained professional who functions in accordance with a professional standard of practice may fail to detect certain conditions, because they are hidden and therefore cannot be considered in development of a subsurface exploration program. For similar reasons, actual environmental, geologic and geotechnical conditions that the ENGINEER properly inferred to exist between sampling points may differ significantly from those that actually exist. The passage of time also must be considered, and the OWNER recognizes that, because of natural occurrences or direct or indirect human intervention at the site or a distance from it, actual conditions discovered may quickly change. The OWNER realizes that nothing can be done to eliminate these risks altogether, but certain techniques can be applied to help reduce them. The ENGINEER is available to explain these risks and risk reduction methods to the OWNER but, in any event, the scope of services included with this AGREEMENT is that which the OWNER agreed to or selected in light of his or her own risk preferences and other considerations.

G. Reuse of Documents

All documents including Drawings and Specifications prepared or furnished by the ENGINEER (and ENGINEER's independent professional associates and consultants) pursuant to this AGREEMENT are instruments of service in respect of the Project and ENGINEER shall retain an interest therein whether or not the Project is completed. OWNER may make and retain copies for information and reference in connection with the use and occupancy of the Project or on any other project. Any reuse without written verification or adaptation by ENGINEER for the specific purpose intended will be at OWNER's sole risk and without liability or legal exposure to ENGINEER's independent professional associates or consultants, and OWNER shall indemnify and hold harmless ENGINEER and ENGINEER's independent professional associates and consultants from all claims, damages, losses and expenses including attorneys' fees arising from or resulting therefrom. Any such verification or adaptation will entitle ENGINEER to further compensation at rates to be agreed upon by OWNER and ENGINEER.

H. Termination of Services

This AGREEMENT may be terminated in whole or part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this AGREEMENT through no fault of the terminating party. Such termination may not be effected unless the other party is given not less than 10 days written notice (delivered by certified mail, return receipt requested) of intent to terminate and an opportunity for consultation with the terminating party and 10 days to cure such substantial failure.

AGREEMENT (Cont.)

Irrespective of which party shall effect termination or the cause therefore, the OWNER shall within forty-five (45) calendar days of termination remunerate the ENGINEER for services rendered and costs incurred, in accordance with the ENGINEER's prevailing fee schedule and expense reimbursement policy. Service shall include those rendered to the time of termination, as well as those associated with termination itself, such as demobilizing, modifying schedules, reassigning personnel, and so on. Costs shall include those incurred to the time of termination, as well as those associated with termination and post-termination activities. Such costs shall not include payments to third parties engaged by the ENGINEER for services not yet performed.

The OWNER may terminate this AGREEMENT with or without cause or reason. Upon receipt of a notice of termination from OWNER, the ENGINEER shall promptly discontinue all services affected (unless the notice directs otherwise) and deliver or otherwise make available to the OWNER (subject to "Reuse of Documents" provisions) all data, drawings, specifications, reports, estimates, summaries, and other information and materials accumulated by the ENGINEER in performing this AGREEMENT, whether completed or in progress.

I. Controlling Law and Disputes

If any of the provisions of this AGREEMENT are invalid under any applicable statute or rule of law, they are, to that extent, deemed omitted. However, the OWNER and the ENGINEER will in good faith attempt to replace an invalid or unenforceable provision with one that is valid and enforceable, and which comes as close as possible to expressing or achieving the intent of the original provision. This AGREEMENT shall be governed by the laws of the State of Iowa, Polk County

The parties agree that they shall reasonably attempt to resolve any disputes regarding the interpretation of this AGREEMENT by informal negotiation, the final resolution of which disputes shall require the agreement of both parties.

J. Successors and Assigns

The OWNER and the ENGINEER each binds itself and its partners, successors, executors, administrators, assigns and legal representatives to the other party to this AGREEMENT and to the partners, successors, executors, administrators, assigns and legal representatives of such other party, in respect to all covenants, agreements, and obligations of this AGREEMENT.

Neither the OWNER nor the ENGINEER shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this AGREEMENT without the written consent of the other. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assigner from any duty or responsibility under this AGREEMENT. Nothing contained in this paragraph shall prevent the ENGINEER from employing such independent consultants, associates, and subcontractors as it may deem appropriate to assist it in the performance of services hereunder.

AGREEMENT (Cont.)

The ENGINEER's use of others for additional services shall not be unreasonably restricted by the OWNER provided the ENGINEER notifies the OWNER in advance. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than the OWNER and the ENGINEER, and all duties and responsibilities undertaken herein will be for the sole and exclusive benefit of the OWNER and the ENGINEER and not for the benefit of any other party.

K. Dispute Resolution

All claims, disputes or controversies arising from, or in relation to, the interpretation, application or enforcement of this AGREEMENT shall be decided through mediation or arbitration whichever is mutually agreed upon by OWNER and ENGINEER.

L. Construction Supervision

ENGINEER responsibilities under this Agreement do not include supervising construction methods or safety and jobsite protocols of the contractor performing the construction services pursuant to the purposes nor does it include supervision or control over the contractor sequencing or scheduling of work

M. Force Majeure

Neither party shall be liable for any failure or delay in performance under this Agreement (other than for delay in the payment of money due and payable hereunder) to the extent said failures or delays are proximately caused by causes beyond that party's reasonable control, including but not limited to (i) epidemic or pandemic, which prevents performance of the obligations hereunder or performance is limited or prohibited by reason of government administrative mandates or recommendations of health officials preventing the party to perform, (ii) acts of war, terrorism, civil unrest, or severe weather preventing performance, (iii) environmental conditions caused by unknown Hazardous Materials not known of at the date of this Agreement, (iv) strikes by suppliers or contractors, any of which caused the party to be unable to perform its obligations under the Agreement, provided that, as a condition to the claim of non-liability, the party experiencing the difficulty shall give the other prompt written notice, with full details following the occurrence of the cause relied upon.

Performance shall be delayed during the period of the occurrences and shall be reinstated upon the end of the event and performance shall be rescheduled taking into account the lost time and start up required to reasonably commence work again with a revised schedule as if the time period had not occurred but starting at the end of the Force Majeure. The party claiming Force Majeure shall provide written notice to the other party within five (5) business days of the occurrence and within two (2) business days of the termination. Dates by which performance obligations are scheduled to be met will be extended for a period of time equal to the time lost due to any delay so caused.

AGREEMENT (Cont.)

N. Engineer Liability

ENGINEER shall be responsible for all damages to life and property due to his activities or those of his agents or employees in connection with his services, except to the extent contributed to or caused by others and it is expressly understood that ENGINEER shall indemnify and hold OWNER harmless from any claims, suits, action, damages, and cost to every name and description arising out of or resulting from the performance of services rendered by ENGINEER under this Agreement, not to exceed the coverage provided in the required insurance policies set forth in Section VII D

AGREEMENT (Cont.)

IN WITNESS THEREOF, the parties hereto have caused this AGREEMENT to be executed this _____
day of _____, 20____.

For the OWNER:

Name

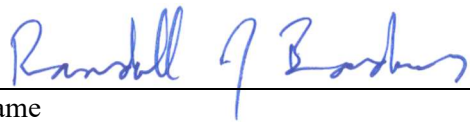
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Title

ATTEST:

For the ENGINEER:

RJN GROUP, INC.



Name

Randall Brodner

Printed

Vice President

Title

AGREEMENT (Cont.)

Attachment A – Proposal for Professional Engineering Services (Scope of Services, Progress Schedule, and Engineering Costs)



April 14, 2025

Mr. Roger McFarland
Wastewater Supervisor
City of Ankeny
1102 SE Creekview Drive
Ankeny, IA 50021

Subject: Proposal for Professional Engineering Services
Saylor Creek Force Main Assessments

Dear Mr. McFarland:

RJN Group, Inc. (RJN) is pleased to submit this proposal to the City of Ankeny (City) for internal inspections of the Saylor Creek Force Main (approximately 36 years old, 20" diameter, ductile iron, approximately 2,400 LF). This force main serves a critical role and has never been inspected. The City would like to determine the condition of this force main and assess if rehabilitation may be necessary.

Key Project Goals and Objectives

The primary goal of this project is to review all available data and records for the Saylor Creek Lift Station and force main and to conduct an internal inspection. The inspection results will be reviewed and recommendations for operation and maintenance methods will be provided as well as rehabilitation recommendations if warranted.

The inspection will include the following:

- Data collection and review
- General lift station assessment
- In-line screening assessment of force main
- A summary of results and recommendations

The internal screening will be completed using INGU Solutions' in-line screening technology, a free-floating multi-sensor technology called Pipers®.

The Pipers technology allows for a complete screening assessment of the pipeline including:

- Acoustic leak detection (under appropriate pressures)
- Air and gas pocket detection
- High resolution pressure sensing
- Deposit, debris, and blockage locating
- Magnetometer survey to identify bulk wall thickness changes on metallic pipe.

The deployment of the Pipers will be a joint effort between RJN and the City. RJN will perform the preliminary planning and meet with the City to discuss their role which will include operating the lift station and assistance with Piper insertion.

Following the completion of this project, the City will have actionable intelligence regarding the force main and recommendations for future testing and/or rehabilitation.

Assuring Quality

RJN is committed to providing quality deliverables. The data, analysis, and recommendations provided by RJN will be used to make decisions on how much and where to spend City sanitary sewer system funds. RJN's use of electronic forms for data collection with standardized entry and error trapping, the use of QC tools in our in-house data management software, as well as our corporate training and QC processes in place will ensure that results and recommendations will provide value to the City.

Price and Schedule Summary

This project will be invoiced on a Lump Sum Basis for a total not-to-exceed fee of \$78,000. The project is expected to be completed within six (6) months of the Notice to Proceed (NTP). Complete Scope of Services, Pricing, Schedules, and Maps are provided in the following exhibits:

- Exhibit A – Scope of Services
- Exhibit B – Pricing
- Exhibit C – Schedule
- Exhibit D – Project Map

It is our pleasure to submit this proposal to the City of Ankeny. Please feel free to contact me by email at aabdelalhaleem@rjnmail.com or at 815.823.2996 if you would like to discuss this proposal. We are looking forward to the opportunity to continue working with the City on these important projects.

Sincerely,



Randy Brodner, PE
Vice President



Ayman Abdelalhaleem
Project Engineer



EXHIBIT A

SCOPE OF SERVICES

RJN is proposing the following scope of services for the Saylor Creek Force Main Assessments for the City of Ankeny.

1. Preparatory Work & Data Review

- a. Conduct a kickoff meeting with the City to discuss the project.
- b. Discuss lift station history, operations, and maintenance.
- c. Gather and review all available data from the City regarding the lift stations and force mains, including GIS maps and databases, design and/or record drawings, maintenance, modification/rehabilitation, and repair records, past inspection data, lift station operational data, and any other related data.
 - i. Dye Test Travel Time Calculations
 - ii. Finalize Launch and Retrieval Locations
- d. Share follow-up questions with the City for discussion during the site visit.
- e. Prepare for a field planning visit.
- f. INGU Data Preparation
 - i. Kickoff Meeting – RJN and INGU
 - ii. INGU Deliverables
 1. KMZ File of Force Main Paths
 - a. Mapping grade locates
 2. Excel Elevation Profile(s)
 3. Questionnaire(s)

2. Field Planning Visit

- a. Meet with City staff on-site for site visit inspections. During visit, discuss any questions that arose during the data review process.
- b. Lift station assessment:
 - i. Perform general assessments including verifying data from data review and accessing force main access for internal inspections.
 - ii. Observe pump operations and conduct a dye test to measure travel time.
 - iii. Discuss and confirm ability to provide supplemental water to wet wells for extended pumping of lift station to complete inspection, if necessary.
 - iv. GPS locate (mapping grade) lift station structures.
- c. Field assessment:
 - i. Visually inspect all ARV valves and structures on the force main route. Observe valve exercising by City staff to confirm operation, if possible.
 - ii. Inspect force main outlet. Look for signs of corrosion and H₂S gas and lamp up the force main pipes, as able. Determine methodology for catching Pipers.
 - iii. GPS locate (mapping grade) ARVs, known bends, other force main structures, and downstream discharge structures.
 1. To be incorporated into KMZ file

- d. Provide access to collected data on Clarity®, RJN's online data management hub.
- e. Discuss results of preliminary assessment with City. Confirm that internal inspection of the force mains is feasible.

3. Internal Inspection

- a. Contract with INGU on the rental of Pipers multi-sensors.
- b. Provide equipment and personnel as necessary to perform internal inspection of the force mains and retrieval of the inspection tools. Customize catching devices as necessary for each force main discharge point.
- c. Work with the City to assist in the launching and operation of the lift stations.
 - i. Perform up to three Piper deployments for the force main, with a minimum of two successful capture and retrievals.

4. Data Evaluation and Technical Memorandum (TM)

- a. Review and analyze inspection results and recommendations. Pipers' technology includes the following results:
 - i. Acoustic leak detection
 - ii. Air and gas pocket detection
 - iii. High resolution pressure sensing
 - iv. Deposit, debris, and blockage locating
 - v. Magnetometer survey to identify bulk wall thickness changes in metallic pipe.
- b. Include a summary of the work completed and results of the internal screening.
- c. Prepare a GIS map of the force main system, including findings from the site inspections, document review, and internal screening.
- d. Provide recommendations for further inspections, rehabilitation/repair, and/or maintenance of the force mains.
- e. Include budgetary pricing and recommended timing (urgency) for implementation of recommendations.
- f. TM Submittal:
 - i. Provide a digital draft of TM,
 - ii. Revise draft based on City comments and submit a digital and two hard copies (if desired) of final TM.
 - iii. Provide digital copies of all data, results, and photographs from inspections.
 - iv. Upload final report to Clarity.

5. Project Management

- a. Provide project management services including invoicing, scope, schedule, and fee tracking, and closeout services.
- b. Provide monthly updates to City staff through the duration of the project.
- c. Meet with City staff as necessary to discuss progress of the project.

Items Requested from the City

1. Updated GIS geodatabases and/or shape files for the sanitary sewer collection system.
2. Copies of available plan sets, specifications, record/as-built drawings, hydraulic profiles, pump records, or other documents related to the lift stations and force mains.
3. Access to sanitary structures for inspection. Assistance locating and opening seized/buried manholes and valve vaults/boxes as required.
4. **We request the City operate lift stations and valves during Pipers launch and assist by opening launch locations and inserting Pipers.**
5. Provide supplemental water for continuous pumping of the lift station during the tests, if necessary.
6. Assistance with traffic control in high traffic areas, as necessary.



EXHIBIT B

PRICING

Pricing for the Saylor Creek Force Main Assessments is shown below.

Pricing Terms for Invoicing: Lump Sum

Not-To-Exceed Total Cost: \$78,000

Task	Fee
Preparatory Work, Data Review, & Planning	\$7,200
Field Reconnaissance Visit & Equipment Preparation	\$14,400
Internal Inspections*	\$40,500
Data Evaluation and Technical Memorandum	\$12,000
Project Management & Meetings	\$3,900

*Subcontractor fees included

Contract Option

This contract can be amended to include additional work upon joint approval by the City and RJN.



EXHIBIT C

PROPOSED SCHEDULE

RJN is prepared to start work immediately upon receiving a signed contract with the City.

Task	Timeline
Field Reconnaissance Visit	Will be completed following the kickoff meetings with City and INGU. To be completed within 2 months of NTP.
Internal Inspections	To be completed within one month of successful field reconnaissance visit.
Technical Memorandum	To be completed within 6 months of NTP.





ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 the maintenance bond for Utilities in Trestle Ridge Estates Plat 7.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
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. Resolution
2. Maintenance Bond - Utilities

3. Certificate of Completion - Trestle Ridge Estates Plat 7
4. Letter of Assurance - Trestle Ridge Estates Plat 7

RESOLUTION

RESOLUTION ACCEPTING MAINTENANCE BOND FOR WATER MAIN, SANITARY SEWER AND STORM SEWER IN TRESTLE RIDGE ESTATES PLAT 7

WHEREAS, the City Staff has granted administrative approval of **Trestle Ridge Estates Plat 7**; and

WHEREAS, the plans and specification for the construction of **Trestle Ridge Estates Plat 7** in Ankeny has been submitted and approved by the City Engineer; and

WHEREAS, the maintenance bond for the water main, sanitary sewer and storm sewer in **Trestle Ridge Estates Plat 7** has been submitted; 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 July 21st, 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.
3. That the maintenance bond is hereby accepted.

PASSED AND APPROVED on this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

MERCHANTS
BONDING COMPANY™

Merchants National Bonding, Inc. P.O. BOX 14498, DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 101419486

That Absolute Concrete Construction, Inc. dba Absolute Group
of P. O. Box 430, Granger, IA 50109
as Principal, and the Merchants National Bonding, Inc. as Surety are
held and firmly bound unto the City of Ankeny
220 West First St. Ankeny, IA 50023 in the penal sum of
One Million Three Hundred Sixty Thousand Eight Hundred Nine Dollars and 80/100 (\$1,360,809.80)
DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be
made, the Principal and Surety bind themselves, their and each of their heirs, executors, administrators,
successors and assigns, jointly and severally, firmly by these presents.

Signed and delivered this 1st day of July, 2025.

WHEREAS, the Principal entered into a certain contract, dated the 9th day of February,
2024, with the Absolute Farms

to furnish all the material and labor necessary for the construction of
Trestle Ridge Plat 7 - Utilities: Sanitary Sewer, Storm Sewer, Water Main

in conformity with certain specifications; and

WHEREAS, a further condition of said contract is that the Principal should furnish a bond of indemnity,
guaranteeing to remedy any defects in workmanship or materials that may develop in said work within a
period of four (4) years from the date of acceptance of the work under said contract; and

WHEREAS, the above work has been completed and accepted and if not accepted will be automatically
accepted upon the filing of this maintenance bond; and

WHEREAS, the Merchants National Bonding, Inc. for valuable
consideration, has agreed to join with said Principal in such bond or guarantee, indemnifying said
City of Ankeny as aforesaid;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal does
and shall, at the Principal's own cost and expense, remedy any and all defects that may develop in said
work, within the period of four (4) years from the date of acceptance of the work under said contract, by
reason of bad workmanship or poor material used in the construction of said work, and shall keep all
work in continuous good repair during said period, and shall in all other respects, comply with all the
terms and conditions of said contract with respect to maintenance and repair of said work, then this
obligation to be null and void; otherwise to be and remain in full force and virtue in law.

It is agreed that while the Principal shall be and remain liable for failure to adhere to the specifications
which form the basis for the work, the Surety, inasmuch as the original work was not bonded, shall be
obligated only to assure the maintenance of the work in the condition in which it existed at the time the
work was accepted. Any obligation beyond this shall be that of only the Principal.

Absolute Concrete Construction, Inc. dba Absolute Group
Principal

By

Approved

By

Merchants National Bonding, Inc.

By

Abigail R. Mohr

, Attorney-in-Fact



CON 0304 (2/15)

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, **Abigail R. Mohr**

Surety Bond #: 101419486

Principal: Absolute Concrete Construction, Inc. dba Absolute Group

Obligee: City of Ankeny

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission 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 fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 1st day of July, 2025.



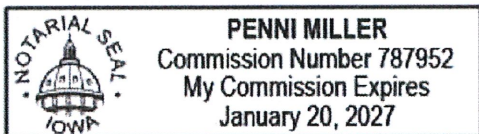
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 1st day of July, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Penni Miller
Notary Public

(Expiration of notary's commission
does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 1st day of July, 2025.



William Warner Jr.
Secretary

CERTIFICATE OF COMPLETION

Trestle Ridge Estates Plat 7

Ankeny, Iowa

July 21, 2025

This is to certify that the construction improvements on the *Trestle Ridge Estates Plat 7* project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



*Erin Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926*

July 14, 2025

City of Ankeny – Community Services
Attn: Don Clark
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Plat 7
Public Improvement Acceptance

Dear Don:

We respectfully request acceptance of the public improvements for the aforementioned project. The project was constructed in substantial conformance with the approved plans and specifications to the best of our knowledge. We have attached the following supporting documents for your review and file:

- One set of record drawings with 'as-built' information and service locations (PDF)
- Utility service locates
- Inspector field notes
- Completed list of punch list items

Following your review, please place on the next available City Council Agenda or contact myself with questions. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 the maintenance bond for Paving in Trestle Ridge Estates Plat 7.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
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. Resolution
2. Maintenance Bond - Paving

3. Certificate of Completion - Trestle Ridge Estates Plat 7
4. Letter of Assurance - Trestle Ridge Estates Plat 7

RESOLUTION

RESOLUTION ACCEPTING MAINTENANCE BOND FOR PAVING IN TRESTLE RIDGE ESTATES PLAT 7

WHEREAS, the City Staff has granted administrative approval of **Trestle Ridge Estates Plat 7**; and

WHEREAS, the plans and specification for the construction of **Trestle Ridge Estates Plat 7** in Ankeny has been submitted and approved by the City Engineer; and

WHEREAS, the maintenance bond for the paving in **Trestle Ridge Estates Plat 7** has been submitted; 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 July 21st, 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.
3. That the maintenance bond is hereby accepted.

PASSED AND APPROVED on this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

MERCHANTS
BONDING COMPANY™

Merchants National Bonding, Inc. P.O. BOX 14498, DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 101419487

That Absolute Concrete Construction, Inc. dba Absolute Group
of P. O. Box 430, Granger, IA 50109
as Principal, and the Merchants National Bonding, Inc. as Surety are
held and firmly bound unto the City of Ankeny
220 West First St. . Ankeny, IA 50023 in the penal sum of
Five Hundred Forty One Thousand Two Hundred Forty Nine Dollars and 00/100 (\$541,249.00)
DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be
made, the Principal and Surety bind themselves, their and each of their heirs, executors, administrators,
successors and assigns, jointly and severally, firmly by these presents.

Signed and delivered this 1st day of July, 2025.

WHEREAS, the Principal entered into a certain contract, dated the 9th day of February,
2024, with the Absolute Farms

to furnish all the material and labor necessary for the construction of

Trestle Ridge Plat 7 - Paving

in conformity with certain specifications; and

WHEREAS, a further condition of said contract is that the Principal should furnish a bond of indemnity,
guaranteeing to remedy any defects in workmanship or materials that may develop in said work within a
period of four (4) years from the date of acceptance of the work under said contract; and

WHEREAS, the above work has been completed and accepted and if not accepted will be automatically
accepted upon the filing of this maintenance bond; and

WHEREAS, the Merchants National Bonding, Inc. for valuable
consideration, has agreed to join with said Principal in such bond or guarantee, indemnifying said
City of Ankeny as aforesaid;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal does
and shall, at the Principal's own cost and expense, remedy any and all defects that may develop in said
work, within the period of four (4) years from the date of acceptance of the work under said contract, by
reason of bad workmanship or poor material used in the construction of said work, and shall keep all
work in continuous good repair during said period, and shall in all other respects, comply with all the
terms and conditions of said contract with respect to maintenance and repair of said work, then this
obligation to be null and void; otherwise to be and remain in full force and virtue in law.

It is agreed that while the Principal shall be and remain liable for failure to adhere to the specifications
which form the basis for the work, the Surety, inasmuch as the original work was not bonded, shall be
obligated only to assure the maintenance of the work in the condition in which it existed at the time the
work was accepted. Any obligation beyond this shall be that of only the Principal.

Absolute Concrete Construction, Inc. dba Absolute Group

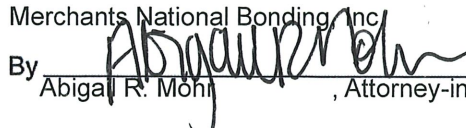
Principal

By 

Approved CITY OF ANKENY

By Wesley Clark

Merchants National Bonding, Inc.

By 

Abigail R. Mohr, Attorney-in-Fact



CON 0304 (2/15)

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, **Abigail R. Mohr**

Surety Bond #: 101419487
Principal: Absolute Concrete Construction, Inc. dba Absolute Group
Obligee: City of Ankeny

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission 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 fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 1st day of July, 2025.

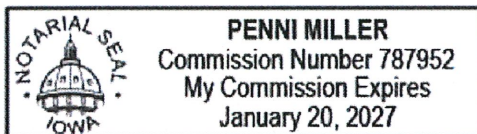


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By *Larry Taylor*
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 1st day of July, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Penni Miller
Notary Public

(Expiration of notary's commission
does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 1st day of July, 2025.



William Warner Jr.
Secretary

CERTIFICATE OF COMPLETION

Trestle Ridge Estates Plat 7

Ankeny, Iowa

July 21, 2025

This is to certify that the construction improvements on the *Trestle Ridge Estates Plat 7* project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



*Erin Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926*

July 14, 2025

City of Ankeny – Community Services
Attn: Don Clark
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Plat 7
Public Improvement Acceptance

Dear Don:

We respectfully request acceptance of the public improvements for the aforementioned project. The project was constructed in substantial conformance with the approved plans and specifications to the best of our knowledge. We have attached the following supporting documents for your review and file:

- One set of record drawings with 'as-built' information and service locations (PDF)
- Utility service locates
- Inspector field notes
- Completed list of punch list items

Following your review, please place on the next available City Council Agenda or contact myself with questions. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 the maintenance bond for Subgrade in Trestle Ridge Estates Plat 7.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
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. Resolution
2. Maintenance Bond - Subgrade

3. Certificate of Completion - Trestle Ridge Estates Plat 7_2025-07-14
4. City Accept Letter - Trestle Ridge Estates Plat 7_2025-07-14

RESOLUTION

RESOLUTION ACCEPTING MAINTENANCE BOND FOR SUBGRADE IN TRESTLE RIDGE ESTATES PLAT 7

WHEREAS, the City Staff has granted administrative approval of **Trestle Ridge Estates Plat 7**; and

WHEREAS, the plans and specification for the construction of **Trestle Ridge Estates Plat 7** in Ankeny has been submitted and approved by the City Engineer; and

WHEREAS, the maintenance bond for subgrade in **Trestle Ridge Estates Plat 7** has been submitted; 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 July 21st, 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.
3. That the maintenance bond is hereby accepted.

PASSED AND APPROVED on this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Bond No. 30253614

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That McAninch Corporation of Des Moines, IA,
as principal (the "Principal"), and Western Surety Company of
Chicago, IL as surety (the "Surety"), are held and firmly bound unto
the City of Ankeny, Iowa, as Oblige (the "Obligee"), in the penal sum of
Twenty-nine Thousand One Hundred Eighty-eight & 40/100 Dollars (\$29,188.40),
for the payment of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs,
executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated July 10, 2025 entered into a
contract (the "Contract") with Absolute Farms, L.L.C. to furnish the material and labor
necessary for the construction of Subgrade Preparation In connection with Trestle Ridge Estates Plat 7, Ankeny Iowa

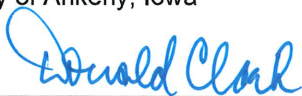
NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the
Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and
acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior
materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force
and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Oblige shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery")
of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item").
Should Principal improperly fail to remedy the Covered Item, then Oblige shall make a written demand
upon the Surety ("Demand") within ninety (90) days of the Oblige's issuance of the Notice of Discovery
of the Covered Item.
2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to
the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the
above address.
3. No suit or action may be commenced by the Oblige against the Surety after the expiration of one (1)
year (or such lesser time period as otherwise permitted by relevant law) from the date of Oblige's
discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum
period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 10th day of July, 2025.

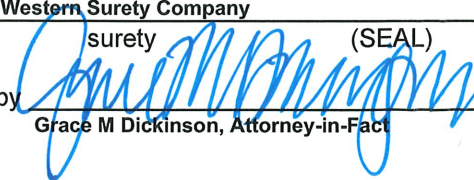
Approved as to form:
City of Ankeny, Iowa

by 
City Engineer

McAninch Corporation
principal

by 
Kelly Wolfe, CFO
email: kwolfe@mcaninchcorp.com
(Required for return of signed document)

Western Surety Company
surety

by  (SEAL)
Grace M Dickinson, Attorney-in-Fact

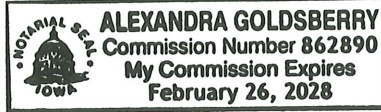


CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Polk

On this 11 day of July, 2025, before me personally appeared Kelly Wolfe to me known, who bein duly sworn, did say that he/she is the CFO of McAninch Corporation, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.



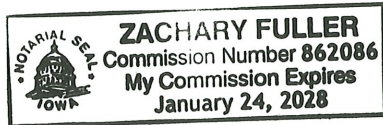
Alexandra Goldsberry
Notary Public

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Dallas

On this 10th day of July, 2025, before me personally appeared Grace M Dickinson, Attorney-in-Fact to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of Western Surety Company, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.



Zachary Fuller
Notary Public Zach Fuller

My Commission Expires: January 24, 2028

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Dione R Young, Craig E Hansen, Jay D Freiermuth, Brian M Deimerly, Anne Crowner, Tim McCulloh, Kate Zanders, John Cord, Sara Huston, Seth Rooker, Jamie Gifford, Grace Dickinson, Zachary Fuller, Individually

of Waukee, IA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 15th day of May, 2025.



WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 15th day of May, 2025, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 10th day of July, 2025



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.

CERTIFICATE OF COMPLETION

Trestle Ridge Estates Plat 7

Ankeny, Iowa

July 21, 2025

This is to certify that the construction improvements on the *Trestle Ridge Estates Plat 7* project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



*Erin Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926*

July 14, 2025

City of Ankeny – Community Services
Attn: Don Clark
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Plat 7
Public Improvement Acceptance

Dear Don:

We respectfully request acceptance of the public improvements for the aforementioned project. The project was constructed in substantial conformance with the approved plans and specifications to the best of our knowledge. We have attached the following supporting documents for your review and file:

- One set of record drawings with 'as-built' information and service locations (PDF)
- Utility service locates
- Inspector field notes
- Completed list of punch list items

Following your review, please place on the next available City Council Agenda or contact myself with questions. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of paving for the NE 78th Avenue Turn Lane project.

ORIGINATING DEPARTMENT

Municipal Utilities

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

Approve

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution Accepting plans and contracts-Paving (NE 78th Turn Lane)
2. Contract and Bonds-Paving

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ACCEPTING CONTRACTS, PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF PAVING FOR NE 78TH AVENUE TURN LANE PROJECT

WHEREAS, the plans and specifications for the construction of paving, and related work for NE 78th Avenue project have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contract for construction and the performance and maintenance bonds for the above described improvements have been submitted; and

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

1. That the plans and specifications, contract, performance and maintenance bonds are hereby approved; and,
2. That permission is hereby granted the parties of said contract to construct said improvements above described, subject to inspection and approval of the City Engineer, in accordance with said contract, plans and specifications.

PASSED AND APPROVED on this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

PRIVATE CONSTRUCTION CONTRACT

THIS AGREEMENT, made and entered into as of the 14th day of May, 2025,
by and between In Roads LLC
hereinafter called the "contractor", and Huber Grading Berwick Holdings LLC
hereinafter called the "subdivider";

WITNESSETH: That the contractor and subdivider for the consideration stated herein, agree as follows:

ARTICLE I: SCOPE OF WORK

The contractor shall furnish all materials, labor and equipment and shall perform all the work necessary to construct the following described improvements:

<u> </u> Traffic Signal	<u> </u> Sanitary Sewers	<u> </u> Water Lines
<u> </u> Storm Sewers	<u> X </u> Paving	<u> </u> Subgrade Prep.

As shown in construction plans titled (Project Name) NE 78th Avenue Turn Lane,
bearing an "Approved For Construction Date" of 10 / 9 / 2024.

The estimated quantity of work to be done is:
 X as shown on the approved plans
 as shown on the attached detailed list

All work shall be done in thorough, substantial and workmanlike manner in strict compliance with the terms of this contract and the above named plans and the Standard Specifications of the City of Ankeny, Iowa, to the satisfaction of the City Engineer of the City of Ankeny, Iowa, or his duly authorized agents.

ARTICLE II: COMMENCEMENT AND COMPLETION OF WORK

The contractor shall commence work not later than August 29th 2025,
and shall fully complete the work not later than _____.

ARTICLE III: THE CONTRACT AMOUNT

Upon performance of this contract by the contractor, the subdivider shall pay to the contractor the sum of \$ 90,100.00 which payment shall be in full compensation and settlement for the work; however, no payment shall be made until and unless the Resolution of Acceptance is presented by the contractor to the subdivider.

ARTICLE IV: INSURANCE

The contractor agrees that the insurance required by the Standard Specifications of the City of Ankeny will be maintained through the period of operations as covered by this contract.

ARTICLE V: INSPECTION

The subdivider agrees to furnish all engineering work, line and grade and copies of the plans and specifications needed for the job, and to reimburse the City of Ankeny for the cost to the City of all inspection, engineering and incidental services furnished by the City.

ARTICLE VI: CONTRACT DOCUMENTS

The plans and specifications attached hereto are a part of the contract; this instrument shall govern in the event that its provisions are inconsistent with the plans and specifications.

ARTICLE VII: OBLIGATIONS TO CITY

It is agreed that this contract runs in favor of the City of Ankeny, Iowa, and may, if necessary, be enforced by the City for the recovery of any damages the City may sustain by virtue of any breach of any provision of this contract.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed with one (1) original document as of the day and year first stated above.

In Roads LLC
Contractor

by [Signature]

email: Kevin@inroadspaving.com
(Required for return of signed document)

BERWICK HOLDINGS, LLC
Subdivider

by [Signature]

email: casey@atirealty.com
(Required for return of signed document)

Approved as to form:

City of Ankeny, Iowa

by Donald Clark
City Engineer

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That InRoads, LLC as principal
and Merchants National Bonding, Inc. as surety are
held and firmly bound unto the City of Ankeny

and Huber Grading Inc. as owner(s)
in the penal sum of

Ninety Thousand One Hundred & 00/100 Dollars (\$ 90,100.00),
to the payment of which, well and truly to be made, the principal and surety bind themselves, their and
each of their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by
these presents.

Signed, sealed and dated this 14th day of May, 2025.

WHEREAS, the principal has entered into a certain written contract, dated the 14th day of
May, 2025, with the owner(s) for:

Paving In connection with NE 78th Ave Turn Lane, Ankeny, Iowa

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above
bounded principal shall indemnify the owner(s) from and against any and all loss or damage directly
arising by reason of the failure of the principal to perform faithfully said contract, as well as against any
and all direct loss which the owner(s) may sustain by reason of any mechanic's lien or liens that may be
finally established against said improvements and the ground upon which constructed, for work done
and/or materials furnished in and about the performance of said contract, then this obligation shall be
void, otherwise of full force and effect.

This bond is executed and accepted upon the following express conditions precedent:

1. It is understood by the principal and surety that this bond is being furnished to the City of Ankeny
in order to ensure the completion of the improvements stated hereinbefore; it is therefore
understood that any defenses that the principal and surety may assert against _____
Huber Grading Inc., in any action
which might be brought against the principal or surety by the City of Ankeny for failing to
complete the improvements as required, shall not be deemed to bar the City of Ankeny's right
to recovery hereunder.
2. That if the principal shall abandon said contract or be lawfully compelled by reason of a default
to cease operations there under, the surety shall have the right at its option to complete said
contract or to sublet the completion thereof.

3. That the owner(s) shall notify the surety by registered letter, addressed and mailed to its home office, of any breach of said contract within a reasonable time after such breach shall have come to the knowledge of the owner, architect or engineer.

WITNESS THEREOF:

InRoads, LLC

principal

by

Merchants National Bonding, Inc.

surety

(SEAL)

by

Kate Zanders, Attorney-in-Fact



City of Ankeny

by

~~Huber Grading Inc.~~

BERWICK HOLDINGS, LLC

owner

by

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That InRoads, LLC of Des Moines, IA as principal and Merchants National Bonding, Inc. of Des Moines, IA as surety are held and firmly bound unto the City of Ankeny, Iowa, for a period of four (4) years from the date of acceptance of hereinafter described improvements and to all persons who may be injured by any breach of any of the conditions of this bond in the penal sum of Ninety Thousand One Hundred & 00/100 DOLLARS (\$ 90,100.00), lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly and severally, firmly by these presents.

The conditions of the above obligations are such that whereas the said principal has rendered to the City of Ankeny a certain contract dated the 14th day of May, 2025, wherein said principal or his subcontractors undertakes and agrees to furnish all the materials and labor necessary for the construction of:

Paving In connection with NE 78th Ave Turn Lane, Ankeny, Iowa

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 plans and specifications attached to said contract and made a part thereof. Said contract, plans and specifications are also hereby made part of this bond.

It is expressly understood and agreed by the principal and surety in this bond that the following provisions are a part of this bond and are binding upon said principal and surety, to-wit:

1. "That principal and sureties on this bond hereby agree to pay all persons, firms or corporations having contracts directly with the principal or with subcontractors, all just claims due them for labor performed or materials furnished, in the performance of the contract on account of which this bond is given, but the principal and sureties shall not be liable to said person, firms or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law."
2. "Every surety on this bond shall be deemed and held, any contract to the contrary notwithstanding, to consent with notice:
 - (A) To any extension of time to the contractor in which to perform the contract.
 - (B) To any change in the plans, specifications or contract, when such change does not involve an increase of more than twenty percent of the total contract price, and shall then be released only as to such excess increase.
 - (C) That no provision of this bond or of any contract shall be valid which limits to less than one (1) year from the time of acceptance of the work the right to sue on this bond for defects in workmanship or material not discovered or known to the obligee at the time such work was accepted."

NOW THEREFORE, the condition of this obligation is such that if said principal does and shall, at his own cost and expense, faithfully perform the contract on his part, and strictly comply with the City's plans and specifications and make all repairs necessitated by defects in workmanship and material for the aforementioned period of time, from the date of acceptance of said improvements by the City, and satisfy all claims and demands incurred for same, and fully indemnify and save harmless the City of Ankeny from all costs and damages which may incur in making good any such default by reason of defects in material or workmanship, and shall pay all people who have contract directly with the principal, or subcontractors for labor or materials, and principal and surety shall in all other respects keep and perform all of the terms and conditions of said contract to be kept and performed by said principal, then this obligation shall be null and void; otherwise, it shall remain in full force and effect as provided by law.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder.

WITNESS our hands, signed and sealed this 14th day of May, 2025.

InRoads, LLC

principal

by

Merchants National Bonding, Inc.

surety

(SEAL)

by

Kate Zanders, Attorney-in-Fact



Approved as to form:

City of Ankeny, Iowa

by

Donald Clark

City Engineer

MERCHANTS
BONDING COMPANYTM
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Alissa Cahalan; Anne Crowner; Ashlea McCaughey; Austin Muehlschlegel; Ben Williams; Brian J Oestreich; Brian M Deimerly; Cameron M Burt; Colby D White; Craig E Hansen; D Gregory Stitts; Dione R Young; Donald E Appleby; Douglas Muth; Ginger Hoke; Grace Dickinson; Grace Rasmussen; Graydon Dotson; Greg Krier; Jamie Gifford; Jay D Freiermuth; Jennifer Marino; Jessie Allen; Joe Tiernan; John Cord; Joseph Cardinal; Joshua R Loftis; Kate Zanders; Keeton Welch; Kristine M Becks; Mark R DeWitt; Mark Sweigart; Mary Ashley Allen; Melinda C Blodgett; Michelle Morrison; Michelle R Gruis; Nathan Weaver; Nicole Stillings; R C Bowman; Rachel Thomas; Sandra M Engstrum; Sara Huston; Sarah C Brown; Seth D Rooker; Taylor Fogle; Ted Jorgensen; Tim McCulloh; Todd Bengford

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

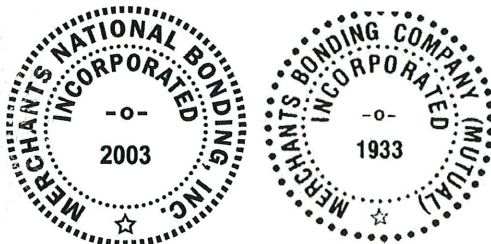
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission 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 fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 1st day of November, 2024.



MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

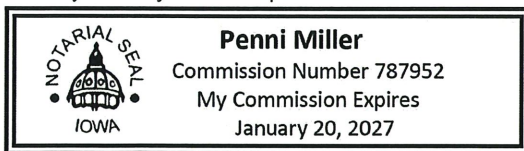
By

Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 1st day of November, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



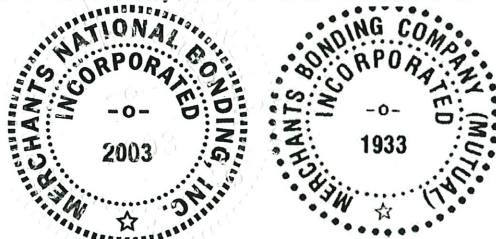
(Expiration of notary's commission does not invalidate this instrument)

Penni Miller

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 14th day of May, 2025.



Elisabeth Sandersfeld

Secretary



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/14/2025

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 Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukegan IA 50263	CONTACT NAME: Reece Pitz PHONE (A/C, No, Ext): 515-708-5408 E-MAIL ADDRESS: RPitz@holmesmurphy.com FAX (A/C, No):
INSURED InRoads, LLC 4761 NE 20th Lane Des Moines, IA 50313	INSURER(S) AFFORDING COVERAGE INSURER A: Zurich American Insurance Company INSURER B: Union Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1211928891**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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			GLO9408095	11/1/2024	11/1/2025	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			BAP9408096	11/1/2024	11/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			CUA3317645	11/1/2024	11/1/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N	N/A	WC9408094	11/1/2024	11/1/2025	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$1,000,000 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)

City of Ankeny and Berwick Holdings are Additional Insured on General Liability, Auto Liability, and Excess Liability as required by written contract with the insured, per policy terms and conditions.
The General Liability, Auto Liability, Excess Liability, and Workers Comp includes a Waiver of Subrogation in favor of Additional Insured as required by written contract with the insured, per policy terms and conditions.
30 days' notice of cancellation will be furnished to the certificate holder.

CERTIFICATE HOLDER**CANCELLATION**

City of Ankeny
410 W First Street
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

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of subgrade for the NE 78th Avenue Turn Lane project.

ORIGINATING DEPARTMENT

Municipal Utilities

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

Approve

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution Accepting plans and contracts-Subgrade (NE 78th Turn Lane)
2. Contract and Bonds-Subgrade

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ACCEPTING CONTRACTS, PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF SUBGRADE FOR NE 78TH AVENUE TURN LANE PROJECT

WHEREAS, the plans and specifications for the construction of subgrade for NE 78th Avenue project have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contract for construction and the performance and maintenance bonds for the above described improvements have been submitted; and

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

1. That the plans and specifications, contract, performance and maintenance bonds are hereby approved; and,
2. That permission is hereby granted the parties of said contract to construct said improvements above described, subject to inspection and approval of the City Engineer, in accordance with said contract, plans and specifications.

PASSED AND APPROVED on this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

PRIVATE CONSTRUCTION CONTRACT

THIS AGREEMENT, made and entered into as of the 4th day of June, 2025, by and between _____ Huber Grading and Land Development hereinafter called the "contractor", and _____ Berwick Holdings, LLC hereinafter called the "subdivider";

WITNESSETH: That the contractor and subdivider for the consideration stated herein, agree as follows:

ARTICLE I: SCOPE OF WORK

The contractor shall furnish all materials, labor and equipment and shall perform all the work necessary to construct the following described improvements:

_____ Traffic Signal	_____ Sanitary Sewers	_____ Water Lines
_____ Storm Sewers	<u>X</u> _____ Subgrade Preparation	_____ Erosion Control

As shown in construction plans titled (Project Name) NE 78th Turn Lane Ankeny, IA, and bearing an "Approved For Construction Date" of 10 / 9 / 2024.

The estimated quantity of work to be done is:

X _____ as shown on the approved plans
_____ as shown on the attached detailed list

All work shall be done in thorough, substantial and workmanlike manner in strict compliance with the terms of this contract and the above named plans and the Standard Specifications of the City of Ankeny, Iowa, to the satisfaction of the City Engineer of the City of Ankeny, Iowa, or his duly authorized agents and as shown in the approved plans.

ARTICLE II: COMMENCEMENT AND COMPLETION OF WORK

The contractor shall commence work not later than August, 2025,
and shall fully complete the work not later than Spring, 2026.

ARTICLE III: THE CONTRACT AMOUNT

Upon performance of this contract by the contractor, the subdivider shall pay to the contractor the sum of \$ 10,880.00 which payment shall be in full compensation and settlement for the work; however, no payment shall be made until and unless the Resolution of Acceptance is presented by the contractor to the subdivider.

ARTICLE IV: INSURANCE

The contractor agrees that the insurance required by the Standard Specifications of the City of Ankeny will be maintained through the period of operations as covered by this contract.

ARTICLE V: INSPECTION

The subdivider agrees to furnish all engineering work, line and grade and copies of the plans and specifications needed for the job, and to reimburse the City of Ankeny for the cost to the City of all inspection, engineering and incidental services furnished by the City.

ARTICLE VI: CONTRACT DOCUMENTS

The plans and specifications attached hereto are a part of the contract; this instrument shall govern in the event that its provisions are inconsistent with the plans and specifications.

ARTICLE VII: OBLIGATIONS TO CITY

It is agreed that this contract runs in favor of the City of Ankeny, Iowa, and may, if necessary, be enforced by the City for the recovery of any damages the City may sustain by virtue of any breach of any provision of this contract.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in three (3) original counterparts as of the day and year first stated above.

Huber Grading and Land Development
Contractor
by 

Berwick Holdings, LLC
Subdivider
by 

Approved as to form:

City of Ankeny, Iowa

by 
City Engineer

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Huber Grading & Land Development 1410 NW Main St.
Elkhart, IA 50073 as principal
 and Merchants Bonding Company (Mutual) P.O. Box 14498, Des Moines, IA 50306-3498 as surety are
 held and firmly bound unto the City of Ankeny

and Berwick Holdings, LLC as owner(s)
 in the penal sum of ten thousand eight hundred eighty

Dollars (\$10,880.00),
 to the payment of which, well and truly to be made, the principal and surety bind themselves, their and
 each of their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by
 these presents.

Signed, sealed and dated this 4th day of June, 202025.

WHEREAS, the principal has entered into a certain written contract, dated the 29th day of
May, 2025, with the owner(s) for:

NE 78th Turn Lane 24" subgrade preparation

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above
 bounded principal shall indemnify the owner(s) from and against any and all loss or damage directly
 arising by reason of the failure of the principal to perform faithfully said contract, as well as against any
 and all direct loss which the owner(s) may sustain by reason of any mechanic's lien or liens that may be
 finally established against said improvements and the ground upon which constructed, for work done
 and/or materials furnished in and about the performance of said contract, then this obligation shall be
 void, otherwise of full force and effect.

This bond is executed and accepted upon the following express conditions precedent:

1. It is understood by the principal and surety that this bond is being furnished to the City of Ankeny in order to ensure the completion of the improvements stated hereinbefore; it is therefore understood that any defenses that the principal and surety may assert against Berwick Holdings, LLC, in any action which might be brought against the principal or surety by the City of Ankeny for failing to complete the improvements as required, shall not be deemed to bar the City of Ankeny's right to recovery hereunder.
2. That if the principal shall abandon said contract or be lawfully compelled by reason of a default to cease operations there under, the surety shall have the right at its option to complete said contract or to sublet the completion thereof.

3. That the owner(s) shall notify the surety by registered letter, addressed and mailed to its home office, of any breach of said contract within a reasonable time after such breach shall have come to the knowledge of the owner, architect or engineer.

WITNESS THEREOF:

Huber Grading & Land Development
principal
by David Ash
Dave Huber

Merchants Bonding Company (Mutual)
surety (SEAL)
by Mark Densmore
Mark Densmore Attorney-in-Fact

City of Ankeny
by Donald Clark

Berwick Holdings, LLC
owner
by CS

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Huber Grading & Land Development 1410 NW Main St.
 of Elkhart, IA 50073
 as principal (the "Principal"), and Merchants Bonding Company (Mutual) of
 Iowa as surety (the "Surety"), are held and firmly bound unto
 the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of ten thousand eight hundred eighty
Dollars (\$10,880.00), for the payment
 of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs, executors,
 administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated May 29, 2025 entered into a
 contract (the "Contract") with Berwick Holdings, LLC to furnish the material and labor
 necessary for the construction of NE 78th Turn Lane 24" subgrade preparation

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the
 Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and
 acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior
 materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force
 and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

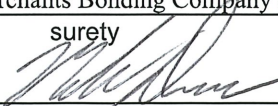
1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery")
 of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item").
 Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand
 upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery
 of the Covered Item.
2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to
 the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the
 above address.
3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1)
 year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's
 discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum
 period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 4th day of June, 2025.

Approved as to form:
 City of Ankeny, Iowa

by 
 City Engineer

Huber Grading & Land Development
principal
 by 
 Dave Huber
 email: dave@hubergrading.com
 (Required for return of signed document)

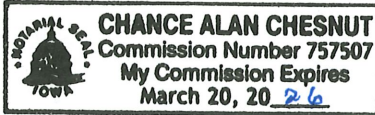
Merchants Bonding Company (Mutual)
surety (SEAL)
 by 
 Mark Densmore Attorney-in-Fact

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Polk

On this 4th day of June, 2025, before me personally appeared
the Dave Huber President of Huber Grading & Land Development, the
corporation described in and which executed the foregoing instrument; and that he/she signed his/her name
thereto by like order.



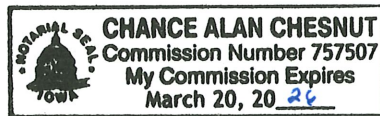
[Signature]
Notary Public Chance Chesnut

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Polk

On this 4th day of June, 2025, before me personally appeared
the Mark Densmore Attorney-in-Fact of Merchants Bonding Company (Mutual), a
corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that
said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its
Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said
corporation.



[Signature]
Notary Public Chance Chesnut

MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Mark Densmore

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission 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 fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 4th day of June, 2025.



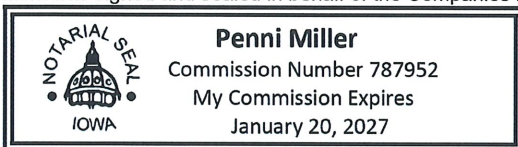
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 4th day of June, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission
does not invalidate this instrument)

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 4th day of June, 2025.



Secretary

POA 0018 (5/25)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/15/2025

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 Densmore Insurance Strategies, Inc. 85 Paine Street SE, Ste. G Boundurant IA 50035	CONTACT NAME: Erica Clifford PHONE (A/C, No, Ext): (515) 967-3390 FAX (A/C, No): (515) 468-2252 E-MAIL ADDRESS: erica@densmoreis.com INSURER(S) AFFORDING COVERAGE INSURER A: AMCO INS CO INSURER B: ALLIED PROP & CAS INS CO INSURER C: NATIONWIDE MUT INS CO INSURER D: INSURER E: INSURER F:
INSURED Huber Grading And Land Development Inc 1410 NW Main St Elkhart IA 50073-8106	NAIC # 19100 42579 23787

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
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC ☒ OTHER: LIMITED POLLUTION	Y		ACPCG013007031026	03/01/2025	03/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ 1,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			ACPBA013007031026	03/01/2025	03/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			ACPCU013007031026	03/01/2025	03/01/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	ACPWC013007031026	03/01/2025	03/01/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	INLAND MARINE			ACPCI013007031026	03/01/2025	03/01/2026	Equip Leased/Rented 1,500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: NE 78th Ave Turn Lane
The City of Ankeny is an additional insured on the General Liability
(Electronic versions of this certificate are available with provision of your email address. Please contact us at the agency to notify us of any updates to your contact information.)

CERTIFICATE HOLDER**CANCELLATION**

City of Ankeny 410 W 1st 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 Densmore
--	--

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 the maintenance bond for utilities in Northgate Plat 7.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
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. Resolution
2. Maintenance Bond

3. Certificate of Completion
4. Letter of Assurance

RESOLUTION

RESOLUTION ACCEPTING MAINTENANCE BOND FOR WATER MAIN, SANITARY SEWER AND STORM SEWER IN NORTHGATE PLAT 7

WHEREAS, the City Staff has granted administrative approval of **Northgate Plat 7**; and

WHEREAS, the plans and specification for the construction of **Northgate Plat 7** in Ankeny has been submitted and approved by the City Engineer; and

WHEREAS, the maintenance bond for the water main, sanitary sewer and storm sewer in **Northgate Plat 7** has been submitted; 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 July 21st, 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.
3. That the maintenance bond is hereby accepted.

PASSED AND APPROVED on this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

CONTRACTOR'S MAINTENANCE BOND

Bond Number: 101444373

KNOW ALL PERSONS BY THESE PRESENTS:

That The Underground Company, Ltd. of Carlisle, IA,
as principal (the "Principal"), and Merchants Bonding Company (Mutual) of
West Des Moines, IA as surety (the "Surety"), are held and firmly bound unto
the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of Five Hundred Fifty Two Thousand Six Hundred Seventy Three
Dollars (\$ 552,673.00 ^{&00/100's}), for the payment of which sum well and truly to be made, the Principal
and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and
severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated November 4, 2024 entered into a
contract (the "Contract") with Jerry's Homes to furnish the material and labor
necessary for the construction of Northgate Plat 7 - SEE ATTACHED SCHEDULE

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the
Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and
acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior
materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force
and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery")
of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item").
Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand
upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery
of the Covered Item.
2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to
the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the
above address.
3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1)
year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's
discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum
period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 2nd day of June, 2025.

Approved as to form:
City of Ankeny, Iowa

by



City Engineer

The Underground Company, Ltd.

principal

by



email: chrisb@underltd.com

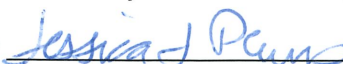
(Required for return of signed document)

Merchants Bonding Company (Mutual)

surety

(SEAL)

by



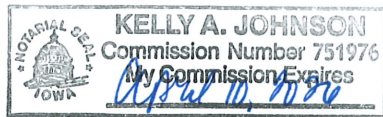
Jessica J. Perkins, Attorney-in-Fact

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Warren

On this 5 day of June, 2025, before me personally appeared Chris Burkhardt to me known, who being duly sworn, did say that he/she is the Vice President of The Underground Company, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.



Kelly A. Johnson
Notary Public

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Polk

On this 2nd day of June, 2025, before me personally appeared Jessica J. Perkins to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of Merchants Bonding Company (Mutual), a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.



Lauren Bruns
Notary Public

MERCHANTS
BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Dean M Clark; Jessica J Perkins; Lauren Bruns

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission 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 fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July, 2024.



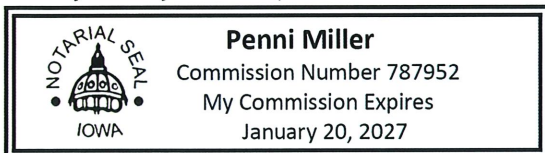
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

Penni Miller
Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 2nd day of June, 2025.



Elisabeth Sandersfeld
Secretary

PROJECT: Northgate Plat 7
LOCATION: Ankeny, Iowa



ITEM	DESCRIPTION	QUANTITY	UNIT
<u>Sanitary Sewer</u>			
S1	Connect to Existing Manhole	1.00	EA
S2	8" PVC Sewer with Televising	1,070.00	EA
S3	SW-301 Manhole	5.00	EA
S4	Minor Manhole Adjustment	1.00	EA
S5	4" Service	22.00	EA
<u>Water Main</u>			
W1	Connect to Existing Stub	2.00	EA
W2	8" PVC C900 Water Main	1,085.00	LF
W3	10" PVC C900 Water Main	417.00	LF
W4	8" Bend	15.00	EA
W5	10" Bend	10.00	EA
W6	10"x8" Cross	1.00	EA
W7	8" Valve	2.00	EA
W8	10" Valve	1.00	EA
W9	Fire Hydrant	3.00	EA
W10	Relocate Fire Hydrant	2.00	EA
W11	1" Service	21.00	EA
<u>Storm Sewer</u>			
SS1	8" PVC Storm Sewer with Televising	237.00	LF
SS2	15" RCP Storm Sewer with Televising	443.00	LF
SS3	18" RCP Storm Sewer with Televising	330.00	LF
SS4	24" RCP Storm Sewer with Televising	675.00	LF
SS5	30" RCP Storm Sewer with Televising	118.00	LF
SS6	15" RCP Flared End Section with Guard	2.00	EA
SS7	18" RCP Flared End Section with Guard	1.00	EA
SS8	30" RCP Flared End Section with Guard	1.00	EA
SS9	SW-501 Intake	3.00	EA
SS10	SW-503 Intake	3.00	EA
SS11	SW-505 Intake	2.00	EA
SS12	SW-506 Intake	2.00	EA
SS13	SW-401 (48") Manhole	6.00	EA
SS14	SW-401 (60") Manhole	2.00	EA
SS15	SW-401 (72") Manhole	1.00	EA
SS16	Rip Rap at Flared End Sections	15.00	TON
SS17	1.5" Service	21.00	EA

CERTIFICATE OF COMPLETION

Northgate Plat 7

Ankeny, Iowa

July 21, 2025

This is to certify that the construction improvements on the *Northgate Plat 7* project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



*Erin K. Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926*

July 14, 2025

City of Ankeny – Community Services
Attn: Don Clark
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Northgate Plat 7
Public Improvement Acceptance

Dear Don:

We respectfully request acceptance of the public improvements for the aforementioned project. The project was constructed in substantial conformance with the approved plans and specifications to the best of our knowledge. We have attached the following supporting documents for your review and file:

- One set of record drawings with 'as-built' information and service locations (PDF)
- Utility service locates
- Inspector field notes
- Completed list of punch list items

Following your review, please place on the next available City Council Agenda or contact myself with questions. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 the maintenance bond for paving in Northgate Plat 7.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
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. Resolution
2. Maintenance Bond

3. Certificate of Completion
4. Letter of Assurance

RESOLUTION

RESOLUTION ACCEPTING MAINTENANCE BOND FOR PAVING IN NORTHGATE PLAT 7

WHEREAS, the City Staff has granted administrative approval of **Northgate Plat 7**; and

WHEREAS, the plans and specification for the construction of **Northgate Plat 7** in Ankeny has been submitted and approved by the City Engineer; and

WHEREAS, the maintenance bond for the paving in **Northgate Plat 7** has been submitted; 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 July 21st, 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.
3. That the maintenance bond is hereby accepted.

PASSED AND APPROVED on this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Alliance Construction Group of Urbandale, Iowa,
 as principal (the "Principal"), and United Fire & Casualty Company of
Cedar Rapids, Iowa as surety (the "Surety"), are held and firmly bound unto
 the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of Three Hundred Thirty-Seven Thousand Thirty-Two and 00/100
 Dollars (\$ 337,032.00), for the payment of which sum well and truly to be made, the Principal
 and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and
 severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated March 7, 2025 entered into a
 contract (the "Contract") with City of Ankeny to furnish the material and labor
 necessary for the construction of Northgate Plat 7

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the
 Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and
 acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior
 materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force
 and effect.

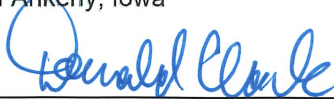
PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery")
 of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item").
 Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand
 upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery
 of the Covered Item.
2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to
 the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the
 above address.
3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1)
 year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's
 discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum
 period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 20th day of May, 2025.

Approved as to form:
 City of Ankeny, Iowa

by



City Engineer

Alliance Construction Group
 principal

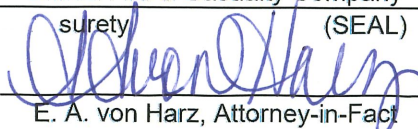
by



email: info@acgiowa.com
 (Required for return of signed document)

United Fire & Casualty Company
 surety (SEAL)

by



E. A. von Harz, Attorney-in-Fact

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Polk

On this 20th day of May, 2025, before me personally appeared Dustin Jones to me known, who being duly sworn, did say that he/she is the President of Alliance Construction Group, LLC, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.



Michelle McCool
Notary Public

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Polk

On this 20th day of May, 2025, before me personally appeared E.A. von Harz to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of United Fire & Casualty Co, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.



Michelle McCool
Notary Public



UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
 CERTIFIED COPY OF POWER OF ATTORNEY
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
 118 Second Ave SE
 Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

GREG T. LA MAIR, JEFFREY R. BAKER, JOSEPH I. SCHMIT, E. A. VON HARZ, BRANDON HORBACH, COURTNEY MEYER, JULIANA BARTLETT, DANIEL M. MOLYNEAUX, LAURA J. ADAMS, LORI S. BURROUGHS, PAMELA K. MATTISON, KAREN S. HARTSON, LAUREN MOSER, ERIC DESOUSA, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 16th day of July, 2024

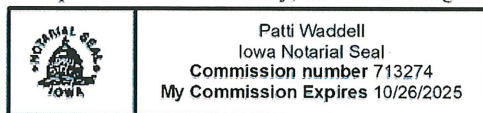


UNITED FIRE & CASUALTY COMPANY
 UNITED FIRE & INDEMNITY COMPANY
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Kyanna M. Saylor*
 Vice President

State of Iowa, County of Linn, ss:

On 16th day of July, 2024, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



Patti Waddell
 Notary Public
 My commission expires: 10/26/2025

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations
 this 20th day of May, 20 25.



By: *Mary A. Bertsch*
 Assistant Secretary,
 UF&C & UF&I & FPIC

Northgate Plat 7 Maintenance Bonds

PCC Paving

1.	7" Non-Reinforced PCC Paving.	3,542.00 sy
2.	8" Non-Reinforced PCC Paving w/CD Baskets.	1,745.00 sy
3.	4" Non-Reinforced PCC Sidewalk.	178.00 sy
4.	5" Non-Reinforced PCC Trail.	307.00 sy
5.	PCC Handicapped Ramps.	12.00 ea
6.	PCC Mailbox Pads.	2.00 ea

PCC Paving Bond Total: \$337,032.00

RIDER

TO BE ATTACHED TO AND FORM PART OF

Maintenance NO. 54265990
(Type of Bond)

IN FAVOR OF City of Ankeny, IA
(Obligee)

ON BEHALF OF Alliance Construction Group
(Principal)

IT IS AGREED THAT, in consideration of the original premium charged for this bond, and any additional premium that may be properly chargeable as a result of this rider.

1. The Surety hereby gives its consent to:

- | | |
|---|--|
| ☐ Increase | ☐ Change the Name of the Principal |
| ☐ Decrease | ☐ Change the Address of the Principal |
| ☐ Change the Effective Date | ☐ Change the Expiration Date |
| ☒ Other - change to the contracting parties | |

(of) the attached bond FROM: City of Ankeny, IA

TO: Jerry's Homes, 3900 Westown Parkway, Suite 100, West Des

Moines, IA 50266

EFFECTIVE: May 20, 2025

2. PROVIDED, however, that the attached bond shall be subject to all its agreements, limitations, and conditions except as herein expressly modified, and that the liability of the Surety under the attached bond and under the attached bond as changed by this rider shall not be cumulative.

3. Signed, and sealed this 12th day of June 2025.

United Fire & Casualty Company

By:



Attorney-in-fact
E. A. von Harz



UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
 CERTIFIED COPY OF POWER OF ATTORNEY
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
 118 Second Ave SE
 Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

GREG T. LA MAIR, JEFFREY R. BAKER, JOSEPH I. SCHMIT, E. A. VON HARZ, BRANDON HORBACH, COURTNEY MEYER, JULIANA BARTLETT, DANIEL M. MOLYNEAUX, LAURA J. ADAMS, LORI S. BURROUGHS, PAMELA K. MATTISON, KAREN S. HARTSON, LAUREN MOSER, ERIC DESOUSA, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

“Article VI – Surety Bonds and Undertakings”

Section 2, Appointment of Attorney-in-Fact. “The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal of the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 16th day of July, 2024

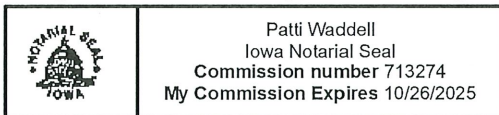


UNITED FIRE & CASUALTY COMPANY
 UNITED FIRE & INDEMNITY COMPANY
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Kyanna M. Saylor*
 Vice President

State of Iowa, County of Linn, ss:

On 16th day of July, 2024, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



Patti Waddell
 Notary Public
 My commission expires: 10/26/2025

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations
 this 12th day of June, 2025.



By: *Mary A. Bertsch*
 Assistant Secretary,
 UF&C & UF&I & FPIC

CERTIFICATE OF COMPLETION

Northgate Plat 7

Ankeny, Iowa

July 21, 2025

This is to certify that the construction improvements on the *Northgate Plat 7* project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



*Erin K. Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926*

July 14, 2025

City of Ankeny – Community Services
Attn: Don Clark
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Northgate Plat 7
Public Improvement Acceptance

Dear Don:

We respectfully request acceptance of the public improvements for the aforementioned project. The project was constructed in substantial conformance with the approved plans and specifications to the best of our knowledge. We have attached the following supporting documents for your review and file:

- One set of record drawings with 'as-built' information and service locations (PDF)
- Utility service locates
- Inspector field notes
- Completed list of punch list items

Following your review, please place on the next available City Council Agenda or contact myself with questions. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 the maintenance bond for subgrade in Northgate Plat 7.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
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. Resolution
2. Maintenance Bond

3. Certificate of Completion
4. Letter of Assurance

RESOLUTION

RESOLUTION ACCEPTING MAINTENANCE BOND FOR SUBGRADE IN NORTHGATE PLAT 7

WHEREAS, the City Staff has granted administrative approval of **Northgate Plat 7**; and

WHEREAS, the plans and specification for the construction of **Northgate Plat 7** in Ankeny has been submitted and approved by the City Engineer; and

WHEREAS, the maintenance bond for the subgrade in **Northgate Plat 7** has been submitted; 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 July 21st, 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.
3. That the maintenance bond is hereby accepted.

PASSED AND APPROVED on this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

1410 NW Main St.
 That Huber Grading & Land Development of Elkhart, IA 50073,
 as principal (the "Principal"), and Merchants Bonding Company (Mutual) of
Iowa as surety (the "Surety"), are held and firmly bound unto
 the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of fourteen thousand nine hundred
Dollars (\$14,900.00), for the payment
 of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs, executors,
 administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated November 19, 2024 entered into a
 contract (the "Contract") with Jerry's Homes to furnish the material and labor
 necessary for the construction of Northgate Plat 7- 12" Subgrade Preparation

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the
 Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and
 acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior
 materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force
 and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

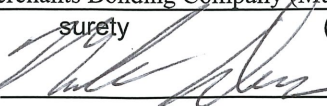
1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery")
 of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item").
 Should Principal improperly fail to remedy the Covered Item, then Obligee shall make a written demand
 upon the Surety ("Demand") within ninety (90) days of the Obligee's issuance of the Notice of Discovery
 of the Covered Item.
2. The Notice of Discovery and the Demand shall be in writing and via certified mail to the Principal and to
 the Surety. Notice to the Surety shall be delivered to the attention of the Surety Law Department at the
 above address.
3. No suit or action may be commenced by the Obligee against the Surety after the expiration of one (1)
 year (or such lesser time period as otherwise permitted by relevant law) from the date of Obligee's
 discovery of a Covered Item. If the provision of this paragraph is void or prohibited by law, the minimum
 period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

DATED as of the 9th day of July, 2025.

Approved as to form:
 City of Ankeny, Iowa

by 
 City Engineer

Huber Grading & Land Development
 principal
 by 
 Dave Huber
 email: dave@hubergrading.com
 (Required for return of signed document)

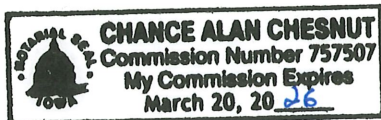
Merchants Bonding Company (Mutual)
 surety (SEAL)
 by 
 Mark Densmore Attorney-in-Fact

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Polk

On this 9th day of July, 2025, before me personally appeared
Dave Huber to me known, who being duly sworn, did say that he/she is
the President of Huber Grading & Land Development, the
corporation described in and which executed the foregoing instrument; and that he/she signed his/her name
thereto by like order.



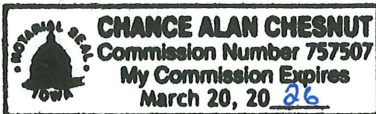
[Signature]
Notary Public Chance Chesnut

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Polk

On this 9th day of July, 2025, before me personally appeared
Mark Densmore to me known, who being duly sworn, did say that he/she is
the Attorney-in-Fact of Merchants Bonding Company (Mutual), a
corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that
said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its
Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said
corporation.



[Signature]
Notary Public Chance Chesnut

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Mark Densmore

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission 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 fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 9th day of July, 2025.



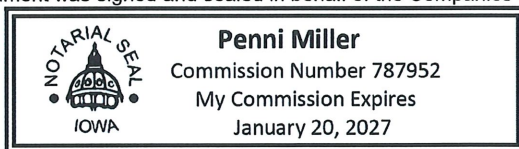
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 9th day of July, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission
does not invalidate this instrument)

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 9th day of July, 2025.



Secretary

POA 0018 (5/25)

CERTIFICATE OF COMPLETION

Northgate Plat 7

Ankeny, Iowa

July 21, 2025

This is to certify that the construction improvements on the *Northgate Plat 7* project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



*Erin K. Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926*

July 14, 2025

City of Ankeny – Community Services
Attn: Don Clark
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Northgate Plat 7
Public Improvement Acceptance

Dear Don:

We respectfully request acceptance of the public improvements for the aforementioned project. The project was constructed in substantial conformance with the approved plans and specifications to the best of our knowledge. We have attached the following supporting documents for your review and file:

- One set of record drawings with 'as-built' information and service locations (PDF)
- Utility service locates
- Inspector field notes
- Completed list of punch list items

Following your review, please place on the next available City Council Agenda or contact myself with questions. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 a proposal from Dave's Firewood & Distributing Inc. (DBA Dave's Dozing) in the amount of \$68,560.00 for the construction of the Detention Basin Improvements - South Ankeny Boulevard and SE 16th Street project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

No review required.

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution accepting a proposal from Dave's Firewood & Distributing Inc. (DBA Dave's Dozing) for the Detention Basin Improvements - South Ankeny Boulevard and SE 16th Street project.

The Detention Basin Improvements - South Ankeny Boulevard and SE 16th Street project includes the modification of an outlet structure, dredging, installation of a rock filter berm, erosion control, and seeding located to the NW of the intersection at S. Ankeny Blvd and E 16th Street. The construction improvements include sidewalk replacement, temporary pedestrian traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

Bid invitations were sent to thirty-two (32) contractors. Two (2) bids were received for the project as follows:

Dave's Firewood & Distributing Inc. (DBA Dave's Dozing)	\$68,560.00
On Track Construction, LLC	\$99,463.00

The Engineer's Estimate was \$52,760.00. The bids ranged from 88% above the engineer's estimate to 30% above the engineer's estimate. Dave's Firewood & Distributing Inc. (DBA Dave's Dozing) has completed similar projects for the City of Ankeny in the past and they have the technical experience to complete this project. The Public Works Department recommends awarding the Detention Basin Improvements - South

Ankeny Boulevard and SE 16th Street project to Dave's Firewood & Distributing Inc. (DBA Dave's Dozing) of Swan, IA.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from Dave's Firewood & Distributing Inc. (DBA Dave's Dozing) for the Detention Basin Improvements - South Ankeny Boulevard and SE 16th Street project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The Detention Basin Improvements - South Ankeny Boulevard and SE 16th Street project is included in the 2025 - 2029 CIP.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution Accepting Proposal
2. Detention Basin AN3 Improvements - Bid Tab
3. Location Map
4. Performance, Payment and Maintenance Bond

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PROPOSAL FROM DAVE’S FIREWOOD & DISTRIBUTING, INC. (DBA DAVE’S DOZING) IN THE AMOUNT OF \$68,560.00 FOR THE CONSTRUCTION OF THE DETENTION BASIN IMPROVEMENTS – SOUTH ANKENY BOULEVARD AND SE 16TH STREET PROJECT.

WHEREAS, the City of Ankeny desires to modify the outlet structure, dredge, install a rock berm and all associated work for a detention basin located northwest of S. Ankeny Blvd and SE 16th St., and;

WHEREAS, a request for proposal was sent out to thirty-two (32) contractors, and;

WHEREAS, the results of the request for proposal are as follows:

Dave's Firewood & Distributing Inc. (DBA Dave's Dozing)	\$68,560.00
On Track Construction, LLC	\$99,463.00
Engineer’s Estimated Cost	\$52,760.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from Dave's Firewood & Distributing Inc. (DBA Dave's Dozing) in the amount of \$68,560.00 be accepted for the construction of the Detention Basin Improvements – South Ankeny Boulevard and SE 16th Street project, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Bid Tabulation DETENTION BASIN IMPROVEMENTS - SOUTH ANKENY BOULEVARD 7/10/2025											
			Engineer's Estimate			Dave's Dozing			On Track Construction, LLC		
ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY	UNIT PRICE	EXTENDED PRICE
2.01	DREDGING	CY	250	\$ 30.00	\$ 7,500.00	250	\$ 76.40	\$ 19,100.00	250	\$ 195.00	\$ 48,750.00
3.01	DEWATERING	LS	1	\$ 10,000.00	\$ 10,000.00	1	\$ 11,000.00	\$ 11,000.00	1	\$ 14,000.00	\$ 14,000.00
6.01	INTAKE ADJUSTMENT (MINOR)	EA	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,500.00	\$ 1,500.00
7.01	REMOVAL OF SIDEWALK	SY	14	\$ 50.00	\$ 700.00	14	\$ 50.00	\$ 700.00	14	\$ 20.00	\$ 280.00
7.02	SIDEWALK, PCC, 5-INCH	SY	14	\$ 150.00	\$ 2,100.00	14	\$ 150.00	\$ 2,100.00	14	\$ 180.00	\$ 2,520.00
8.01	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 500.00	\$ 500.00	1	\$ 700.00	\$ 700.00	1	\$ 2,000.00	\$ 2,000.00
9.01	CONVENTIONAL SEEDING, NATIVE GRASS AND FORBS MIX	AC	0.4	\$ 3,500.00	\$ 1,400.00	0.4	\$ 3,600.00	\$ 1,440.00	0.4	\$ 2,500.00	\$ 1,000.00
9.02	CONVENTIONAL SEEDING, TYPE 1	AC	0.1	\$ 7,000.00	\$ 700.00	0.1	\$ 7,000.00	\$ 700.00	0.1	\$ 2,000.00	\$ 200.00
9.03	HYDRAULIC MULCHING, BONDED FIBER MATRIX (BFM)	AC	0.5	\$ 3,500.00	\$ 1,750.00	0.5	\$ 3,600.00	\$ 1,800.00	0.5	\$ 3,550.00	\$ 1,775.00
9.04	TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2.D.	SY	444	\$ 15.00	\$ 6,660.00	444	\$ 15.00	\$ 6,660.00	444	\$ 2.00	\$ 888.00
9.05	WATTLES, STRAW, 9-INCH DIA.	LF	600	\$ 3.00	\$ 1,800.00	600	\$ 3.00	\$ 1,800.00	600	\$ 2.00	\$ 1,200.00
9.06	WATTLES, REMOVAL	LF	600	\$ 3.00	\$ 1,800.00	600	\$ 3.00	\$ 1,800.00	600	\$ 0.50	\$ 300.00
9.07	REVETMENT, EROSION STONE	TON	75	\$ 80.00	\$ 6,000.00	75	\$ 80.00	\$ 6,000.00	75	\$ 70.00	\$ 5,250.00
9.08	STABILIZED CONSTRUCTION ENTRANCE	SY	56	\$ 30.00	\$ 1,680.00	56	\$ 45.00	\$ 2,520.00	56	\$ 80.00	\$ 4,480.00
9.09	INLET PROTECTION DEVICE, DROP-IN	EA	4	\$ 150.00	\$ 600.00	4	\$ 150.00	\$ 600.00	4	\$ 155.00	\$ 620.00
9.10	INLET PROTECTION DEVICE, MAINTENANCE AND REMOVAL	EA	8	\$ 80.00	\$ 640.00	8	\$ 80.00	\$ 640.00	8	\$ 25.00	\$ 200.00
11.01	MOBILIZATION	LS	1	\$ 8,000.00	\$ 8,000.00	1	\$ 10,000.00	\$ 10,000.00	1	\$ 14,500.00	\$ 14,500.00
TOTAL AMOUNT BID =			\$ 52,830.00			\$ 68,560.00			\$ 99,463.00		



Detention Basin Improvements - S. Ankeny Blvd and SE 16th St.
Map is for Locational Purposes Only.

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Dave's Firewood & Distributing Inc. (DBA Dave's Dozing), 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 Sixty-Eight Thousand Five Hundred Sixty **DOLLARS** (\$68,560.00), 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 21st day of July, 2025, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

**DETENTION BASIN IMPROVEMENTS –
SOUTH ANKENY BOULEVARD AND SE 16TH STREET**

The Detention Basin Improvements – South Ankeny Boulevard and SW 16th Street project includes the modification of an outlet structure, dredging, installation of a rock filter berm, erosion control, and seeding located to the NW of the intersection at S. Ankeny Blvd and E 16th Street. The construction improvements include sidewalk replacement, temporary pedestrian 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 **two (2)** 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.

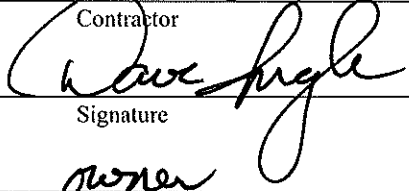
When a word, term, or phase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions 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 this 21st day of July, 2025.

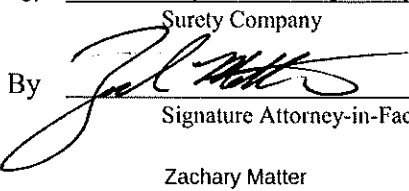
PRINCIPAL:

Dave's Firewood and Distributing, Inc. (DBA Dave's Dozing)

By 
Contractor
Signature
owner
Title

SURETY:

Old Republic Surety Company

By 
Surety Company
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.

Karen J. Haffner
Assistant Secretary



OLD REPUBLIC SURETY COMPANY

Alan Paylic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 14th day of January, 2025, personally came before me, Alan Paylic 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

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



Signed and sealed at the City of Brookfield, WI this 21st day of July, 2025

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-06)

Zip Bonds, LLC.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

2025 PCC Pavement Preservation Program - Crack and Joint Filling: Consider motion to approve: a) Final Change Order #1 increasing the contract amount by \$37,936.86; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with National Sealant & Concrete, LLC in the amount of \$521,262.18; and d) Final Payment #3 in the amount of \$78,443.87; Retainage Payment in the amount of \$26,063.11.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

No review required

EXECUTIVE SUMMARY

The actions before the Council are the approval of the final Change Order, acceptance of the Certificate of Completion, passage of a Resolution accepting the public improvements, and approval of the final and retainage payments to National Sealant & Concrete, LLC for the 2025 PCC Pavement Preservation Program - Crack and Joint Filling project.

The 2025 PCC Pavement Preservation Program - Crack and Joint Filling project is now complete. A series of actions are needed in order to close out this construction project:

- 1) Approval of the Final Change Order #1 increasing the contract amount by \$37,936.86.
- 2) Engineer's Certificate of Completion: The attached Certificate of Completion from the project engineer states that the work performed was in substantial compliance with the plans and specifications and that the final contract amount is \$521,262.18.
- 3) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the 2025 PCC Pavement Preservation Program - Crack and Joint Filling project and establishes the final contract amount to be \$521,262.18.

- 4) Final Payment: National Sealant & Concrete, LLC = \$78,443.87
Retainage Payment: National Sealant & Concrete, LLC = \$26,063.11

It is recommended that the retainage payment be approved for payment 31 days from the date of acceptance of the project, in accordance with the terms of the contract.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following actions:

1. Approve final Change Order #1 increasing the contract amount by \$37,936.86.
2. Accept the Certificate of Completion from the project engineer for the 2025 PCC Pavement Preservation Program - Crack and Joint Filling project.
3. Adopt the Resolution accepting the 2025 PCC Pavement Preservation Program - Crack and Joint Filling project with National Sealant & Concrete, LLC in the final contract amount of \$521,262.18; and
4. Authorize final payment to National Sealant & Concrete, LLC in the amount of \$78,443.87 and release of retainage payment in the amount of \$26,063.11 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

March 17, 2025: The council approved a motion to adopt a Resolution accepting the proposal from National Sealant & Concrete, LLC in the amount of \$483,325.32 for the construction of the 2025 PCC Pavement Preservation Program - Crack and Joint Filling project.

FISCAL IMPACT

The above payments will facilitate the final completion of this project which was funded through the Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Certificate of Completion
2. Change Order #1 (FINAL)
3. Payment Application #3 (FINAL)
4. Resolution

CERTIFICATE OF COMPLETION

2025 PCC Pavement Preservation Program – Crack and Joint Filling

Ankeny, Iowa

July 21, 2025

This is to certify that the construction improvements on the *2025 PCC Pavement Preservation Program – Crack and Joint Filling* project have been completed in substantial conformance with the plans and specifications for the project. The final contract amount is **\$521,262.18**. I hereby recommend acceptance of the project.

Respectfully submitted,



*Adam L. Lust
Public Works Engineering Manager
City of Ankeny
Iowa License Number 16315*

CHANGE ORDER FORM



Project Title: 2025 PCC Pavement Preservation Program - Crack and Joint Filling
Contractor: National Sealant & Concrete, LLC
Address: 18989 County Rd 30, Crosby, MN 56441
Finance Budget Code: 915.3915.4451 **Finance Project #:** 915.4451
Vendor Project #: **Purchase Order #:**
Original Contract Date: March 17, 2025 **Vendor Account #:** 12314

Date of Council Meeting: July 21, 2025 **Change Order #:** 1 (FINAL)

Purpose of Change Order:

7.01 - Approximately 8% additional quantity was added to the project due to the low bid being approximately 20% under both the Engineer's Estimate and the earmarked amount of \$600,000 designated in the 2025-2029 CIP for the 2025 construction of this annual program.

12.01, 12.02 - Additional traffic control and mobilization associated with extra quantity of item 7.01.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
7.01	Crack and Joint Cleaning and Filling, Hot Pour	LF	17,543.00	\$ 2.02	\$ 35,436.86
12.01	Temporary Traffic Control for Additional Quantity	LS	1.00	\$ 500.00	\$ 500.00
12.02	Mobilization for Additional Quantity	LS	1.00	\$ 2,000.00	\$ 2,000.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Change Order #: 1 (FINAL) makes the following adjustments to the Contract:					\$ 37,936.86

Contractor Accepted: National Sealant & Concrete, LLC

Signature: [Signature] Date: 7-10-2025
Firm Name

Record of Change Orders:

Original Contract Amount		\$ 483,325.32
#	Change Order Date	Amount
1	July 21, 2025	\$ 37,936.86
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Engineer Approved: City of Ankeny

Signature: [Signature] Date: 07/10/25
Firm Name

Owner Accepted: City of Ankeny

Signature: _____ Title: Mayor
 Date: July 21, 2025

Attest for Owner:

Signature: _____ Title: City Clerk
 Date: July 21, 2025

Revised Contract Amount \$ 521,262.18

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2025 PCC Pavement Preservation Program - Crack and Joint Filling
Contractor: National Sealant & Concrete, LLC
Address: 18989 County Rd 30, Crosby, MN 56441
Finance Budget Code: 915.3915.4451 Finance Project #: 915.4451
Vendor Project #: Purchase Order #:
Original Contract Date: March 17, 2025 Vendor Account #: 12314

Date of Council Meeting: July 21, 2025 Payment Application #: 3 (FINAL)

Payment Period: From: June 1, 2025 Through: July 5, 2025

Contract Summary:

Original Contract Amount:	\$	483,325.32	
Net Change by Change Orders:	\$	37,936.86	
Contract Amount to Date: (line 1 ± 2)	\$	521,262.18	
Total Completed and Stored to Date:	\$	521,262.18	
Retainage: 5 % of Completed Work:	\$	26,063.11	
Total Earned Less Retainage:	\$	495,199.07	
Less Previous Applications for Payment:	\$	416,755.20	
SUBTOTAL:	\$	78,443.87	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 78,443.87

Balance to Finish, Including Retainage: \$ 26,063.11

Contract Time Remaining (Substantial): - Working Days

Contract Time Remaining (Full): 6.0 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: National Sealant & Concrete, LLC

Signature: [Signature]
Firm Name

Date: 7/10/2025

Engineer / Consultant Approval: City of Ankeny

Signature: [Signature]
Firm Name

Date: 07/10/25

City of Ankeny Staff Approval:

Signature: [Signature]

Date: 07/10/25

Submit to: Adam L. Lust, P.E. - Public Works Engineering Manager

E-mail: Alust@Ankenylowa.gov

Phone Number: (515) 963-3537

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 PERIOD	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE	
STREETS AND RELATED WORK															
7.01	Crack and Joint Cleaning and Filling, Hot Pour	LF	224,666.00	17,543.00	242,209.00	\$ 2.02	\$ 489,262.18	34,875.00	\$ 70,447.50	207,334.00	242,209.00	\$ 489,262.18	0.00	100.00%	
TRAFFIC CONTROL															
8.01	Temporary Traffic Control	LS	1.00		1.00	\$ 5,500.00	\$ 5,500.00		\$ -	1.00	1.00	\$ 5,500.00	0.00	100.00%	
8.02	Portable Dynamic Message Sign (PDMS)	C DAY	10.00		10.00	\$ 300.00	\$ 3,000.00		\$ -		10.00	\$ 3,000.00	0.00	100.00%	
MISCELLANEOUS															
11.01	Mobilization	LS	1.00		1.00	\$ 21,000.00	\$ 21,000.00		\$ -	1.00	1.00	\$ 21,000.00	0.00	100.00%	
CHANGE ORDER ITEMS															
12.01	Temporary Traffic Control for Additional Quantity	LS		1.00	1.00	\$ 500.00	\$ 500.00	1.00	\$ 500.00		1.00	\$ 500.00	0.00	100.00%	
12.02	Mobilization for Additional Quantity	LS		1.00	1.00	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00		1.00	\$ 2,000.00	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 = \$ 521,262.18		PAY PERIOD = \$ 72,947.50		COMPLETED = \$ 521,262.18	
														100.00%	

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 342,670.28
2	June 16, 2025	\$ 74,084.92
3		
4		
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Previous Applications for Payment:

No.	Date	Amount
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37		
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39		
40		
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PREVIOUS PAY APPS TOTAL = \$ 416,755.20

Record of Change Orders:

No.	Date	Amount
1	July 21, 2025	\$ 37,936.86
2		
3		
4		
5		
6		
7		
8		
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10		
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12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ 37,936.86

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	March 31, 2025

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:	10.0
Added by Change Order:	
Total Working Days:	10.0
Working Days Used to Date:	4.0
Working Days Remaining:	6.0

Council Member _____ introduced the following Resolution entitled "RESOLUTION ACCEPTING 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 ACCEPTING THE 2025 PCC PAVEMENT PRESERVATION PROGRAM - CRACK AND JOINT FILLING

WHEREAS, on the **17th** day of **March**, 2025, the Mayor and Clerk of the City of Ankeny, Iowa, entered into a construction contract with **National Sealant & Concrete, LLC** of **Crosby, MN**, for the construction of certain public improvements generally described as the 2025 PCC Pavement Preservation Program - Crack and Joint Filling; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on **July 21**, 2025:

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, and the public improvements are hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract and the total final construction cost thereof is hereby determined to be **\$521,262.18**, as shown in the report of the Engineer.

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

Mayor

ATTEST:

City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 a proposal from Iowa Signal, Inc. in the amount of \$77,300.00 for Traffic Signal Upgrades on SE Oralabor Road at SE Delaware Avenue, I-35 SB Ramps and I-35 NB Ramps, and at SW State Street & NE 72nd Place.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade essential infrastructure

ACTION REQUESTED

Resolution

LEGAL

No Review Required

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution accepting a proposal from Iowa Signal, Inc. for the Traffic Signal Upgrades on SE Oralabor Road at SE Delaware Avenue, I-35 SB Ramps and I-35 NB Ramps, and at SW State Street & NE 72nd Place.

The Traffic Signal Upgrades, on SE Oralabor Road at the intersections with SE Delaware Avenue, I-35 SB Ramps and I-35 NB Ramps and on SW State Street at the intersection with NE 72nd Place, will upgrade traffic signal cabinets and associated equipment. The upgrade will include ATC cabinets, low-voltage signal heads, new video/ radar vehicle detection, and upgraded pushbuttons where crossings are provided. Eastbound and westbound flashing-yellow-arrow (FYA) signal heads will be added at SW State Street & NE 72nd Place. The project is similar to the upgrades completed at five intersections on SE Delaware Avenue in fall 2024. The upgrades will provide operational and safety benefits and position the SE Oralabor Road & SE Delaware Avenue area for future implementation of adaptive traffic signal control technologies (ASCT).

The City requested proposals from three traffic signal construction firms with the experience and skill necessary to complete this project. Two firms were non-responsive. Iowa Signal, Inc. submitted a proposal for \$77,300.00, which is 3% below the Engineer's Estimate of \$80,000.00. Public Works recommends award to Iowa Signal, Inc., the firm that successfully and efficiently completed the 2024 upgrades on SE Delaware Avenue. They have completed similar projects for other communities in the metro area.

The work will occur on a different single day for each intersection, and will require that the traffic signal be

taken out of operation and All-Way *STOP* control (AWSC) will be implemented during the work. Dynamic message signs (PDMS) will advise the public of upcoming and active work areas. The work on SE Oralabor Road is planned to be completed no later than August 22, 2025, and the work at SW State Street & NE 72nd Place will be completed no later than September 19, 2025.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from Iowa Signal, Inc. in the amount of \$77,300.00 for Traffic Signal Upgrades on SE Oralabor Road at SE Delaware Avenue, I-35 SB Ramps and I-35 NB Ramps, and at SW State Street & NE 72nd Place.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The upgrades were approved in the Annual Traffic Signal Improvements Program for 2025 completion.

PUBLIC OUTREACH EFFORTS

The City Council approved purchase of traffic signal cabinets on February 3, 2025, and vehicle detection equipment on February 17, 2025.

ACTION REQUESTED

ATTACHMENTS

1. Resolution - Traffic Signal Upgrades_072125
2. Bid Tabulation
3. Contract
4. Bond
5. Certificate of Insurance

RESOLUTION 2025-XXX

**A RESOLUTION ACCEPTING A PROPOSAL FROM IOWA SIGNAL, INC. IN THE
AMOUNT OF \$77,300.00 FOR THE CONSTRUCTION OF THE
TRAFFIC SIGNAL UPGRADES**

WHEREAS, the City of Ankeny desires to upgrade traffic signal equipment owned, maintained and operated by the City, on SE Oralabor Road at the intersections with SE Delaware Avenue, I-35 SB Ramps and I-35 NB Ramps and at the intersection of SW State Street with NE 72nd Place, and;

WHEREAS, a request for proposal was sent out to three contractors, and;

WHEREAS, two contractors were non-responsive, the results of the request for proposal are as follows:

Iowa Signal, Inc.	\$77,300.00
Engineer's Estimated Cost	\$80,000.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from Iowa Signal, Inc. in the amount of \$77,300.00 be accepted for the construction of the Traffic Signal Upgrades, the Mayor be authorized to sign the construction Contract, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Bid Tabulation
Traffic Signal Upgrades
SE Oralabor Road at Delaware Ave, I-35 SB Ramps and I-35 NB Ramps
SW State Street & NE 72nd Place
Bid Date: 10:30 AM, July 11, 2025

Item	Unit	Total	Iowa Signal, Inc. Grimes, IA		Baker Electric (no response) Des Moines, IA		
			Unit Price	Total Price	Total	Unit Price	Total Price
SE Delaware Ave and SE Oralabor Rd (IA Hwy 160)	LS	1	\$16,800.00	\$16,800.00	1	\$0.00	\$0.00
SE Oralabor Rd (IA Hwy 160) and I-35 SB Ramp	LS	1	\$14,800.00	\$14,800.00	1	\$0.00	\$0.00
SE Oralabor Rd (IA Hwy 160) and I-35 NB Ramp	LS	1	\$14,800.00	\$14,800.00	1	\$0.00	\$0.00
SW State St (IA Hwy 415) and 72nd Pl	LS	1	\$16,800.00	\$16,800.00	1	\$0.00	\$0.00
Temporary Traffic Control	LS	1	\$11,600.00	\$11,600.00	1	\$0.00	\$0.00
Mobilization	LS	1	\$2,500.00	\$2,500.00	1	\$0.00	\$0.00
Project Total				\$77,300.00			\$0.00

Item	Unit	Total	Votmer Electric Inc. (no response) Decorah, IA		Engineer's Estimate		
			Unit Price	Total Price	Total	Unit Price	Total Price
SE Delaware Ave and SE Oralabor Rd (IA Hwy 160)	LS	1	\$0.00	\$0.00	1	\$18,000.00	\$18,000.00
SE Oralabor Rd (IA Hwy 160) and I-35 SB Ramp	LS	1	\$0.00	\$0.00	1	\$16,000.00	\$16,000.00
SE Oralabor Rd (IA Hwy 160) and I-35 NB Ramp	LS	1	\$0.00	\$0.00	1	\$16,000.00	\$16,000.00
SW State St (IA Hwy 415) and 72nd Pl	LS	1	\$0.00	\$0.00	1	\$20,000.00	\$20,000.00
Temporary Traffic Control	LS	1	\$0.00	\$0.00	1	\$5,000.00	\$5,000.00
Mobilization	LS	1	\$0.00	\$0.00	1	\$5,000.00	\$5,000.00
Project Total				\$0.00			\$80,000.00

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 14th day of July, 2025, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and Iowa Signal 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:

TRAFFIC SIGNAL UPGRADES

The project will replace existing high-voltage traffic signal cabinets and signal equipment with low-voltage ATC cabinets and signal equipment. The project is located within Iowa Department of Transportation (DOT) or Polk County Rights-of-Way at three (3) intersections on SE Oralabor Road; SE Delaware Avenue, I-35 SB Ramp, I-35 NB Ramp; and one (1) intersection on SW State Street at NE 72nd Place.

The City will furnish low-voltage ATC cabinets and risers, low-voltage LED modules, four- and five-section signal heads, PTZ's and regulatory signs, as needed for each intersection.

At each intersection, the improvements include removing the existing traffic signal cabinet and installing an ATC cabinet and controller, and relocating all signal equipment, cables, inputs and outputs to the new environment. Other improvements, which vary by intersection, include replacement of existing LED modules with low-voltage modules, removing and replacing regulatory signs, removing three-section signal heads, installing PTZs, installing four- and five-section signal heads, temporary traffic control, 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 Seventy seven thousand three hundred & 00/100----- **DOLLARS** (\$ 77,300.00), 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:

Contractor shall fully complete the work on SE Oralabor Road no later than **August 22, 2025**. **The work at SW State Street & NE 72nd Place shall be fully completed no later than September 19, 2025.** Fully complete shall be defined as all work completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Three Hundred Dollars (\$300.00) 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, on the date first shown written.

JURISDICTION:

By _____

(Seal)
ATTEST:

CONTRACTOR:

Iowa Signal Inc.

Contractor

By

Signature

President

Title

3711 SE Capitol Circle

Street Address

Grimes, IA 50040

City, State, Zip Code

515-249-5076

Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C 0 9 5 9 - 7 9 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.

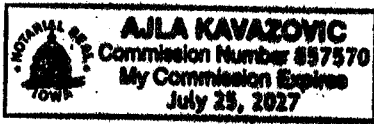
NOTE:

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 14th day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Wayne Lesley 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 Wayne Lesley and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Ajla Kavazovic
Notary Public in and for the State of Iowa
My commission expires July 25th, 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
	TRAFFIC CONTROL				
1	Upgrades at SE Oralabor Road and SE Delaware Avenue	LS	1	\$ 16,800.00	\$ 16,800.00
2	Upgrades at SE Oralabor Road and I-35 SB Ramp	LS	1	\$ 14,800.00	\$ 14,800.00
3	Upgrades at SE Oralabor Road and I-35 NB Ramp	LS	1	\$ 14,800.00	\$ 14,800.00
4	Upgrades at SW State Street and NE 72nd Place	LS	1	\$ 16,800.00	\$ 16,800.00
5	Temporary Traffic Control	LS	1	\$ 11,600.00	\$ 11,600.00
6	Mobilization	LS	1	\$ 2,500.00	\$ 2,500.00

TOTAL CONTRACT AMOUNT = \$ 77,300.00

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Iowa Signal, 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 Oblige, (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 Seventy seven thousand three hundred and no/100 DOLLARS (\$ 77,300.00), 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 14th day of July, 2025, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

TRAFFIC SIGNAL UPGRADES

The project will replace existing high-voltage traffic signal cabinets and signal equipment with low-voltage ATC cabinets and signal equipment. The project is located within Iowa Department of Transportation (DOT) or Polk County Rights-of-Way at three (3) intersections on SE Oralabor Road; SE Delaware Avenue, I-35 SB Ramp, I-35 NB Ramp; and one (1) intersection on SW State Street at NE 72nd Place.

The City will furnish low-voltage ATC cabinets and risers, low-voltage LED modules, four- and five-section signal heads, PTZ's and regulatory signs, as needed for each intersection.

At each intersection, the improvements include removing the existing traffic signal cabinet and installing an ATC cabinet and controller, and relocating all signal equipment, cables, inputs and outputs to the new environment. Other improvements, which vary by intersection, include replacement of existing LED modules with low-voltage modules, removing and replacing regulatory signs, removing three-section signal heads, installing PTZs, installing four- and five-section signal heads, temporary traffic control, 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 improvements, 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 which 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 **one (1)** 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 twenty percent (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, attorney's 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 with respect to 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 with respect to 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, this 14th day of July, 2025.

PRINCIPAL:

By Iowa Signal, Inc.
Contractor
[Signature]
Signature
Wayne Lesley, President
Title

SURETY:

By Old Republic Surety Company
Surety Company
[Signature]
Signature Attorney-in-Fact Officer
Krista K Kroeger
Printed Name of Attorney-in-Fact Officer
Jester Insurance Services, Inc.
Company Name
611 5th Ave Suite 150
Company Address
Des Moines, IA 50309
City, State, Zip Code
515-350-7662
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: KRISTA K. KROEGER, LISA FRENCH, JANELLE I. FRIEDMAN, NOLAN G. GRIMM, HEITH HOCKENBERRY, DALE A. ANDERSON, MARK STEARNS, EMILEE COOK of DES MONINES, 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 22nd day of August, 2022.

Karen J. Haffner
Assistant Secretary



OLD REPUBLIC SURETY COMPANY

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 22nd day of August, 2022, 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

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.

40-1113



Signed and sealed at the City of Brookfield, WI this 14th day of July, 2025.

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-06)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/14/2025

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 Jester Insurance Services 611 5th Ave Suite 150 Des Moines IA 50309		CONTACT NAME: Krsta Kroeger PHONE (A/C, No, Ext): (515) 350-7662 FAX (A/C, No): (515) 350-7662 E-MAIL ADDRESS: kkroeger@jesterinsurance.com	
INSURED Iowa Signal, Inc. 3711 SE Capitol Circle Grimes IA 50111		INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10677	

COVERAGES **CERTIFICATE NUMBER:** 2024/25 Master **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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:	Y		EPP0510474	11/01/2024	11/01/2025	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000						
	MED EXP (Any one person) \$ 10,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			EPP0510474	11/01/2024	11/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	BODILY INJURY (Per person) \$						
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$			EPP0510474	11/01/2024	11/01/2025	EACH OCCURRENCE \$ 5,000,000
	AGGREGATE \$ 5,000,000						
	\$						
	\$						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		EWC0510473	11/01/2024	11/01/2025	☒ PER STATUTE ☐ OTH-ER
	E.L. EACH ACCIDENT \$ 500,000						
	E.L. DISEASE - EA EMPLOYEE \$ 500,000						
	E.L. DISEASE - POLICY LIMIT \$ 500,000						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Traffic Signal Upgrades. City of Ankeny is an additional insured per attached GA472.

CERTIFICATE HOLDER

City of Ankeny 410 W 1st Street 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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CONTRACTORS ADDITIONAL INSURED - AUTOMATIC STATUS AND AUTOMATIC WAIVER OF SUBROGATION WHEN REQUIRED IN WRITTEN CONTRACT, AGREEMENT, PERMIT OR AUTHORIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Additional Insured - Owners, Lessees Or Contractors - Automatic Status For Other Parties When Required In Written Contract Or Agreement With You

1. Section II - Who Is An Insured is amended to include as an additional insured any person or organization you have agreed in writing in a contract or agreement to add as an additional insured on this Coverage Part. Such person(s) or organization(s) is an additional insured only with respect to liability for:

a. "Bodily injury", "property damage" or "personal and advertising injury" *caused, in whole or in part, by* the performance of your ongoing operations by you or on your behalf, under that written contract or written agreement. Ongoing operations does not apply to "bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project; and

b. "Bodily injury" or "property damage" *caused, in whole or in part, by* "your work" performed under that written contract or written agreement and in-

cluded in the "products-completed operations hazard", but only if:

(1) The Coverage Part to which this endorsement is attached provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard"; and

(2) The written contract or written agreement requires you to provide additional insured coverage included within the "products-completed operations hazard" for that person or organization.

If the written contract or written agreement requires you to provide additional insured coverage included within the "products-completed operations hazard" for a specified length of time for that person or organization, the "bodily injury" or "property damage" must occur prior to the expiration of that period of time in order for this insurance to apply.

If the written contract or written agreement requires you to provide additional insured coverage for a person or organization per only ISO additional insured endorsement form number **CG 20 10**, without specifying an edition date, and without specifically requiring additional insured coverage included within the "products-completed operations hazard", this Paragraph **b.** does not apply to that person or organization.

2. If the written contract or written agreement described in Paragraph **1.** above specifically requires you to provide additional insured coverage to that person or organization:

a. *Arising out of* your ongoing operations or *arising out of* "your work"; or

- b. By way of an edition of an ISO additional insured endorsement that includes *arising out of your ongoing operations or arising out of "your work"*;

then the phrase *caused, in whole or in part, by* in Paragraph A.1.a. and/or Paragraph A.1.b. above, whichever applies, is replaced by the phrase *arising out of*.

3. With respect to the insurance afforded to the additional insureds described in Paragraph A.1., the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

- a. The preparing, approving or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
- b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

4. This Paragraph A. does not apply to additional insureds described in Paragraph B.

B. Additional Insured - State Or Governmental Agency Or Subdivision Or Political Subdivision - Automatic Status When Required In Written Permits Or Authorizations

1. **Section II - Who Is An Insured** is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision you have agreed in writing in a permit or authorization to add as an additional insured on this Coverage Part. Such state or governmental agency or subdivision or political subdivision is an additional insured only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued, in writing, a permit or authorization.

2. With respect to the insurance afforded to the additional insureds described in Paragraph B.1., the following additional exclusions apply:

This insurance does not apply to:

- a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- b. "Bodily injury" or "property damage" included within the "products-completed operations hazard."

- C. The insurance afforded to additional insureds described in Paragraphs A. and B.:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the written contract, written agreement, written permit or written authorization to provide for such additional insured; and
3. Does not apply to any person, organization, state, governmental agency or subdivision or political subdivision specifically named as an additional insured for the same project in the schedule of an endorsement added to this Coverage Part.

- D. With respect to the insurance afforded to the additional insureds described in Paragraphs A. and B., the following is added to **Section III - Limits Of Insurance**:

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the written contract, written agreement, written permit or written authorization described in Paragraphs A. and B. For the purpose of determining the required amount of insurance only, we will include the minimum amount of any Umbrella Liability or Excess Liability coverage required for that additional insured in that written contract, written agreement, written permit or written authorization; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

- E. **Section IV - Commercial General Liability Conditions** is amended to add the following:

Automatic Additional Insured Provision

This insurance applies only if the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" offense is committed:

1. During the policy period; and
2. Subsequent to your execution of the written contract or written agreement, or the issuance of a written permit or written authorization, described in Paragraphs **A.** and **B.**

- F.** Except when **G.**, below applies, the following is added to **Section IV - Commercial General Liability Conditions, Other Insurance**, and supersedes any provision to the contrary:

When Other Additional Insured Coverage Applies On An Excess Basis

This insurance is primary to other insurance available to the additional insured described in Paragraphs **A.** and **B.** except:

1. As otherwise provided in **Section IV - Commercial General Liability Conditions, Other Insurance, b. Excess Insurance**; or
2. For any other valid and collectible insurance available to the additional insured as an additional insured on another insurance policy that is written on an excess basis. In such case, this insurance is also excess.

- G.** The following is added to **Section IV - Commercial General Liability Conditions, Other Insurance**, and supersedes any provision to the contrary:

Primary Insurance When Required By Written Contract, Agreement, Permit Or Authorization

Except when wrap-up insurance applies to the claim or "suit" on behalf of the additional insured, this insurance is primary to any other insurance available to the additional insured described in Paragraphs **A.** and **B.** provided that:

1. The additional insured is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract, agreement, permit or authorization de-

scribed in Paragraph **A.** or **B.** that this insurance would be primary to any other insurance available to the additional insured.

As used in this endorsement, wrap-up insurance means a centralized insurance program under which one party has secured either insurance or self-insurance covering some or all of the contractors or subcontractors performing work on one or more specific project(s).

Primary And Noncontributory Insurance When Required By Written Contract, Agreement, Permit Or Authorization

Except when wrap-up insurance applies to the claim or "suit" on behalf of the additional insured, this insurance is primary to and will not seek contribution from any other insurance available to the additional insured described in Paragraphs **A.** and **B.** provided that:

1. The additional insured is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract, agreement, permit or authorization described in Paragraph **A.** or **B.** that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

As used in this endorsement, wrap-up insurance means a centralized insurance program under which one party has secured either insurance or self-insurance covering some or all of the contractors or subcontractors performing work on one or more specific project(s).

- H.** **Section IV - Commercial General Liability Conditions, Transfer Of Rights Of Recovery Against Others To Us** is amended by the addition of the following:

Waiver of Subrogation

We waive any right of recovery against any additional insured under this endorsement, because of any payment we make under this endorsement, to whom the insured has waived its right of recovery in a written contract, written agreement, written permit or written authorization. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such additional insured prior to loss.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 Trestle Ridge Park Improvements project and fixing a date for hearing thereon and taking bids therefor. (date of bid opening: (8/12/25 @ 10:30 A.M. / date of hrg: 8/18/25 @ 5:30 P.M.)

ORIGINATING DEPARTMENT

Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED

Resolution

LEGAL

EXECUTIVE SUMMARY

The Trestle Ridge Park Improvements project include, grading, utilities, installation of PCC paving, and permanent seeding at Trestle Ridge Park, located at 3707 NW Reinhart Drive. Other associated improvements include subgrade preparation, storm sewer, subdrain, water service, drinking fountain installation, pea gravel, PCC playground maintenance edge, erosion control, temporary traffic control, pavement markings, basketball hoop installation, tree and shrub installation, existing lawn improvements (ADD ALT), 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 shall commence work on the improvements any time after a written Notice to Proceed is issued, no later than August 25, 2025. The Contractor shall complete all grading, utility installation, paving, and erosion control no later than November 14, 2025. The contractor shall fully complete the overall project no later than May 15, 2026.

Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: July 21, 2025
2. Post Notice to Bidders and Notice of Public Hearing: July 23, 2025
3. Publish Notice to Bidders and Notice of Public Hearing: August 1, 2025
4. Bid Opening (10:30 A.M., Public Services Building): August 12, 2025
5. Public Hearing and Contract Award: August 18, 2025 (Hold Public Hearing on the plans, specifications, form of contract, estimated total cost and enhancement of payment; and 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 August 12, 2025 and setting the public hearing date as August 18, 2025 for the Trestle Ridge Park Improvements 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 July 23, 2025 and to be published in the Des Moines Register on August 1, 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. Notice to Bidders and Notice of Public Hearing
3. Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2025 TRESTLE RIDGE PARK IMPROVEMENTS, 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 TRESTLE RIDGE PARK IMPROVEMENTS, 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 Trestle Ridge Park Improvements; 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 Trestle Ridge Park Improvements, 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 Trestle Ridge Park Improvements project includes grading, utilities, installation of PCC paving, and permanent seeding at Trestle Ridge Park, located at 3707 NW Reinhart Drive.

Other associated improvements include subgrade preparation, storm sewer, subdrain, water service, drinking fountain installation, pea gravel, PCC playground maintenance edge, erosion control, temporary traffic control, pavement markings, basketball hoop installation, tree and shrub installation, existing lawn improvements (ADD ALT), 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 August 12, 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 August 18, 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 August 18, 2025.

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

Mayor

ATTEST:

City Clerk

NOTICE TO BIDDERS AND
NOTICE OF PUBLIC HEARING

2025 TRESTLE RIDGE PARK IMPROVEMENTS

- 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 Trestle Ridge Park Improvements** project at its meeting at **5:30 P.M. on the 18th day of August 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=OEFocWZGS0NYUmtnVHNxcWZFak9Pd09>

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 **12th day of August, 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 12th day of August, 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 18th day of August, 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 August 25, 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 August 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 515-963-3570 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 TRESTLE RIDGE PARK IMPROVEMENTS

The Trestle Ridge Park Improvements project includes grading, utilities, installation of PCC paving, and permanent seeding at Trestle Ridge Park, located at 3707 NW Reinhart Drive.

Other associated improvements include subgrade preparation, storm sewer, subdrain, water service, drinking fountain installation, pea gravel, PCC playground maintenance edge, erosion control, temporary traffic control, pavement markings, basketball hoop installation, tree and shrub installation, existing lawn improvements (ADD ALT), 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.

Title VI Compliance

The City of Ankeny, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released thirty-one (31) days following acceptance of the project by the City of Ankeny as per provisions in the Iowa Code.

Sales Tax Exemption

The City of Ankeny will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Sales tax exemption certificates are applicable only for the specific project for which the sales tax exemption certificate is issued.

Completion of Work

The Contractor shall complete all grading, utility installation, paving, and erosion control no later than **November 14, 2025**. The contractor shall fully complete the overall project no later than **May 15, 2026**. 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 **Four Hundred Dollars (\$400.00) 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 **21st day of July, 2025**.

Mark E. Holm, Mayor

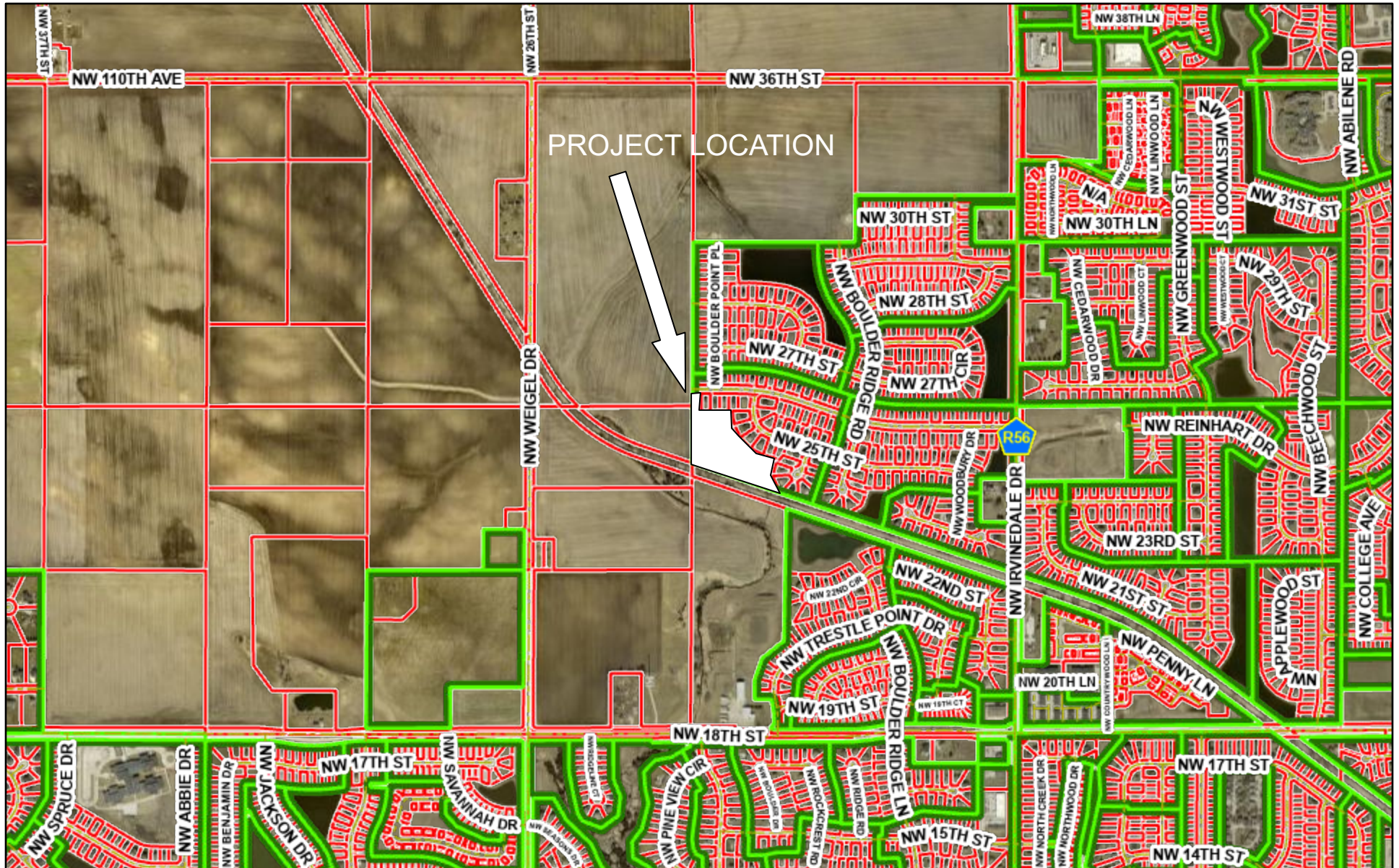
ATTEST:

Michelle Yuska, City Clerk

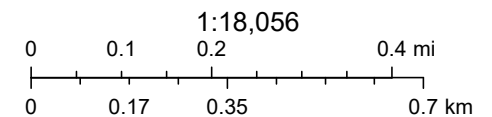
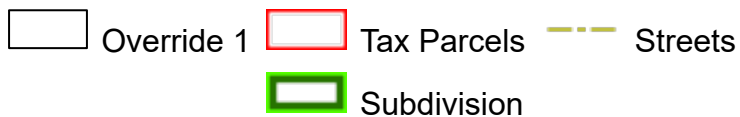
Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **23rd day of July, 2025**.

Published in the Des Moines Register the **1st day of August, 2025**.

Trestle Ridge Park



7/2/2025, 7:48:17 AM



Auditor's Office, Polk County, Iowa, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names

Polk County, Iowa



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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** approving Des Moines Metropolitan Planning Organization Fiscal Year 2026 Unified Planning Work Program and Budget and Fiscal Year 2026 Assessment.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL
Review Not Required

EXECUTIVE SUMMARY

Staff recommends that the FY 2026 Unified Planning Work Program and budget and payment of the FY 2026 Assessment in the amount of \$76,200 be approved.

- The City of Ankeny is a member of the MPO, as organized under Iowa Code Chapter 28E.
- The MPO annually requests its member governments to approve, by resolution, the MPO's Unified Planning Work Program and budget for the FY beginning on July 1st of that year.
- The MPO FY 2026 Unified Planning Work Program and Budget is attached to the agenda item.
- At least a majority of the MPO member governments must approve the Unified Planning Work Program and budget.

CITY MANAGER/STAFF RECOMMENDATIONS:

The City Manager recommends approval of this item as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The budget to support the Unified Planning Work Program is funded by two (2) sources: (1) federal funds and

(2) member government assessments. The assessment rate of MPO member governments is normally \$1 per capita and applied to the estimated Census population for the City of Ankeny (76,200). Therefore, the FY 2026 assessment is \$76,200.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - MPO Budget and Assessment FY2026
2. MPO items
3. 2025 MPO-Annual-Report-web-version
4. FINAL-MPO-FY-2026-UPWP-2

RESOLUTION 2025-

A RESOLUTION APPROVING THE DES MOINES METROPOLITAN PLANNING ORGANIZATION FISCAL YEAR 2026 UNIFIED PLANNING WORK PROGRAM AND BUDGET AND FISCAL YEAR 2026 ASSESSMENT

WHEREAS, the City of Ankeny is a member of the Des Moines Area Metropolitan Planning Organization (“MPO”), as organized under Iowa Code Chapter 28E; and

WHEREAS, the MPO annually requests its member governments to approve, by resolution, the MPO’s Unified Planning Work Program and budget for the upcoming fiscal year; and

WHEREAS, the budget to support the Unified Planning Work Program is funded with federal funds and member governments on a per capita basis, and the assessment rate of MPO member governments for Fiscal Year 2026 is set at \$1.00 per capita and applied to the estimated Census population, which equates to an assessment of \$76,200.00 to the City of Ankeny; and

WHEREAS, at least a majority of the Des Moines Area Metropolitan Planning Organization’s member governments must approve the Unified Planning Work Program and budget; and

WHEREAS, the City Manager has recommended that the Unified Planning Work Program and budget submitted by the MPO for Fiscal Year 2026 be approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Des Moines Area Metropolitan Planning Organization’s Unified Planning work Program and budget for Fiscal Year 2026, beginning July 1, 2025, is hereby approved, and the Finance Department is hereby authorized and directed to pay the City’s assessment of \$76,200.00 to the MPO when due.

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

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



420 Watson Powell Jr. Parkway, Suite 200
Des Moines, Iowa 50309
Phone: 515.334.0075
Email: info@dmampo.org
www.dmampo.org

June 13, 2025

Mike Schrock
City of Ankeny
410 W First Street
Ankeny, IA 50023

SUBJECT: FY2026 Assessment -- Des Moines Area MPO

Dear Mike Schrock,

Thank you for your membership in the Des Moines Area Metropolitan Planning Organization (MPO), which exists to support the transportation planning activities of its member governments.

Enclosed please find an invoice for member assessments for Fiscal Year 2026 (July 1, 2025, to June 30, 2026), which are matched by federal funds from the U.S. Department of Transportation. The MPO applies an assessment rate of \$1 per capita based on the most recent population estimate provided by the U.S. Census Bureau, as reflected on your invoice. Assessments are due and payable on July 1, 2025. The MPO will consider the assessment payment to be late after August 15, 2025.

Also enclosed is a copy of the FY2025 Annual Report, which highlights the value that the MPO brings to its members. We hope you will share the annual report with your elected officials and key staff members; an online version is available at dmampo.org/2025-annual-report.

If you have questions concerning the MPO member government assessment, please reach out to me at 515-334-0075.

Sincerely,

Dylan Mullenix, AICP
Executive Director
Enclosure

cc: City Clerk / County Auditor - via email:

004623

Received MS 06/29/2025

**Des Moines Area Metropolitan Planning
Organization**

420 Watson Powell Jr Way
Des Moines, IA 50309-1611 USA
+15153340075
rmiller@dmampo.org

Invoice**BILL TO**

Mike Schrock
City of Ankeny
410 W 1st Street
Ankeny, IA 50023

SHIP TO

Mike Schrock
City of Ankeny
410 W 1st Street
Ankeny, IA 50023

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
371	07/01/2025	\$76,200.00	07/31/2025	Due on receipt	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
07/01/2025	Assessments	FY Assessment Dues	1	76,200.00	76,200.00T

FY2026 Assessments

SUBTOTAL	76,200.00
TAX	0.00
TOTAL	76,200.00
BALANCE DUE	\$76,200.00

OK TO PAY \$ _____

PO # _____

Partial _____ Final _____

Acct # 100.4881.4261

Approved By: _____

NOW OPTIMIZED WITH ...

STRATEGIC ALIGNMENT

More than two years of hard work has gotten the Des Moines Area Metropolitan Planning Organization (MPO) where it is today, with board and staff fully aligned on the organization's purpose and priorities.

The MPO this year adopted updated Vision and Mission statements and, for the first time, implemented Guiding Principles. This is the culmination of numerous phases of strategic-planning work.

Doing so has not only restored confidence that the MPO is excelling at its core work, but has repositioned the MPO to provide value-added services to its members and continue to take on "Wildly Important Projects" with long-term, region-wide impacts.

VISION

Central Iowa has a well-coordinated and effective transportation system that ensures a high quality of life.

MISSION

We collaborate across community boundaries to lead regional transportation planning, fund improvements, and drive transformative innovation for future generations.

GUIDING PRINCIPLES

Public Stewardship: We will demonstrate operational excellence and financial accountability as a foundation for serving the region.

Honorable Leadership: We will prioritize regional leadership over special interests; our actions will be transparent, civil, and driven by process over politics.

Regional Collaboration: We will partner with the stakeholders of the region to advance the vision.

Safety Minded: We will view all plans, programs, and projects through the lens of improving safety.

Future Focused: We will learn from the past and think long-term in all decisions.



A handwritten signature in blue ink that reads "Mark E. Holm".

MARK HOLM

Polk County Supervisor, MPO Chair



A handwritten signature in blue ink that reads "Dylan Mullenix".

DYLAN MULLENIX

Executive Director



DES MOINES AREA
MPO
METROPOLITAN PLANNING ORGANIZATION

ANNUAL REPORT

Fiscal Year 2025

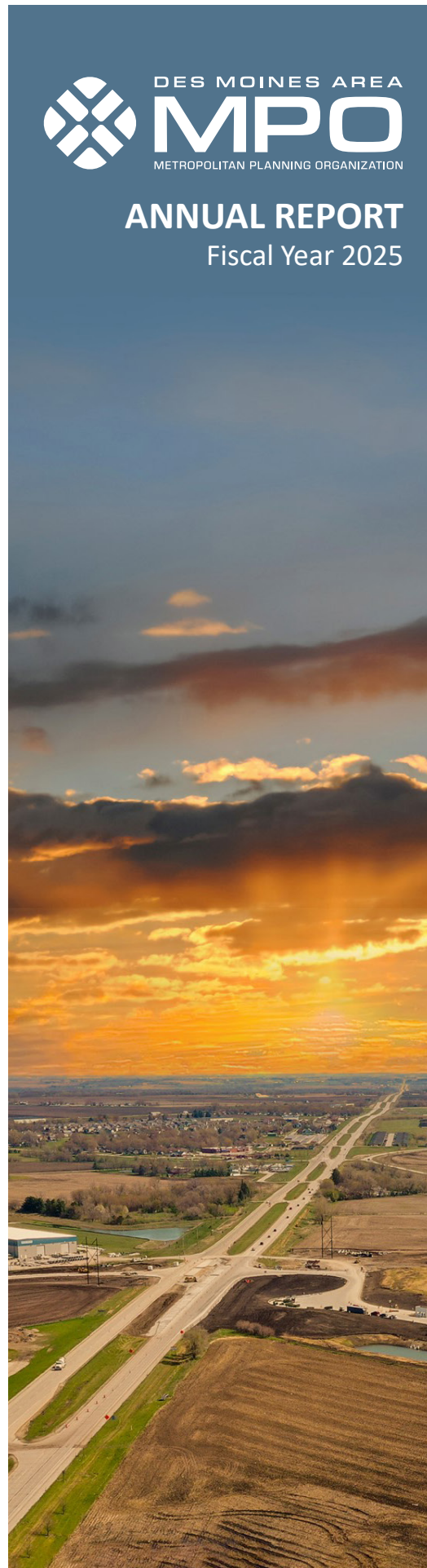


Photo courtesy of the City of Bondurant.

STRATEGIC FRAMEWORK

The MPO also developed a Strategic Framework, which applies the organization's Vision and Mission to its annual work program. The Strategic Framework breaks down the MPO's work into four buckets, starting with the most foundational (e.g., governance and operations) and core functions (e.g., long-range plan and grant funding), and building up to value-added services (e.g., providing data resources) and leading innovative projects (e.g., transload facility and water trails).

Strengthen MPO Governance & Operations: Unify the MPO culture to align all stakeholders toward a common mission, stability, and positioning the organization as a dynamic, thriving regional leader.

Regional Planning & Federal Excellence: Focus on regional planning that improves transportation systems and sparks meaningful public engagement, while ensuring compliance with federal MPO requirements.

Enhance Partnerships & Services: Establish trusted and reliable partnerships with stakeholders by offering valuable support through data analysis, technical expertise, and collaborative efforts.

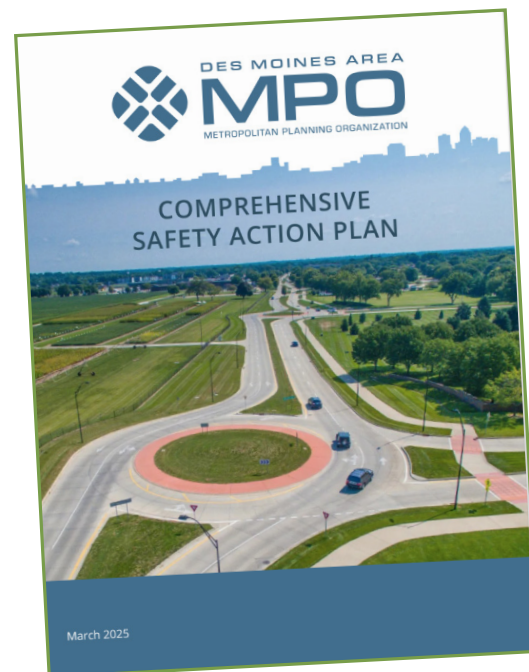
Purpose-Driven Innovation: Encourage different ideas, celebrate achievements, and elevate new initiatives that advance member priorities, align with organizational capabilities, and drive region-wide impact.

COMMENDATIONS FROM FEDERAL REVIEW

The MPO received six commendations from the Federal Highway Administration and the Federal Transit Administration as part of its Quadrennial Review. The MPO also received several recommendations for continued improvement and — importantly — no corrective actions.

Among the commendations:

- Coordinating with DART on transit planning.
- Sustained funding of transit.
- Clear process for amending work program.
- Inclusion of committees in work program.
- Improved website.
- Planning for transload facility.



SAFETY PLAN LEADS TO SS4A GRANT APPLICATION

The MPO Policy Committee in March adopted the region's Comprehensive Safety Action Plan with a goal of eliminating serious injuries and deaths from traffic crashes by 2045. Importantly, the completed plan qualifies the region for implementation dollars from the Safe Streets and Roads for All program.

The regional grant application is in the final stages of development as of this writing and is anticipated to be submitted to the U.S. DOT by end of the month. If successful, the application would bring nearly \$25 million in funding to the region for several projects, region-wide safety countermeasures, and additional study of specific corridors.

MPO EXPANDS DATA OFFERINGS TO MEMBERS

The MPO increased its data offerings that improve decision-making at the local level.

- Added more trail counters.
- Began offering CityData.ai and StreetLight data.
- Expanded the Data Bike program.

STREETLIGHT DATA



Governor Kim Reynolds signs House File 1025, a critical step toward the long-held goal of designating the Highway 5 / 65 bypass as an interstate.

BACK TO FULL STAFF AFTER YEAR OF TRANSITIONS

The MPO is at full staff again after hiring — or rehiring — for three planner positions this year.



Senior Planner Allison Riley, CC-P — Having previously worked at the MPO from 2016 to 2023, Allison rejoined the MPO this spring and is spearheading public participation, outreach and engagement. She is lead staff on an update to the region's active transportation plan.



Associate Planner Addison Williamson, AICP Candidate — Joining the MPO in July, Addison manages the Transportation Improvement Program. He is a grant writer and supports planning projects including the Active Transportation Plan and the Freight Plan.



Senior Planner Marcus Coenen, AICP, PTP — Having previously worked at the MPO from 2016 to 2018, Marcus rejoined the MPO this winter. He oversees the MPO's data and performance metrics, and he is lead staff on the Comprehensive Safety Action Plan.

MULTIMODAL ECONOMIC IMPACT STUDY

The MPO and DART have partnered with Metro Analytics to develop a Multimodal Economic Impact Study. Work commenced this spring and will be completed this fall. When complete, the study will provide a valuable lens through which to view potential investments in the transportation system.



LEGISLATURE & GOVERNOR BACK PLAN FOR FUTURE 435

This year saw significant progress on Future 435, the years-long effort to designate the Highway 5 / 65 bypass corridor as an interstate to enhance economic development.

The Iowa Legislature passed a bill by a 90-2 vote in the House and 50-0 vote in the Senate that effectively opens a path to interstate designation. Governor Kim Reynolds signed the bill May 27.



Specifically, the bill provides a minimum speed exemption for farmers who use the corridor to transport equipment over the Des Moines River — the first of four steps outlined in the Iowa DOT's Action Plan for interstate designation of the corridor.

The next step is a federal weight exemption to accommodate existing users who are hauling soybeans on the corridor. Iowa's congressional delegation is supportive and has already taken initial steps to include such an exemption in the surface transportation reauthorization bill, which could take 18-24 months to pass.

Additional work related to the effort will continue in the coming year.

HERE FOR MEMBERS. HERE TO SERVE.



The MPO exists to serve its member communities. We strive for all members to have a positive return on investment — not only in terms of grant funding, but with value-added services. Please feel free to reach out if there are ways the MPO can support your community. Services include:

- Coordinate planning among multiple jurisdictions.
- Grant writing and administration.
- Data collection and analysis.

Return on Assessment

MPO MEMBER	GRANT AWARDS* (FFY2025-2029)	MPO ASSESSMENTS (FY2022-FY2026)	BENEFIT RATIO (DOLLARS RECEIVED)
Altoona	\$3,141,200	\$102,692	30.59
Ankeny	\$9,566,500	\$353,951	27.03
Bondurant	\$1,750,000	\$40,461	43.25
Carlisle	\$0	\$21,264	0.00
Clive	\$2,850,000	\$92,570	30.79
Dallas County	\$0	\$11,344	0.00
DART	\$11,377,000	\$0	N/A
Des Moines	\$34,186,000	\$1,061,816	32.20
Grimes	\$1,400,000	\$78,406	17.86
Johnston	\$4,233,191	\$119,871	35.31
Mitchellville	\$0	\$12,367	0.00
Norwalk	\$100,000	\$66,873	1.50
Pleasant Hill	\$3,016,800	\$53,291	56.61
Polk City	\$952,000	\$28,424	33.49
Polk County	\$6,950,000	\$127,359	54.57
Urbandale	\$3,500,000	\$229,259	15.27
Warren County	\$200,000	\$20,357	9.82
Waukee	\$632,800	\$135,514	4.67
West Des Moines	\$8,001,500	\$349,360	22.90
Windsor Heights	\$3,950,000	\$25,407	155.47

** U.S. Department of Transportation funding programs that are allocated by the Des Moines Area MPO include the Surface-Transportation Block Grant Program, the Transportation Alternatives Program, and the Carbon Reduction Program.*

Contact Information

Des Moines Area MPO | 420 Watson Powell | Suite 200 | Des Moines, Iowa 50309
515.334.0075 | dmampo.org | info@dmampo.org



Unified Planning Work Program & Budget

Fiscal Year 2026 (July 2025 – June 2026)

Final – May 22, 2025

Document History:

- Documentation of the plan's adoption and any amendments will be described here.

The Des Moines Area Metropolitan Planning Organization (MPO) has prepared this document with partial funding from the United States Department of Transportation's Federal Highway Administration and Federal Transit Administration, and in part through local matching funds provided by the Des Moines Area MPO member governments. These contents are the responsibility of the Des Moines Area MPO. The United States Government and its agencies assume no liability for the contents of this report or for the use of its contents.

The Des Moines Area MPO receives federal funding and may not discriminate against anyone on the basis of race, color, or national origin, according to Title VI of the Civil Rights Act of 1964. For more information or to obtain a Title VI Complaint form, call 515-334-0075.

Table of Contents

Introduction	5
MPO History.....	5
Legal Authority.....	6
Purpose and Responsibilities	6
Operational Structure	7
UPWP Development Process	11
Amending and Revising Procedures	11
Requirements.....	12
Long-Range Transportation Plan	12
Transportation Improvement Plan	12
Unified Planning Work Program	12
Public Participation Plan	13
Passenger Transportation Plan	13
Congestion Management Process	13
Awarding of Federal Funds	14
Decision Making Structure.....	14
Planning Factors.....	14
Self-Certification	15
Performance-Based Planning Process	15
Planning Issues in the Region.....	16
Mobilizing Tomorrow.....	16
Transportation Safety	16
Transportation System Optimization.....	16
Multimodal Opportunities	17
Public Health	17
Economic Impact.....	17
Freight System Enhancement	18
Data Collection, Analysis, and Modeling	18
Urban/Rural Issues.....	19
Transportation Legislation and Funding	19
Strategic Planning & Organizational Improvement	19
Planning Activities.....	22
MPO Governance & Operations	23
Regional Planning & Excellence	25
Regional Planning & Excellence: Complete Streets	29
Partnerships & Services	30
Purpose-Driven Innovation.....	33
Budget and Cost Allocation Plan.....	35
General Accounting Policies	35
Revenue	35
Expenses and Description of Cost Allocation Methodology.....	38

Appendices.....	45
A: Committee Representation	45
B: Commonly Used Acronyms.....	50
C: MPO Resolutions of Approval.....	52
D: Certificate of Indirect Cost Proposal/Indirect Costs.....	53
E: Self-Certification of Procurement and Consultant Selection Procedures.....	54
F: Performance Management Agreement	55

Figures

1 Des Moines Area MPO's Planning Area	7
2 Des Moines Area MPO Committee and Structural Organization Chart.....	9
3 Des Moines Area MPO Staff Organization Chart	10
4 2025-2026 Strategic Planning Priorities.....	21
4 Des Moines Area MPO Activities and Requirements.....	22

Tables

1 Funding Sources Available – MPO Operations	36
2 Funding Sources Available – Special Projects/Passthrough.....	36
3 Member Government Assessments	37
4 Summary of Employee Benefits.....	39
5 Statement of Projected Total Costs – MPO Operations	40
6 Indirect Cost Rate Calculation.....	41
7 Summary of Projected Work Program Costs and Hours.....	42
8 Budget by Agency	43
9 Balance Summary.....	44

Introduction

The Fiscal Year 2026 Unified Planning Work Program and Budget (FY 2026 UPWP) is the Des Moines Area MPO's work plan for the fiscal year beginning July 1, 2025 and ending June 30, 2026. The FY 2026 UPWP identifies planning activities completed in the prior fiscal year, and documents all planning activities and anticipated work products for the current fiscal year. In addition, the FY 2026 UPWP also documents the Des Moines Area MPO's costs to support the fiscal year planning activities and work products.

The work activities outlined within the FY 2026 UPWP support federal requirements placed on MPOs and respond to planning issues affecting the region. The MPO will work to implement Mobilizing Tomorrow, the MPO's long-range transportation plan adopted in 2024. Additional activities to be conducted will include developing an active transportation plan, a freight plan, and a multimodal economic impact study of transportation; supporting sub-area and corridor studies throughout the region; evaluating transportation needs and resources; collecting data on trail conditions and usage; and programming federal funding to projects.

MPO History

Greater Des Moines has joined together for decades to use resources effectively and to position the region to thrive economically, environmentally, and socially. Our leaders have long recognized the importance of working at the regional level, especially when it comes to transportation.

In 1964, the Des Moines Urbanized Area Transportation Study was initiated through a cooperative agreement between local officials and the Iowa Highway Commission. In 1965, the Central Iowa Regional Planning Commission (CIRPC) formed in response to a need for an area-wide transportation planning organization.

In 1972, CIRPC and seven local governments entered into a cooperative agreement for continuing transportation planning. The following year, in 1973, CIRPC restructured as the Central Iowa Regional Association of Local Governments (CIRALG). By 1979, CIRALG's membership included eight central Iowa counties and about eighty cities.

CIRALAG dissolved in the early 1980's. In 1983, the Des Moines Area Transportation Planning Committee (DMATPC), previously part of CIRALG, was designated as the MPO for central Iowa. The DMATPC contracted with the City of Des Moines for staff support.

A decade later, in 1993, the DMATPC restructured once again as the Des Moines Area MPO, hiring its own staff. In July 2023, the MPO celebrated its fortieth anniversary of regional transportation planning in Greater Des Moines.

Legal Authority

Since the Federal-Aid Highway Act of 1962, MPOs have been required by federal law in urbanized areas with a population greater than 50,000 and are supported through federal funds. The Des Moines Area MPO acts as the formal transportation body for the greater Des Moines metropolitan area, carrying out the intent of Title 23 of the U.S. Code of Federal Regulations (CFR), Part 450. In 1983, the Governor of Iowa designated the Des Moines Area MPO (then called the Des Moines Area Transportation Planning Committee) as the official MPO for the Des Moines Urbanized Area, as defined by the U.S. Census Bureau. The Des Moines Area MPO functions as a Transportation Management Area as well, as it exceeds the population threshold of 200,000 persons established in 23 CFR 450.104. The U.S. Department of Transportation (DOT) reviews and certifies the Des Moines Area MPO every four years.

The Des Moines Area MPO is organized as a separate legal entity pursuant to the provisions of Chapter 28E of the Iowa Code. Its 28E agreement outlines requirements for membership and representation, and its bylaws outline duties of committees, the process for electing officers, and the role of the Executive Director.

Purpose and Responsibilities

The Des Moines Area MPO's mission is to advance a safe, effective, fully integrated multi-modal transportation system that supports economic development, protects natural assets, and enhances overall quality of life. It provides a regional forum to assure local, state, and federal agencies and the public coordinate transportation planning issues and prepare transportation plans and programs. The Des Moines Area MPO develops both long-range and short-range multimodal transportation plans, selects and approves projects for federal funding based on regional priorities, and develops ways to manage traffic congestion.

Transportation planning includes various activities. Some of these are led by the MPO, while others are led by other entities.

What the MPO Does

1. Identify short- and long-range multimodal transportation needs;
2. Analyze and evaluate transportation improvements;
3. Provide technical and policy guidance to member communities;
4. Estimate future traffic volumes;
5. Inform the public about planning activities;
6. Study the movement of traffic along major corridors; and
7. Conduct planning studies.

What the MPO Does NOT Do

1. Road/bridge design, construction, and repair;
2. Enforce traffic laws;
3. Trail construction and maintenance;
4. Transit operations; and
5. Land use planning and zoning.

Operational Structure

Planning Area

The Des Moines Area MPO is responsible for these transportation planning activities within a geographic area identified as the Metropolitan Planning Area (planning area). Figure 1 displays the Des Moines Area MPO's MPA. The Des Moines Area MPO approved its current planning area in January 2024. The planning area includes all of Polk County, portions of Dallas, Madison, and Warren Counties, and includes, at a minimum, the anticipated urbanized area for Mobilizing Tomorrow's Horizon Year (HY) of 2050.

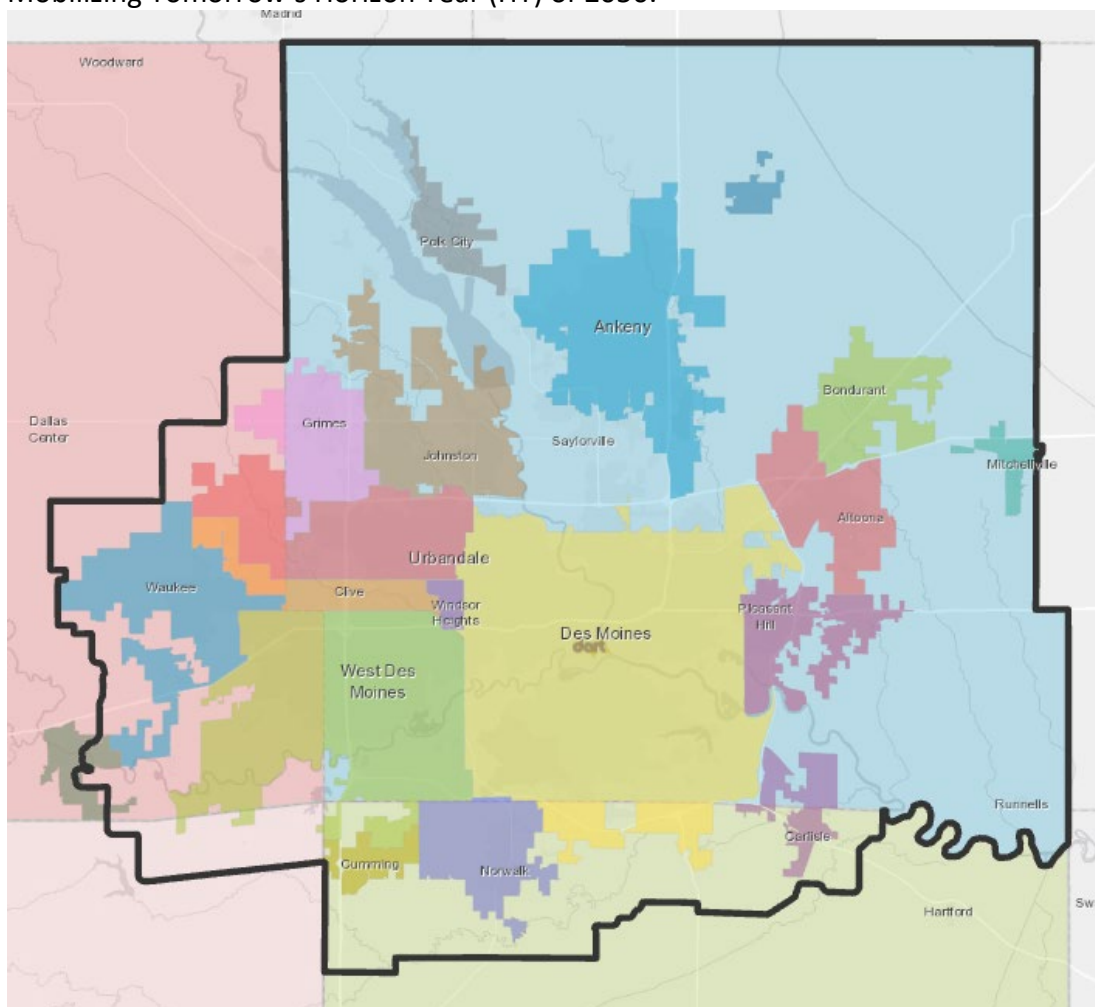


Figure 1: Des Moines Area MPO's Planning Area

Membership

Per the Des Moines Area MPO's 28E agreement, voting membership is open to any county or city government located, wholly or partially, in the designated planning area containing a minimum population of 3,000 persons that adopts the Des Moines Area MPO's 28E Agreement. Currently, Des Moines Area MPO membership includes the following cities and counties:

- | | | |
|----------------------|-------------------------|---------------------------|
| • City of Altoona | • City of Mitchellville | • City of Windsor Heights |
| • City of Ankeny | • City of Norwalk | • Dallas County |
| • City of Bondurant | • City of Pleasant Hill | • Polk County |
| • City of Carlisle | • City of Polk City | • Warren County |
| • City of Clive | • City of Urbandale | • Des Moines Area |
| • City of Des Moines | • City of Waukee | Regional Transit |
| • City of Grimes | • City of West Des | Authority (DART) |
| • City of Johnston | Moines | |

Additionally, governments that do not meet the population threshold for voting membership or that are located outside the planning area, but within the eight-county region of central Iowa, can petition for associate membership. Associate membership allows a non-voting representative to participate actively in the transportation planning process. Associate members are not eligible for federal funding awarded through the Des Moines Area MPO.

Three entities within the planning area – the City of Cumming, the City of Elkhart, and Madison County – fall below the minimum population threshold for full membership and are associate members. The Cities of Indianola and Van Meter are outside the Des Moines Area MPO's planning area and are associate members of the organization.

The Iowa Department of Transportation (DOT), the Des Moines International Airport (DSM), the Federal Highway Administration (FHWA), the Federal Transit Administration (FTA), and the Heart of Iowa Regional Transit Agency (HIRTA) serve as advisory, non-voting, representatives to the Des Moines Area MPO.

Representation and Voting

Population determines representation on the Des Moines Area MPO's Technical, Executive, and Policy committees. Each member government within the planning area over a minimum population receives at least one vote. DART also receives one voting representative. Members also receive additional representatives for every 50,000 in population. Members over 50,000, plus Polk County, receive automatic representation on the Executive Committee. Population is determined by the annual population estimate produced by the US Census Bureau.

Decision-Making Structure

Three designated committees form the structure of the Des Moines Area MPO: the Technical Committee, the Executive Committee, and the Policy Committee. The Des Moines Area MPO member governments' and agencies' boards and councils appoint their respective representatives to these committees. See Appendix A for list of committee representatives.

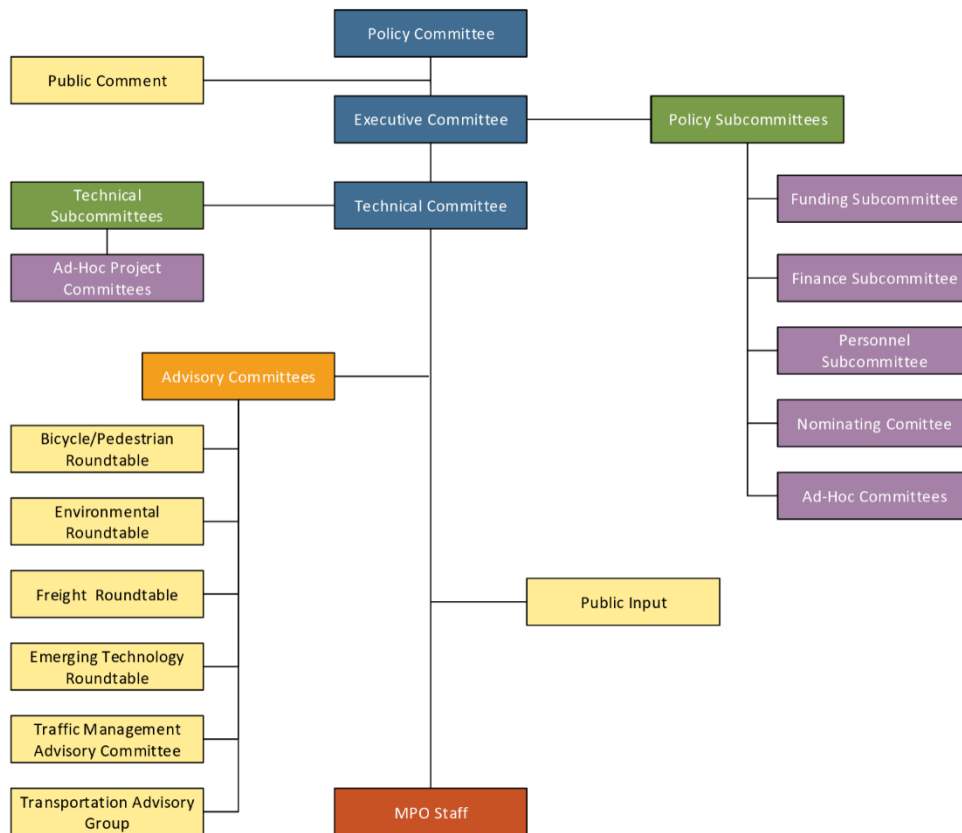


Figure 2: Des Moines Area MPO Committee and Structural Organization Chart

The Des Moines Area MPO Technical Committee is comprised primarily of representatives of member governments' and participating agencies' technical staffs, including planners, engineers, and city administrators. The Des Moines Area MPO Policy Committee is comprised primarily of county supervisors, mayors, city council members, and city managers. The Executive Committee is comprised of 11 Policy Committee representatives. Member communities over 50,000, plus Polk County, receive automatic representation on the Executive Committee, with the City of Des Moines receiving two representatives. Members under 50,000 are organized into one of three geographic subareas (East Subarea, Northwest Subarea, and Southwest Subarea). Each subarea has five member governments, and the members within each subarea select two representatives to serve on the Executive Committee. The Des Moines Area MPO annually elects a chair, vice-chair, and a secretary/treasurer from among its Executive Committee representatives.

The Des Moines Area MPO Technical Committee offers technical guidance and recommendations to the Executive Committee. The Executive Committee then offers recommendations to the Policy Committee, based on the Technical Committee's recommendations, before the Des Moines Area MPO Policy Committee takes formal actions on issues. Des Moines Area MPO Technical Committee representation differs from the Policy Committee in that DSM and HIRTA are voting members on the Technical Committee.

Additionally, the Des Moines Area MPO establishes and supports, as needed, other subcommittees, roundtables, working groups, and advisory committees on various issues relevant to the Des Moines Area MPO's responsibilities. The Des Moines Area MPO requests stakeholder organizations and citizens to serve on these committees, as appropriate. As part of an adopted public participation process, the Des Moines Area MPO strongly encourages input and communication from citizens. The Des Moines Area MPO staff supports the various committees.

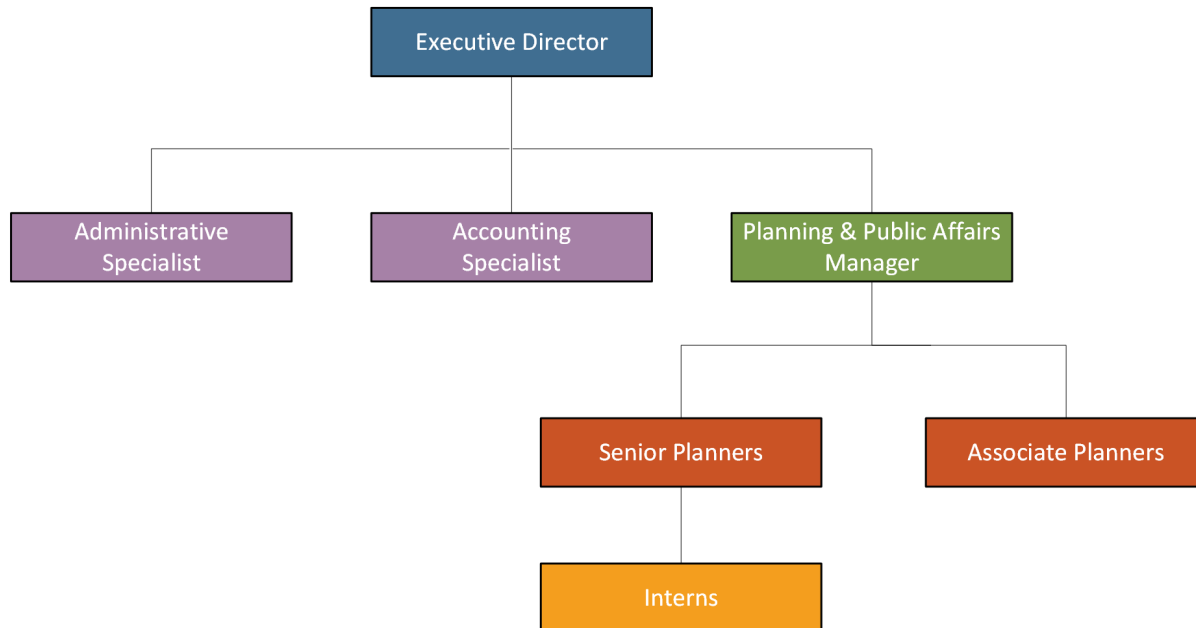


Figure 3: Des Moines Area MPO Staff Organization Chart

UPWP Development Process

The Des Moines Area MPO begins development of the UPWP in January of each year through discussions with the Technical Committee, the Executive Committee, and the Finance Subcommittee. These initial discussions include a review of federally-required activities, the planning factors required by MPOs as outlined in US Code, goals set forth in the long-range transportation plan, and goals and strategies outlined in the MPO's strategic plan. Proposals from Des Moines Area MPO staff and member communities regarding priority activities for the coming year are also discussed. Similar discussions then take place in February with the Des Moines Area MPO's Technical Committee and Policy Committee, followed by the review and approval of a draft UPWP and budget at the March meetings of the Technical, Executive, and Policy Committees.

Following approval of the draft UPWP and budget, the Des Moines Area MPO forwards the draft document to the Iowa DOT, FTA, and FHWA for their review and comment. Des Moines Area MPO staff makes any changes necessary to the document and budget and then presents a final document and budget for the Des Moines Area MPO's committees to consider at their May meetings. The approved UPWP and budget are provided to the Iowa DOT, FTA, and FHWA. Following final review, FHWA and FTA grant final approval for the Des Moines Area MPO to carry out activities included in the UPWP. Additionally, the Iowa DOT and the Des Moines Area MPO enter into a joint planning agreement prior to the start of any activities.

Amending and Revising Procedures

The Des Moines Area MPO may need to make amendments or revisions to this UPWP from time to time. When doing so, the Des Moines Area MPO will consider the administrative rules outlined by 2 CFR 200 and FTA Circular 5010.1C. Revisions to request additional federal funding, to transfer funds among work categories which exceed 10 percent of the total work program budget, revising the scope or objective of activities, transferring work to a third party, transferring funds allotted for training allowances, or purchasing additional equipment not documented in the UPWP all require approval from FHWA/FTA. Transferring funds among work categories which do not exceed 10 percent of the total work program budget require Iowa DOT approval. Changes to extend project timelines or staff hours require approval only of the Des Moines Area MPO and are deemed revisions.

If the Des Moines Area MPO determines an amendment is necessary, it will follow the guidelines set forth in the PPP and the procedures required by the Iowa DOT, FHWA, and FTA. All amendments require action from the Des Moines Area MPO and are subject to final approval by Iowa DOT and/or FHWA/FTA. These procedures include approval by the Des Moines Area MPO's Policy Committee and forwarding requests electronically to the Iowa DOT's Bureau of Systems Planning and the District 1 Planner. The requests must include a resolution or meeting minutes showing the Des Moines Area MPO's approval, a budget summary table highlighting any budgetary changes, and modified sections of the plan's work elements.

Requirements

As noted previously, the Des Moines Area MPO provides a forum for local, state, and federal governmental entities, as well as the public and other partners, to plan the region's transportation system. To this end, the Des Moines Area MPO is required by federal regulations to produce certain work products and strive towards the planning factors outlined in US Code and transportation legislation. This section details those required work products.

Long-Range Transportation Plan

A Long-Range Transportation Plan (LRTP) must be updated, at a minimum, every five years. The plan must cover no less than a 20-year planning horizon and includes both projects and policies to undertake during that timeframe. Transportation projects must be identified in the plan to be considered for federal funding.

Additionally, the LRTP must include:

- Projected transportation demand of persons and goods;
- Existing and proposed transportation facilities;
- Operational management strategies;
- Consideration of the congestion management process;
- Assessments of capital investments;
- Design concept and scope descriptions of existing and proposed transportation facilities;
- Types of environmental mitigation activities and potential areas to carry out these activities;
- Pedestrian walkway and bicycle facilities;
- Transportation and transit enhancement activities; and
- A financial plan.

The Des Moines Area MPO's current LRTP, *Mobilizing Tomorrow*, was adopted in 2024.

Transportation Improvement Plan

The Des Moines Area MPO is required to develop a Transportation Improvement Program (TIP), which is to list all projects that will be implemented using Federal funds within the TIP's timeframe. The Des Moines Area MPO's TIP covers a period of no less than four years and is updated annually for compatibility with the Statewide Transportation Improvement Program development and approval process.

Unified Planning Work Program

The required Unified Planning Work Program (UPWP) represents the annual scope of work and budget for the Des Moines Area MPO's activities. Planning funds provided by the U.S. DOT and

matching funds collected through member governments' assessments, as well as any special grants received, are used to develop the organization's budget

Public Participation Plan

MPOs are required to develop a Public Participation Plan (PPP) to ensure that the public is adequately involved in the regional transportation planning process. The Des Moines Area MPO's PPP, updated in April 2021, outlines the Des Moines Area MPO's public outreach efforts. The Des Moines Area MPO engages the public through three primary components: public meetings, publications, and web-based technologies.

The Des Moines Area MPO schedules public input meetings to provide information to the public and to solicit public review and comment on Des Moines Area MPO documents and member government and agency projects.

The Des Moines Area MPO also provides for public input through periodic newsletters and press releases as well as through web-based technologies including:

- Website, www.dmampo.org;
- www.facebook.com/dmampo;
- LinkedIn, www.linkedin.com/company/des-moines-area-metropolitan-planning-organization; and,
- X, www.x.com/dmampo.

Passenger Transportation Plan

The Des Moines Area MPO is required to develop a Passenger Transportation Plan (PTP) at least once every five years. The PTP is a coordinated public transportation and human services plan with the purpose of improving transportation for persons with disabilities, low income populations, the elderly, and others who may have mobility constraints. The PTP identifies mobility needs, identifies possible solutions, and justifies the use of certain state and federal transit funding. The Des Moines Area MPO's PTP was last updated in FY 2023.

Congestion Management Process

The Des Moines Area MPO's status as a Transportation Management Area (as an urban area with a population over 200,000) requires that it maintain a Congestion Management Process (CMP). The CMP identifies the metropolitan area's congestion issues, outlines a process to monitor congestion, and proposes a catalog of strategies and initiatives to manage congested areas. The Des Moines Area MPO's CMP was updated in November 2024 in conjunction with Mobilizing Tomorrow.

Awarding of Federal Funds

One of the Des Moines Area MPO's primary responsibilities is the allocation of certain federal transportation funds that are provided by the U.S. DOT to MPOs. There are three main types of funds that are awarded by the Des Moines Area MPO – Surface Transportation Block Grant (STBG) funds, STBG Set-Aside (formerly known as TAP) funds, and Carbon Reduction Program (CRP) funds. STBG funds are intended to preserve and improve the conditions and performance on any Federal-aid highway, bridge, public road, pedestrian and bicycle infrastructure, and transit capital projects. STBG Set-Aside funds are used to support on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation, environmental mitigation, and safe routes to school projects.

The Des Moines Area MPO annually receives from the U.S. DOT approximately \$17 million in STBG funds, \$1.5 million in STBG Set-Aside funds, and \$1.4 million in CRP funds, each of which are awarded to member communities for regional transportation projects. This process begins with an application open to the Des Moines Area MPO's member governments, followed by project scoring and presentations of eligible projects, and concludes with a selection of projects to receive funding. Recent state legislation allows for STBG funds used for certain roadway and bridge projects to be swapped with state funds, and the MPO works with the Iowa DOT and project sponsors to determine which projects will be swapped. Projects receiving federal funds are reflected in the TIP. The Des Moines Area MPO is also involved with other federal funds, such as recommendations for annual appropriations. The TIP provides a listing of the various funding programs that assist with funding of transportation projects.

Decision Making Structure

MPOs are required to maintain a formal decision-making structure, including hosting technical and policy committees comprised of community representatives. The MPO's decision-making structure is outlined on page 9.

Planning Factors

The planning process undertaken by MPOs are guided by planning factors outlined in US Code. MPOs are required to provide for the consideration of projects and strategies that will:

- Support economic vitality.
- Increase safety of the transportation system.
- Increase the security of the transportation system.
- Increase the accessibility and mobility of people and freight.
- Protect and enhance the environment, promote energy conservation, improve quality of life, and promote consistency between transportation improvements and State and local planned growth, housing, and economic development patterns.
- Enhance the integration and connectivity of the system across and between modes.

- Promote efficient system management and operations.
- Emphasize the preservation of the existing transportation system.
- Improve the resiliency and reliability of the transportation system and reduce or mitigate stormwater impacts of surface transportation.
- Enhance travel and tourism

Self-Certification

The MPO must self-certify that it's planning process complies with several federal requirements, including:

- [23 U.S.C. 134](#) and 135, [49 U.S.C. 5303](#) and 5304, and this part;
- Title VI of the Civil Rights Act of 1964, as amended ([42 U.S.C. 2000](#)) and [49 CFR part 21](#);
- [49 U.S.C. 5332](#), prohibiting discrimination on the basis of race, color, creed, national origin, sex, or age in employment or business opportunity;
- Section 1101(b) of the FAST Act ([Pub. L. 114-357](#)) and [49 CFR part 26](#) regarding the involvement of disadvantaged business enterprises in DOT funded projects;
- [23 CFR part 230](#), regarding implementation of an equal employment opportunity program on Federal and Federal-aid highway construction contracts;
- The provisions of the Americans with Disabilities Act of 1990 ([42 U.S.C. 12101 et seq.](#)) and [49 CFR parts 27](#), 37, and 38;
- The Older Americans Act, as amended ([42 U.S.C. 6101](#)), prohibiting discrimination on the basis of age in programs or activities receiving Federal financial assistance;
- [23 U.S.C. 324](#), regarding the prohibition of discrimination based on gender; and
- Section 504 of the Rehabilitation Act of 1973 ([29 U.S.C. 794](#)) and [49 CFR part 27](#) regarding discrimination against individuals with disabilities.

The MPO underwent its quadrennial federal certification review in April 2021 and was found to be in compliance with these federal requirements.

Performance-Based Planning Process

Beginning in 2012 with the passage of the Moving Ahead for Progress in the 21st Century (MAP-21) Act and maintained with subsequent transportation bills, MPOs must follow a performance-based planning process. This process includes working collaboratively with the DOT and transit authorities to collect and share performance data, set performance targets and goals for the transportation system, and reporting on progress towards achieving set targets. The MPO has a performance management agreement with the Iowa DOT, which can be found in Appendix F. The MPO also updated its memorandum of understanding with DART in February 2019 to address the performance-based planning process, among other updates.

Planning Issues in the Region

As the Des Moines Area MPO prepares its annual work program it must understand the issues that influence transportation planning in the region. Long-range plans provide a vision and broad goals the region seeks to achieve, which in turn shape the Des Moines Area MPO's activities. The annual work program also is shaped by ongoing planning efforts, major projects under study or construction, issues related to transportation funding, and legislation, among others. The following describes these issues in more detail.

Mobilizing Tomorrow

The Des Moines Area MPO developed the first iteration of Mobilizing Tomorrow, the 2050 long-range transportation plan, in November 2014. It has subsequently been updated in 2019 and 2024. Mobilizing Tomorrow includes goals, objectives, measures, and strategies for the region's transportation system. Mobilizing Tomorrow's goals include:

- Manage and optimize transportation infrastructure and services
- Enhance multimodal transportation options
- Improve the region's environmental health
- Further the health, safety, and well-being of all residents in the region.

The Des Moines Area MPO continues to monitor performance measures identified in the plan to achieve identified targets and goals, implement best practice recommendations, and complete projects included in the plan. The Des Moines Area MPO will complete its next required update to the Mobilizing Tomorrow by November 2029.

Transportation Safety

The current transportation bill – the Infrastructure Investment and Jobs Act (IIJA) – places an emphasis on roadway safety and encourages MPOs to pursue activities to reduce transportation-related fatalities and serious injuries. In FY 2023, the Des Moines Area MPO applied for and received an \$800,000 grant from the US DOT through the Safe Streets for All program. These funds were used to develop a Comprehensive Safety Action Plan that outlines strategies, policies, and projects to improve transportation safety. By having this plan, the Des Moines Area MPO and its members will qualify for future US DOT implementation funds through the Safe Streets and Roads for All program. The Des Moines Area MPO approved the Comprehensive Safety Action Plan in March 2025, and the MPO and its members will now turn to implementing the plan's recommendations.

Transportation System Optimization

Previous transportation bills, as well as the current transportation bill – the Infrastructure Investment and Jobs Act (IIJA) – outline the need for regions to manage and optimize the existing transportation system. Mobilizing Tomorrow incorporates this direction, placing

increased emphasis on opportunities to maintain the current system and less emphasis on expanding the system. In FY 2015, the Des Moines Area MPO began to collect and analyze information related to bridge and pavement condition information, demonstrating costs necessary to maintain the system to desired levels when possible. This type of analysis is ongoing.

Multimodal Opportunities

Mobilizing Tomorrow calls for increased transit ridership, additional bicycle lanes and trails, and higher commuting levels by biking, walking, transit, and carpooling. The Des Moines Area MPO intends to support these objectives by undertaking or participating in a variety of activities, particularly those related to Complete Streets, land use/transportation coordination, Safe Routes to Schools, and related efforts to reduce single-occupant vehicle trips.

Additionally, DART is underway with a review to its service through the Reimagine DART effort. The Des Moines Area MPO will provide technical and policy assistance to DART, as needed, throughout this process. DART also continues to pursue the development of improved maintenance facilities and rolling stock, which the Des Moines Area MPO will continue to support as needed.

Public Health

Over the last several years the Des Moines Area MPO has focused on ways that transportation infrastructure and policies can be used to improve the region's public health. Through grant funding assistance from the Wellmark Foundation, the Des Moines Area MPO has supported both policy development, such as model Complete Street policies and Safe Routes to School efforts, as well as quick-start project implementation. This has helped aid the adoption of more local complete street policies by MPO member communities.

The Des Moines Area MPO continues to integrate public health-related work into its overall planning activities. Complete Street and Safe Routes to Schools planning is being incorporated into bicycle-pedestrian planning efforts, specifically examining the presence and quality of sidewalks near schools and transit stops.

Economic Impact

The economic impact of transportation investment and services is an important, yet rarely quantified performance metric. To provide more clarity about the impact the transportation, and certain modes like transit, have on the region's economy, the Des Moines Area MPO commissioned a multimodal transportation economic impact study in February 2025. This study is a partnership between the Des Moines Area MPO, DART, and the Iowa DOT. Results from the study are expected by September 2025 in order to help inform the Reimagine DART planning process.

Freight System Enhancement

Freight stakeholders have worked over the past few years to study the need for additional freight facilities in the metro area. In FY 2015, the Des Moines Area MPO commissioned the Des Moines Area Rail Port Study, which identified the feasibility of a transload facility along the Southeast Connector in Des Moines. In recent years the Des Moines Area MPO received a \$1.7 million loan from the Iowa DOT through the Railroad Revolving Loan and Grant Program and an \$11.2 million BUILD grant from the US DOT to help construct the facility.

On the heels of the transload facility's completion, the Des Moines Area MPO seeks to study the impact it has had in goods movement through the region. The Des Moines Area MPO initiated an update to its Goods Movement Study as well as metro truck routes in FY 2025, with work anticipated to be completed in FY 2026.

Data Collection, Analysis, and Modeling

The Des Moines Area MPO continues to expand its capabilities for collecting and analysis data to support the planning process. Since completing Mobilizing Tomorrow in 2014, the Des Moines Area MPO produces data reports on a regular basis for presentation to its committees and the public. In FY 2022, the Des Moines Area created a data dashboard, <https://dmampo.org/performance-measures/>, to better communicate and share this information with its member governments and the public more easily. Work will continue to expand and refine this data dashboard.

With performance measure requirements prescribed in Moving Ahead for Progress in the 21st Century (MAP-21) that have continued into the current transportation bill, the Des Moines Area MPO has placed increased emphasis on data collection and analysis. The Des Moines Area MPO recently began purchasing new trail counters which will eventually replace existing trail counters purchased over a decade ago and which are becoming obsolete. The Des Moines Area MPO also developed the Iowa Data Bike in FY 2018. This bicycle uses an electric-assist cargo bike equipped with an iPhone running software that collects pavement roughness, a camera that takes pictures of the trail surface, and a second camera that takes 360-degree pictures of the trail. The Iowa Data Bike allows for the collection of trail surface conditions which can then be analyzed to inform jurisdictions of trail maintenance needs and costs. Since its development, the Des Moines Area MPO conducts an annual assessment of trail conditions. Additionally, the Des Moines Area MPO has partnered with InTrans at Iowa State University to forecast trail-related maintenance needs to assist with member government budgeting and will examine opportunities to refine the Iowa Data Bike's data collection capabilities.

The rise of big data analytics has provided more opportunities for the Des Moines Area MPO and its members to evolve its planning process. The Des Moines Area MPO has made use of various vendors for data analytics, and whenever possible, makes this data available to its members. The Des Moines Area MPO will continue to explore opportunities to use available data to support its planning process.

Urban/Rural Issues

The region's growth continues to bring many opportunities yet also some challenges. These challenges may be further exacerbated following the 2020 Census which will redefine areas of Central Iowa designated as "urban" vs "rural". In particular, urban/rural definitions influence certain federal transportation funding, specifically transit funding, which may affect the service areas of DART and HIRTA. Additionally, projects such as the proposed designation of the US 65/Iowa 5 bypass to an interstate is complicated by conflicting urban and rural/agricultural interests. The Des Moines Area MPO will work to proactively identify and mitigate these issues over the coming years.

Transportation Legislation and Funding

The Des Moines Area MPO is charged with providing a forum for its member governments to make decisions on how to use limited funding available for transportation. Legislation at the state and federal level affects the amount and type of funding available to the Des Moines Area MPO and its member governments, as well as the planning requirements that must be followed in order to use this funding. For example, in 2012, Congress passed a new federal transportation bill, MAP-21 which required that MPOs implement a performance-based planning process when making decisions on transportation investments. The most recent transportation bill, the Infrastructure Investment and Jobs Act, was passed in late 2022. The Des Moines Area MPO will continue to monitor requirements as they are finalized at the state and federal level and will make adjustments to its planning process as necessary.

The Des Moines Area MPO must also stay abreast of state and federal transportation funding programs. The US DOT BUILD (Better Utilizing Investments to Leverage Development, formerly known as RAISE and TIGER) program is one example of funding available to the Des Moines Area MPO and its member governments for transportation improvements. Because these funding opportunities are limited, the Des Moines Area MPO must work to ensure any projects that are submitted for applications are of the highest priority to the region, are justified through sound planning practices, and are included or amended into the Des Moines Area MPO's long-range transportation plan and Transportation Improvement Program.

Changes in Congress and the Administration also bring changes to the funding and regulatory landscape. With a new Congress and Administration in 2025, the Des Moines Area MPO is working to ensure it stays abreast of all changes that may affect the planning, programming, and implementation of transportation projects in its planning area.

Strategic Planning and Organizational Improvement

The Des Moines Area MPO approved its first strategic plan in January 2018. The five-year plan outlines an overall direction for the organization and focuses on issues related to its core program, external relationships, governance, sustainability, communications, and organizational infrastructure. The plan has now exceeded its five-year life, and in FY 2025, the

Des Moines Area carried out several strategic planning-related efforts, including:

- A Governance Assessment aimed at reviewing the MPO's board structure and related operations;
- A Human Capital Plan aimed at reviewing the MPO's staff positions, salaries, and organizational structure; and,
- A strategic framework that helps bridge the previous strategic plan and findings from the Governance Assessment and Human Capital Plan with the UPWP.

The Des Moines Area MPO intends for these efforts to ensure it has an engaged board and quality staff working together on a focused, strategic set of activities that address federal requirements and member needs.

The 2025-2026 Strategic Framework identifies four pillars of focus for the organization and key outcomes and objectives for each of those pillars. The framework is summarized in Figure 5. The planning tasks shown in the following sections are organized by these four pillars.

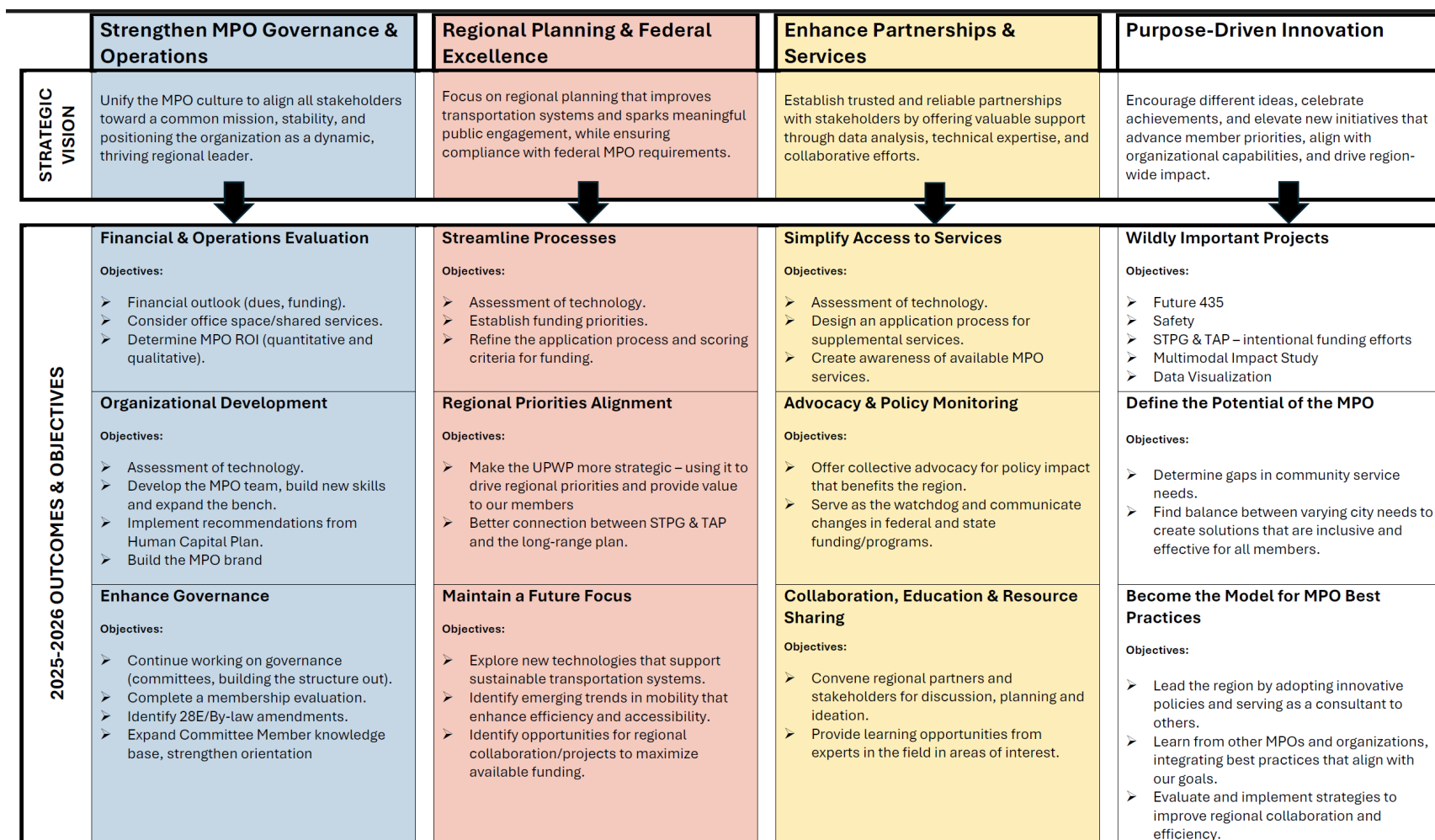


Figure 4: 2025-2026 Strategic Planning Framework

Planning Activities

This section details the planning activities that the Des Moines Area MPO will be involved in throughout FY 2026. The MPO's Strategic Framework identified four pillars of focus that correspond to a Mobilizing Tomorrow goal, one of the ten planning factors, or a federal planning requirement. Figure 4 below summarizes these relationships.

		MPO Strategic Vision Pillars			
		Governance & Operations	Regional Planning & Federal Excellence	Partnerships & Services	Purpose-Driven Innovation
Mobilizing Tomorrow Goals	Manage and optimize transportation infrastructure and services	X	X	X	X
	Enhance multimodal transportation options	X	X	X	X
	Improve the region's environmental health	X	X	X	X
	Further the health, safety, and well-being of all residents in the region	X	X	X	X
Planning Factors	Support economic vitality	X	X	X	X
	Increase safety of the transportation system	X	X	X	X
	Increase the security of the transportation system	X	X	X	X
	Increase the accessibility and mobility of people and for freight	X	X	X	X
	Protect and enhance the environment, promote energy conservation, improve quality of life, and promote consistency between transportation improvements and State and local planned growth, housing, and economic development patterns.	X	X	X	X
	Enhance the integration and connectivity of the system across and between modes	X	X	X	X
	Promote efficient system management and operations	X	X	X	X
	Emphasize the preservation of the existing transportation system	X	X	X	X
	Improve resiliency and reliability and reduce/mitigate stormwater impacts	X	X	X	X
	Enhance travel and tourism	X	X	X	X
MPO Requirements	Long-Range Transportation plan	X	X		X
	Transportation Improvement Program	X	X		
	Unified Planning Work Program	X	X		
	Public Participation Plan	X	X	X	
	Passenger Transportation Plan	X	X		
	Congestion Management Process	X	X		X
	Award Federal Funding	X	X		
	Decision Making Structure	X			

Figure 5: Des Moines Area MPO Activities and Requirements

MPO Governance & Operations

Strategic Vision: Unify the MPO culture to align all stakeholders toward a common mission, stability, and positioning the organization as a dynamic, thriving regional leader.

Cost Summary - MPO

Personnel Costs	Other Direct Costs	Indirect Costs	Total Costs	Staff Hours
\$575,697	\$102,950	\$154,874	\$833,521	6,275

FY 2025 Major Accomplishments

- Undertook a Governance Assessment to review the MPO's board structure and related operations.
- Completed a Human Capital Plan to update MPO's staff positions, salaries, and organizational structure.
- Developed a strategic framework that helps bridge the previous strategic plan and findings from the Governance Assessment and Human Capital Plan with the UPWP.
- Held regular meetings of the MPO's governing boards and subcommittees.
- Transitioned key work elements from departing staff to new and existing staff members.

FY 2026 Projects of Note	Target Completion Date
Grant Administration • Purpose: To oversee administration of funding included in the <i>Planning Joint Participant Agreement to Implement Metropolitan Intermodal Planning</i> entered into by the MPO and the Iowa DOT as well as other grants and/or agreements between the MPO and other parties for planning services. • Approach: MPO staff will develop monthly reimbursement requests to funding partners, particularly the Iowa DOT, for eligible expenses by identifying eligible direct and indirect costs from expenses approved by the MPO Policy Committee each month, summarizing these costs by UPWP work task, and preparing a progress report of activities. • Outcomes: Steady reimbursement of funds to the MPO to maintain operations.	Ongoing
Routine Office Administration • Purpose: To ensure the continuous administration of the MPO office and programs. • Approach: The MPO board and staff will ensure the MPO has the necessary resources to fulfil its mission, including 1) employing a professional staff with necessary talent, skills, and capacity; 2) contracting for other professional services such as legal, payroll, accounting, information technology, and so forth; 3) maintaining office space, equipment, and software necessary for staff and representatives to conduct business; and 4) developing and maintaining necessary policies and guidelines to ensure successful and lawful operation of the organization. • Outcomes: Successful operation of the MPO office and administration of the organization.	Ongoing
Unified Planning Work Program/Budget • Purpose: To develop an annual scope of work and budget for the MPO's operations. • Approach: MPO staff will work with its member governments to solicit and review work activities as described on page 11 of this document. During this timeframe, staff will also develop a budget and work with the MPO's Finance Subcommittee to review. • Outcomes: FY 2027 UPWP and budget; FY 2026 UPWP amendments.	4 th Quarter

FY 2026 Projects of Note	Target Completion Date
Financial Operations • Purpose: To ensure the MPO's financial systems are sufficient and that the MPO maintains adequate financial resources to operate. • Approach: The MPO has staff focused on financial activities to ensure proper budgeting, bookkeeping, and preparation of financial reports. MPO staff will work with a hired firm to prepare an audit of the previous year's activities in accordance with regulations and best accounting practices. The MPO's Finance Subcommittee, comprised of both finance directors from a subset of MPO member governments and representatives from the MPO Policy Committee, will review financial statements, the annual audit, and any other financial-related materials before submitting to the MPO Policy Committee for approval. ○ Auditor cost: \$12,000 • Outcomes: Monthly financial statements; FY 2025 audit; updated financial policies and procedures (if needed).	4 th Quarter
Committee Support & Enhanced Governance • Purpose: To ensure MPO representatives can act effectively in their service to the organization. • Approach: MPO staff will regularly undertake logistical efforts to prepare for and hold meetings, including tasks such as agenda development, note taking, public announcements and notification, room set up and break down, presentation preparation, and so forth, in compliance with all relevant state and federal laws. Staff will also meet with committee chairs and other representatives, as necessary, to ensure the representatives are prepared and understand the agenda items and other materials. The MPO will continue to review and refine the governance structure to ensure adequate opportunities for board member engagement. • Outcomes: Engaged, educated board members that have productive meetings that advance the MPO's mission and vision.	Ongoing
Organizational Development • Purpose: To ensure the MPO is adequately prepared as an organization to serve its members. • Approach: The MPO will develop its staff through the provision of trainings and hiring practices to continually expand and refine staffs' skillsets. The MPO will also assess technology, consultancy services, and mutually beneficial partnerships to ensure it has capacity to carry out its duties. As needed, the MPO will undertake strategic planning. ○ Strategic Planning consultant: \$10,000 • Outcomes: The MPO has an effective and efficient foundation to carry out its mission.	Ongoing

Regional Planning & Federal Excellence

Strategic Vision: Focus on regional planning that improves transportation systems and sparks meaningful public engagement, while ensuring compliance with federal MPO requirements.

Cost Summary - MPO

Personnel Costs	Other Direct Costs	Indirect Costs	Total Costs	Staff Hours
\$215,948	\$10,000	\$58,094	\$284,042	2,795

FY 2025 Major Accomplishments

- Developed and adopted an update to Mobilizing Tomorrow, the Horizon Year 2050 Long-Range Transportation Plan.
- Developed the annual Unified Planning Work Program and subsequent amendments.
- Updated the Title VI and Limited English Proficiency Plan.
- Solicited, scored, and awarded STBG, STBG Set-Aside, and Carbon Reduction Program funding.
- Developed, maintained, and amended the Transportation Improvement Program.
- Educated member communities on state and federal legislation that impact transportation funding.
- Revised and updated performance measures to track the condition of the transportation system and maintained an online performance measure dashboard, <https://dmampo.org/performance-measures/>
- Coordinated with the Iowa DOT, DART, and other stakeholders on regional projects and topics of interest.
- Developed a Transportation Capital Improvement Program that catalogues and communicates all transportation projects slated for implementation over the next four years.
- Met and exceeded Iowa DOT requirements for Transportation Advisory Groups.
- Updated the MPO's travel demand model and provided support for transportation system improvements (IIRs and corridor studies).
- Collected and analyzed information about regional truck routes.

FY 2026 Projects of Note	Target Completion Date
Awarding of Federal Funds • Purpose: To allocate the annual Surface Transportation Block Grant (STBG) funds, Set-Aside, and Carbon Reduction Program (CRP) funds to regional transportation projects. • Approach: MPO staff will work with the member governments and the Funding Subcommittee to review and amend the scoring process, as needed, and then to solicit and review transportation projects submitted for funding. • Outcomes: The awarding of federal funds to projects advancing the goals of Mobilizing Tomorrow.	3 rd & 4 th Quarter
Transportation Improvement Program • Purpose: To develop and maintain a four-year Transportation Improvement Program (TIP) of federally funded projects to be undertaken in the MPO area. • Approach: MPO staff will provide each MPO member government and participating agency a list of current TIP projects for review and update, with a request for the project sponsors to determine adjustments needed. MPO staff will assemble a draft document for review by the Iowa DOT, MPO committees, and the public; hold public meetings; and produce a final document. Amendments to the TIP will follow the amendment process outlined in the TIP. • Outcomes: Federal Fiscal Years 2025-2028 TIP.	4 th Quarter

FY 2026 Projects of Note	Target Completion Date
Mobilizing Tomorrow Maintenance & Implementation • Purpose: To amend Mobilizing Tomorrow, as needed, and to seek necessary funding and/or policy solutions to implement its vision. • Approach: Work with its members and stakeholders to make amendments and revisions, when necessary. Strategize how to match available funding to advance priority projects. • Outcomes: The long-range transportation plan is up-to-date and used strategically to advance the region's transportation system.	Ongoing
Passenger Transportation Plan/Human Service Coordination • Purpose: To evaluate barriers and identify opportunities for a more coordinated transportation system for disadvantaged populations and implement the Passenger Transportation Plan last approved in 2023. • Approach: MPO staff will continue to facilitate Transportation Advisory Groups in coordination with Des Moines Area Regional Transit Authority, Heart of Iowa Regional Transit Authority, Iowa DOT, and United Way of Central Iowa. MPO staff will invite subject experts to discuss the barriers within various sectors (housing, employment, health services, etc.). • Outcomes: Fulfill Iowa DOT requirements; improved coordinated transportation service; continued implementation of the Passenger Transportation Plan.	Ongoing
Performance Measure Tracking • Purpose: To track regional progress toward targets set in Mobilizing Tomorrow, such as pavement condition, bridge condition, safety, congestion, etc., and to adopt and refine performance targets. • Approach: MPO staff will update performance measure targets set in Mobilizing Tomorrow with updated data and review with relevant committees the need to adjust any targets or objectives. • Outcome: Maintenance of publicly available dashboards that track regional progress toward MPO planning objectives.	Ongoing/ Quarterly
Travel Demand Model Update and Assistance • Purpose: To use the Travel Demand Model in support of the long-range transportation plan update and to provide support MPO members' projects and planning. • Approach: MPO staff will work with the Iowa DOT and a consultant to complete the update to the travel demand model and to fulfill travel-demand model data requests and other modeling requests as received. ○ <i>Consultant cost: \$10,000</i> • Outcomes: Updated model and model outputs.	Ongoing Support
ITS Architecture • Purpose: To maintain and update, as needed, the Regional ITS Architecture to be consistent with the National ITS Reference Architecture. • Approach: MPO staff will work with member communities and organizations to update the necessary components of a regional ITS Architecture. • Outcomes: Documentation of the existing and planned ITS systems consistent with the National ITS Reference Architecture and updated Regional ITS Architecture webpages.	Ongoing

FY 2026 Projects of Note	Target Completion Date
Freight Plan • Purpose: Provide an updated understanding of the existing freight and goods movement conditions within the region, identifying challenges and opportunities to improve system efficiency. • Approach: The plan will include a survey of jurisdictions and export/import businesses in the region to understand the modes, impediments, and opportunities for goods movement in the region. Data characterizing and summarizing freight conditions by mode will be mapped and analyzed including truck, air, and rail freight. The plan will also identify and suggest policies and best practices regional actors could adopt to improve the efficiency of existing conditions and to prepare for emerging trends in freight and goods movement. A SWOT analysis with stakeholders identified after the survey and in conjunction with the freight roundtable will provide a refined assessment of existing and potential opportunities. • Outcomes: The plan will include: ○ A history of freight planning in the region and the MPO's role in the current planning process. ○ An overview of existing freight conditions by mode. ○ A summary of trends in freight and results from the MPO's survey and outreach. ○ An implementation chapter outlining best practices to improve and better coordinate the region's freight and goods movement systems. <i>* Note: This project is a continuation of work started in FY 2025.</i>	2 nd Quarter
Intercity Passenger Rail • Purpose: To ensure the Des Moines metro is part of intercity rail efforts. • Approach: MPO staff will participate in any intercity passenger rail discussions and planning efforts through the Midwest Passenger Rail Initiative or similar initiatives. • Outcomes: Des Moines Area MPO feedback and plans included in initiatives; local stakeholders kept apprised of intercity rail efforts.	Ongoing
Transportation Capital Improvement Program • Purpose: To aggregate and summarize the planning transportation capital improvements in the MPO planning area. • Approach: MPO staff will collect Capital Improvement Plans from MPO member governments, map projects, and conduct analysis related to types of projects planned and funding spent. • Outcomes: Summary report and interactive map of all regional projects.	2 nd Quarter
Upkeep of Title VI, LEP, Public Participation Plan • Purpose: To ensure the MPO's compliance with required public engagement documents such as Title VI, Limited English Proficiency Plan (LEP), and its Public Participation Plan. • Approach: MPO staff will review federal guidelines, its current practices and documentation, and best practices to understand any changes that should be made to its existing documentation. The Public Participation Plan, in particular will be updated in FY 2026. • Outcomes: An updated Public Participation Plan that incorporates best practices for public engagement. If needed, updated Title VI documentation and an updated LEP.	3 rd Quarter

FY 2026 Projects of Note	Target Completion Date
DART Transit Service Planning • Purpose: To improve the efficiency and effectiveness of DART routes and services. • Approach: The DART Commission has identified a need to reimagine the DART network to respond to post-Covid travel patterns and create new transportation opportunities through new technologies. The reimagine effort will start from scratch to identify regional public transportation needs and find the most appropriate solution. <i>Activity includes \$60,000 1-year subscription to Remix transit analysis software for evaluating fixed-route and mobility-on-demand services with demographic, coverage, and cost analysis.</i> • Outcomes: DART planning studies and Title VI documentation. <i>*Note: This is a DART-led project.</i>	Ongoing
DART Bus Stop Amenity Planning • Purpose: To improve the accessibility, comfort and safety of bus stops. • Approach: DART will use ridership data as well as conduct field studies to identify and prioritize bus stops to have amenities such as concrete landings, benches and shelters added. DART will also work with local communities to identify future coordination opportunities to increase efficiency and decrease disruption to the public right of way. • Outcomes: List of priority locations for bus stop amenities. <i>*Note: This is a DART-led project.</i>	Ongoing
DART Operations and Maintenance Facility • Purpose: To plan, design, and construct a new Operations and Maintenance facility for DART • Approach: The existing Operations and Maintenance facility is past its useful life, requires significant system replacements, and does not meet DART's operational needs. The DART Commission has approved the design and construction of Phase I of the project, building a new maintenance garage. As part of planning activities, DART will continue site planning, cost estimates and operations transition planning on Phase II and Phase III of the project which proposes to build a new bus storage building and administrative offices, pending available funding. • Outcomes: Site plan, operations transition plan, and funding plan. <i>*Note: This is a DART-led project.</i>	Ongoing

Regional Planning & Federal Excellence: Complete Streets

Strategic Vision: Focus on regional Complete Streets planning that improves transportation systems and sparks meaningful public engagement, while ensuring compliance with federal MPO requirements.

Cost Summary - MPO

Personnel Costs	Other Direct Costs	Indirect Costs	Total Costs	Staff Hours
\$38,604	\$0	\$10,386	\$48,990	528

FY 2025 Major Accomplishments

- Worked with the Bicycle and Pedestrian Roundtable on general complete streets initiatives.
- Supported local community efforts toward complete streets through data collection and analysis
- Initiated process to develop an Active Transportation Plan.

FY 2026 Projects of Note	Target Completion Date
Active Transportation Plan • Purpose: The Active Transportation Plan will update the 2009 <i>CONNECT</i> plan. This plan will assess the status and connectivity of existing active transportation facilities by identifying gaps and opportunities for improvements in the active transportation network. The plan will follow-up on objectives and goals from the <i>CONNECT</i> plan, notably including a follow-up to the goal of assessing bicycle and pedestrian level of service in the regional road and sidewalk network respectively. Public participation and collaboration with the bike-ped round table will ensure the plan is attentive to invested stakeholders within the region and updates new goals and objectives relevant to current conditions. • Approach: MPO will acquire, compile, and analyze GIS data to identify and map the region's active transportation network. A bicycle and pedestrian level of service mixed-methods analysis will be completed to supplement the analysis of gaps within the network. Public participation, including outreach to affected and interested groups, will help inform an overall Vision, Goals, and Objectives section of the plan to ensure the Active Transportation Plan's planning process results in actionable and accountable steps with the support of the MPO and other regional stakeholders. • Outcomes: The plan will include: ○ An introduction to the region and a historical overview of active transportation planning in the region. ○ Existing conditions and level of service analysis that will include maps, tables, and qualitative data. ○ A chapter detailing planned future conditions that will help inform an assessment of future gaps in the active transportation network. ○ Documentation of public participation efforts, with stakeholder input shaping goals and objectives. ○ An implementation chapter outlining responsible entities and detailed activities to be completed along reasonable timelines.	2 nd Quarter

Partnerships & Services

Strategic Vision: Establish trusted and reliable partnerships with stakeholders by offering valuable support through data analysis, technical expertise, and collaborative efforts.

Cost Summary - MPO

Personnel Costs	Other Direct Costs	Indirect Costs	Total Costs	Staff Hours
\$247,427	\$228,000	\$66,563	\$541,990	3,156

FY 2025 Major Accomplishments

- Wrote grant applications for the US DOT's Active Transportation Infrastructure Investment Program, the Charging and Fueling Infrastructure Program, BUILD program, and Safe Streets and Roads for All implementation program for projects that would benefit MPO members.
- Developed the Comprehensive Safety Action Plan.
- Coordinated with member jurisdictions to recalibrate the MPO's pavement forecasting model.
- Expanded trail counter program with additional physical counters and data subscription.
- Provided data analytics software to members.
- Assessed the regional trail network's pavement conditions with the Iowa Data Bike and published report.
- Coordination with InTrans on the development of trail pavement condition forecasting tools.
- Offered letters of support for various grant programs such as RAISE/BUILD, RISE, and ICAAP funds.
- Educated member communities on state and federal legislation that impact transportation funding
- Solicited updates for the priority transportation project list for the Greater Des Moines Partnership's Policy Book.
- Encouraged public engagement by regularly updating the MPO's website, publishing press releases and public notices, hosting public input meetings, and engaging news media in activities.
- Published MPO Annual Report for member communities.
- Presented to member jurisdiction's governing bodies and other interested stakeholders.

FY 2026 Projects of Note	Target Completion Date
Access to Services • Purpose: To build awareness of and facilitate access to MPO services. • Approach: Assess technology and communications channels to better communicate services and receive service requests. • Outcomes: MPO members are better able to access the MPO's services.	2 nd Quarter
Pavement Forecast and Analysis • Purpose: To support the Mobilizing Tomorrow goal of "Manage and Optimize Transportation Infrastructure and Services" by providing MPO members insight into the condition of roadway and trail pavement. • Approach: MPO staff will work with member governments to use data collected from InTrans (for roadways) and the Iowa Data Bike (for trails), as well as community budgets, to analyze and forecast conditions. • Outcomes: More accurate budgeting figures from member governments for pavement rehabilitation.	2 nd Quarter

FY 2026 Projects of Note	Target Completion Date
Transportation Data/Software • Purpose: To acquire transportation data/software for use in MPO planning activities as well as by MPO member governments in their transportation planning and engineering efforts. • Approach: MPO staff in conjunction with the Transportation Technical Committee will identify and secure services from a transportation data vendor(s). • Outcomes: Dynamic transportation data is available for use by the MPO and its member governments.	1 st Quarter
Bike/Ped Count Program • Purpose: Continue to refine the bike/ped count program to better understand non-motorized movement, demand, and emerging priorities within the metro area. • Approach: Deploy additional counters in conjunction with data analytics subscriptions; analyze information collected from bicycle and pedestrian counters and crash information. • Outcomes: ○ Interactive map to display trail and bike/ped count and crash data. ○ Annual Bike/Ped Report summarizing trail and non-motorized usage and trail condition summary from Trail Condition Report. ○ Assist member communities purchase replacements for obsolete counters.	Ongoing
Grant Assistance • Purpose: To offer support to MPO members and partner organizations to help secure infrastructure funding in the region. • Approach: MPO staff will work with project sponsors to understand the scope and need of various projects seeking funding from the Iowa DOT, US DOT, other state and federal agencies, and non-profit organizations and assistance including but not limited to letters of support, data, mapping, grant writing/review, and so forth. • Outcomes: More successful grant applications and funding secured for the region.	Ongoing
Convening and Educating • Purpose: To support MPO members and regional organizations by participating in and/or convening opportunities for collaboration, education, and resource sharing. • Approach: Refine the MPO's Speaker Series to host thought-leaders who share ideas, insights, and inspiration with regional influencers to advance the region. Include opportunities at MPO meetings to educate representatives and member communities on issues of importance. ○ <i>Cost: \$20,000 is budgeted for speaker assistance. Note, this assistance will be provided with non-federal funding.</i> • Outcomes: MPO representatives, member jurisdictions, and the public are more educated on issues of importance and have venues for important conversations.	Ongoing

FY 2026 Projects of Note	Target Completion Date
Media Relations • Purpose: To maintain good working relationships between the Des Moines Area MPO and the media outlets of Greater Des Moines, to preserve and enhance the reputation and credibility of the MPO and provide the MPO with platforms to deliver its messages to the public and regional stakeholders. • Approach: MPO staff will work to build relationships with media members through face-to-face meetings, providing helpful responses to information and interview requests, and providing timely, newsworthy information for their publications and platforms. • Outcomes: Media outlets will continue to treat MPO as a credible source of information and valuable public entity doing good work for the governments and residents of Greater Des Moines.	Ongoing
Public Meeting Support • Purpose: To ensure MPO public meetings fulfill their objectives, especially the meaningful engagement of the public in the decision-making process of the Des Moines Area MPO. • Approach: MPO staff will collaborate on preparations for public meetings, including standing meetings of MPO committees and subcommittees, as well as special meetings for MPO projects and programs. • Outcomes: MPO public meetings will meet the expectations outlined in Title VI documentation, Limited English Proficiency program, and Public Involvement Process.	Ongoing
Annual Report • Purpose: To report the many values which the Des Moines Area MPO delivers to its member governments, including a summary of MPO investments made with jurisdictions and entities. • Approach: MPO staff will review previous annual reports and recommend any format improvements. • Outcomes: An Annual Report will be developed, published, and distributed to MPO member governments.	4 th Quarter
Policy Monitoring • Purpose: To offer collective awareness and insight to policy changes at the local, state, and federal level that may be of interest to the MPO and its members. • Approach: The MPO will maintain, and when necessary, develop new relationships with national organizations, state and federal agencies, and other key stakeholders to ensure awareness and understanding of policies. The MPO will then communicate this information to its boards, member jurisdiction's governing bodies, other stakeholders, and the public. • Outcomes: Staff and committees are well informed of policy and funding changes and subsequently adaptive and responsive to those changes.	4 th Quarter

Purpose-Driven Innovation

Strategic Vision: Encourage different ideas, celebrate achievements, and elevate new initiatives that advance member priorities, align with organizational capabilities, and drive region-wide impact.

Cost Summary - MPO

Personnel Costs	Other Direct Costs	Indirect Costs	Total Costs	Staff Hours
\$191,881	\$625,000	\$51,619	\$868,500	2,182

FY 2025 Major Accomplishments

- Initiated a Multimodal Transportation Economic Impact Study in partnership with DART.
- Continued coordination with Iowa DOT, ag stakeholders, state and federal lawmakers, local property owners, and local communities on the US 65/Iowa 5 bypass interstate designation, aka Future 435.
- Engaged with the Iowa DOT, member communities, private sector interests, and Railroad Development Corporation regarding the study and piloting of passenger rail on the Norfolk Southern Rail Spur.

FY 2026 Projects of Note	Target Completion Date
US 65/Iowa 5 Bypass (Future 435) Interstate Designation • Purpose: To designate the US 65/Iowa 5 Bypass as an interstate corridor. • Approach: The MPO will work with member communities along the corridor, as well as the Iowa DOT and other regional partners, to take steps necessary to satisfy the interstate designation request process as outlined by the Iowa DOT's Action Plan. This includes exploring legislative solutions to overweight and slow-moving vehicles and coordination with the agricultural community and general public to explore an alternative route for moving agricultural-related equipment. ○ <i>Consultant cost: \$500,000</i> • Outcomes: Official request materials to Iowa DOT; legislative framework; communications strategy; scope of work for alternatives analysis study.	1 st Quarter
Multimodal Economic Impact Report • Purpose: To show the impact that transit, trails, and other multimodal transportation options have on the regional economic. • Approach: The MPO will work with multimodal stakeholders and service providers to engage in a study that assesses wages and spending created by access to jobs, shopping, education, and so forth, as well as the impact to the community of helping keep people healthy and less dependent on governmental and non-profit services for support. The MPO will engage with an outside consultant to carry out the study. ○ <i>Consultant cost: \$125,000</i> • Outcomes: A report summarizing the economic impact of multimodal transportation that can be used to understand the economic benefits derived from investments in transportation infrastructure and services.	2 nd Quarter

FY 2026 Projects of Note	Target Completion Date
Peer Collaboration • Purpose: To learn from other MPOs and similar organizations to integrate best practices that align with the MPO's goals. • Approach: The MPO will continue quarterly meetings with the Metropolitan Area Planning Agency (Omaha/Council Bluffs MPO), as well events hosted by organizations like the Association of Metropolitan Planning Organizations and the National Association of Regional Councils, that bring together organizations similar to the MPO. Where possible, MPO board members would be encouraged to participate to learn from their peers from across the nation. • Outcomes: Staff and board members that are familiar with the latest practices and innovations.	Ongoing
Emerging Technology • Purpose: To be aware of and responsive to new and emerging transportation technology. • Approach: MPO staff and board members will continue to participate in the Iowa Council for Automated Transportation and any subsequent implementation efforts that may arise. As implementation efforts are known, the MPO will help coordinate with its members and other regional stakeholders. • Outcomes: The MPO, its member jurisdiction, and the region in general are adequately prepared for the deployment of any new or emerging transportation technologies.	Ongoing

Budget and Cost Allocation Plan

The Des Moines Area MPO develops and submits a Cost Allocation Plan (CAP) to the Iowa DOT during the development of the fiscal year budget. The CAP is the basis of assigning costs equitably to all work program elements during the fiscal year. Under the CAP, the total costs assigned to each work program element are comprised of both direct and indirect costs. All direct and indirect costs are further identified by personnel and non-personnel costs.

General Accounting Policies

This budget is to cover the period beginning July 1, 2025, and ending June 30, 2026. The Des Moines Area MPO's basis of accounting is a modified accrual basis.

The CAP addresses all elements of cost incurred by the Des Moines Area MPO and identifies shared costs that require allocation. The Des Moines Area MPO treats all personnel expenses as direct costs, and all general expenses as indirect costs. Therefore, a simplified allocation method has been used in allocating the indirect costs. The Des Moines Area MPO maintains adequate internal controls to ensure that no cost is charged both directly and indirectly to federal contracts or grants.

Each work element in the Des Moines Area MPO's work program is charged for direct personnel costs and for a proportion of the indirect costs for each work element.

Revenue

The Des Moines Area MPO's funds are generated through two primary sources: US Department of Transportation planning funds and local per capita assessments from member governments.

The Des Moines Area MPO receives an annual allocation of federal planning funds, in the form of a federal grant, to complete the functions of an MPO as defined in Chapter 23 of the US Code of Federal Regulations. Federal grants can cover up to 80 percent of eligible total costs, requiring the remaining 20-percent to be non-federal, matching funds. The Des Moines Area MPO assesses each of the MPO member governments to generate the match funds on a per capita basis.

The Des Moines Area MPO is also eligible to apply for various grants through a variety of different organizations. For example, in 2010 the Des Moines Area MPO received federal funding administered through the US Department of Housing and Urban Development, and in 2014 the Des Moines Area MPO received funding from the Wellmark Foundation. In FY 2026, the MPO will continue to administer a US DOT BUILD grant for the Central Iowa Water Trails construction project.

Table 1 below summarizes the revenue expected to be available for Des Moines Area MPO operations in FY 2026. This revenue includes planning funds from the US DOT, assessment from member governments, and revenue from contracts.

Table 1. Fiscal Year 2026 Funding Sources Available – MPO Operations

	Amount	Percent of Total
Federal DOT Funds		
FHWA PL - New	\$987,587	38.2%
FHWA PL - CS Set-Aside New	\$25,323	1.0%
FHWA PL - Carryover	\$128,198	5.0%
FHWA PL - CS Set-Aside Carryover	\$23,666	0.9%
FTA 5305d - New	\$207,558	8.0%
FTA 5305d – Carryover	\$0	0.0%
FHWA STBG New	\$180,000	7.0%
FHWA STBG Carryover	\$95,000	3.7%
Federal DOT Funds Subtotal	\$1,647,332	63.6%
Non-DOT Funds		
Local Assessments (\$1/capita)	\$608,562	23.5%
DART funds for Economic Impact Study	\$50,000	1.9%
State funds for Future 435 Study	\$250,000	9.7%
Data Bike Assistance	\$7,500	0.3%
Interest Income	\$25,000	1.0%
Non-DOT Funds Subtotal	\$941,062	36.4%
Total Funding	\$2,588,394	100.0%

Table 2 below summarizes additional revenue available to the Des Moines Area MPO for a special project, the Scott Avenue Water Trails project, that received a large US DOT BUILD grant. Because the Des Moines Area MPO is the grant recipient for the BUILD grant, it is shown here as additional revenue for the organization. However, these funds will not be used for regular operations and will only be used to pay out reimbursements on behalf of other project stakeholders. In this sense, they are passthrough funds where revenue will match expenditures. The federal funds shown in Table 2 will not be part of the planning agreement entered into between the Iowa DOT and the Des Moines Area MPO, as they have their own agreements with the DOT.

Table 2. Fiscal Year 2026 Funding Sources Available – Water Trails Construction

	Amount	Percent of Total
US DOT BUILD Grant (estimated funds remaining)	\$11,000,000	80.00%
Local Match (for estimated federal funds remaining)	\$2,750,000	20.00%
TOTAL	\$13,750,000	100.00%

Table 3 illustrates the assessments to be paid by each member government of the Des Moines Area MPO.

Table 3. Member Government Assessments

Member	Assessed Population	TOTAL (\$1.00/capita)
Altoona	21,698	\$21,698
Ankeny***	76,200	\$76,200
Bondurant***	9,393	\$9,393
Carlisle	4,326	\$4,326
Clive	19,005	\$19,005
Cumming*	0	\$0
Dallas County**	2,293	\$2,293
DART*	0	\$0
Des Moines	210,381	\$210,381
Elkhart*	0	\$0
Grimes	16,362	\$16,362
Indianola*	0	\$0
Johnston	24,640	\$24,640
Madison County*	0	\$0
Mitchellville	2,617	\$2,617
Norwalk***	14,350	\$14,350
Pleasant Hill***	11,079	\$11,079
Polk City	6,303	\$6,303
Polk County**	30,036	\$30,036
Urbandale	46,729	\$46,729
Van Meter*	0	\$0
Warren County**	4,055	\$4,055
Waukee***	31,823	\$31,823
West Des Moines	72,205	\$72,205
Windsor Heights	5,067	\$5,067
TOTAL	608,562	\$608,562

Note that for FY 2026, the Des Moines Area MPO used the latest population estimate from the US Census Bureau, accessible at <https://www.iowadatacenter.org/index.php/data-by-source/population-estimates/annual-population-estimates-vintage-2023>

*DART and associate, non-voting members do not pay assessments.

**County populations are only for the unincorporated areas within the MPO boundary. 2020 Census figures were used for FY 2026 for counties.

***Reflects Special Census results that are more recent than the Census Estimate.

Expenses and Description of Cost Allocation Methodology

Each work element in the MPO's work program is charged for direct personnel costs and for a proportion of the indirect costs for the month.

Salaries and Wages

- Direct Costs – all Des Moines Area MPO employees directly charge their salary costs, as the work performed is identifiable to a specific work program element. The charges are supported by auditable time sheet reports that reflect the actual activities and hours of each employee.
- Indirect Costs – no employees charge their salary costs indirectly.
- Mixed Charges – no employees charge their salary costs to both direct and indirect activities.
- Paid Leave (vacation, sick leave, holiday pay, etc.) – is treated as a fringe benefit and not directly charged to programs when earned or taken.

Fringe Benefits

The Des Moines Area MPO's fringe benefits include non-salary, out of pocket employee expenses, including:

- Health care costs;
- Insurance and disability costs;
- Longevity bonus, deferred compensation, education reimbursement, and professional membership dues;
- Paid leave (sick, vacation, holiday, etc.) and,
- Federal Insurance Tax (FICA), Federal Unemployment Tax (FUTA), State Unemployment Tax (SUTA), and Iowa Public Employees' Retirement System (IPERS).

The Des Moines MPO's accounting system tracks fringe benefit costs by individual employee and charges those costs, in the form of a fringe rate, directly to a work program element in the same manner as salary and wages. Paid leave (sick, vacation, holiday, etc.) are considered fringe benefit costs. Table 4 is a summary of employee benefits and includes the total fringe rate.

Table 4. Summary of Employee Benefits

Category	Amount
Paid Leave (PTO)	
<i>Holiday Earned (96 hours per employee)</i>	\$37,173
<i>Vacation Leave (80, 120, or 160 hours per employee)</i>	\$62,523
<i>Sick Leave Earned (96 hours per employee)</i>	\$37,173
<i>Personal Days Earned (24 hours per employee)</i>	\$9,293
<u>Subtotal</u>	<u>\$146,161</u>
Insurance	
<i>Health</i>	\$204,084
<i>Dental</i>	\$6,348
<i>Vision</i>	\$1,368
<i>Life Insurance</i>	\$944
<i>Disability</i>	\$7,328
<u>Subtotal</u>	<u>\$220,072</u>
Paycheck Deductions	
<i>FICA</i>	\$63,440
<i>FUTA</i>	\$415
<i>SUTA</i>	\$332
<i>IPERS</i>	\$78,362
<u>Subtotal</u>	<u>\$142,549</u>
Other Benefits	
<i>Longevity Bonuses</i>	\$7,500
<i>Executive Director Coaching</i>	\$20,000
<i>Professional Memberships & Continuing Education</i>	\$7,200
<i>Deferred Compensation (5% of annual salary)</i>	\$42,126
<u>Subtotal</u>	<u>\$76,826</u>
TOTAL FRINGE BENEFITS	\$585,608
Allocation Base:	
Total Salaries & Wages	\$830,109
Less: Annual Paid Leave	\$146,161
<u>Chargeable Salaries</u>	<u>\$683,947</u>
Employee Fringe Benefit Rate	
Fringe Benefits	\$585,609
Allocation Base	\$683,947
FRINGE RATE	85.62%

Non-Personnel Expenses

Table 5 includes a list of all anticipated non-personnel expenses. Each item includes its total cost and an indication of whether that cost is an indirect or direct cost. General expenses that can be attributed to multiple work elements and contracts are treated as indirect costs and pooled.

Not all general expense categories are deemed eligible for reimbursement with federal funds. The Des Moines Area MPO has determined that a portion of the Computer/Software costs, a portion of Travel & Training costs, all Equipment & Furniture costs, and all Food & Beverage costs, are non-allowable federal costs, and will not charge these costs to a federal grant.

Costs identified as direct are for either specific or special work activities, like studies that use consulting services. These costs are only attributed to the work element related to that activity. These direct costs are not used when determining the indirect cost rate and indirect costs are not applied to these activities.

Table 5. Statement of Projected Total Costs – MPO Operations

Budget Category	Total Cost	Ineligible Indirect Costs	Eligible Indirect Costs	Direct Costs
Salaries & Wages	\$683,947	\$0	\$0	\$683,947
Fringe Benefits	\$585,610	\$0	\$0	\$585,610
Total Personnel Costs	\$1,269,557	\$0	\$0	\$1,269,557
Occupancy	\$129,000	\$0	\$129,000	\$0
Insurance -Property	\$15,000	\$0	\$15,000	\$0
Professional Services	\$92,950	\$0	\$0	\$92,950
Bank Fees	\$500	\$0	\$500	\$0
Computers & Software	\$45,500	\$10,000	\$35,500	\$0
Telecommunications	\$27,336	\$0	\$27,336	\$0
Printing & Postage	\$10,200	\$0	\$10,200	\$0
Travel & Training	\$45,000	\$10,000	\$35,000	\$0
Mileage and Auto	\$9,500	\$0	\$9,500	\$0
Dues/Memberships	\$14,000	\$0	\$14,000	\$0
Furniture & Equipment	\$15,000	\$15,000	\$0	\$0
Office Supplies	\$10,000	\$0	\$10,000	\$0
Publications & Subscriptions	\$5,000	\$0	\$5,000	\$0
Food & Beverages	\$15,000	\$15,000	\$0	\$0
Meeting Rooms	\$500	\$0	\$500	\$0
Non-Personnel Special Studies/Projects	\$873,000	\$0	\$0	\$873,000
Sponsorships	\$10,000	\$0	\$0	\$10,000
Transportation Data/Analytics				
Software	\$180,000	\$0	\$0	\$180,000
Multimodal Economic Impact Report	\$125,000	\$0	\$0	\$125,000
Future 435 Alternatives Analysis	\$500,000	\$0	\$0	\$500,000
Strategic Planning	\$10,000	\$0	\$0	\$10,000
Travel Demand Model Consultant	\$10,000	\$0	\$0	\$10,000
Speaker Series	\$20,000	\$0	\$0	\$20,000
dTIMS Licenses for MPO	\$3,000	\$0	\$0	\$3,000
Data bike software/Intrans	\$15,000	\$0	\$0	\$15,000
Total Non-Personnel Costs	\$1,307,486	\$50,500	\$291,036	\$965,950
TOTAL	\$2,577,043	\$50,500	\$291,036	\$2,235,507

**Passthrough costs for the Water Trails project are not included.*

Table 6 identifies the methodology used for projecting the annual indirect cost rate for purposes of developing the upcoming fiscal year's budget.

Table 6. Indirect Cost Rate Calculation

All Indirect Costs	\$341,536
Eligible Indirect Costs	\$291,036
Total Direct Salaries, Wages, and Fringe Benefits	<u>\$1,269,557</u>
<i>Salaries & Wages</i>	<u>\$683,947</u>
<i>Fringe Benefits*</i>	<u>\$585,610</u>
INDIRECT RATE	<u>26.90%</u>
ELIGIBLE INDIRECT RATE FOR DOT REIMBURSEMENT	<u>22.92%</u>

Tables 7 through 9 summarize the budget in different ways. Table 7 shows costs of the four tasks in which Des Moines Area MPO activities are organized by the amount of direct and indirect costs, including which tasks will use consultant services and the amount of non-eligible indirect costs. Table 8 summarizes costs of the five tasks in which Des Moines Area MPO activities are organized by funding source. Table 9 shows an overall balance summary comparing total revenues to total costs for the year.

Table 7. Summary of Projected Work Program Costs and Hours

Task	Total Costs	Direct Costs			Indirect Costs		Hours
		personnel	Consultant*	other	eligible	non-eligible	
1 Governance & Operations	\$833,521	\$575,697	\$10,000	\$92,950	\$131,974	\$22,900	6,275
2 Regional Planning & Federal Excellence	\$284,043	\$215,948	\$10,000	\$0	\$49,504	\$8,590	2,795
2a Regional Planning & Federal Excellence-Complete Streets	\$48,990	\$38,604	\$0	\$0	\$8,850	\$1,536	528
3 Enhance Partnerships & Services	\$541,990	\$247,427	\$0	\$228,000	\$56,721	\$9,842	3,156
4 Purpose-Driven Innovation	\$868,500	\$191,881	\$625,000	\$0	\$43,987	\$7,632	2,182
TOTAL	\$2,577,043	\$1,269,557	\$645,000	\$320,950	\$291,036	\$50,500	14,936

* Consultant cost detail:

- Task 1: Strategic Planning
- Task 2: Travel Demand Model
- Task 4: Multimodal Economic Impact Study
- Task 4: Future 435 Study

Table 8. Fiscal Year 2026 Budget By Agency

Funding Sources	MPO Activities					Total
	Governance & Operations	Regional Planning & Federal Excellence	Regional Planning & Federal Excellence-Complete Streets	Enhance Partnerships & Services	Purpose-Driven Innovation	
Federal Funds						
FHWA PL - New	\$325,616	\$110,961	\$0	\$211,729	\$339,281	\$987,587
FHWA PL - CS Set-Aside New	\$0	\$0	\$25,323	\$0	\$0	\$25,323
FHWA PL - Carryover	\$42,268	\$14,404	\$0	\$27,484	\$44,042	\$128,198
FHWA PL - CS Set-Aside Carryover	\$0	\$0	\$23,666	\$0	\$0	\$23,666
FTA 5305d - New	\$68,434	\$23,320	\$0	\$44,498	\$71,306	\$207,558
FTA 5305d – Carryover	\$0	\$0	\$0	\$0	\$0	\$0
FHWA STBG New	\$59,348	\$20,224	\$0	\$38,590	\$61,838	\$180,000
FHWA STBG Carryover	\$31,322	\$10,674	\$0	\$20,367	\$32,637	\$95,000
Federal Total	\$526,988	\$179,583	\$48,989	\$342,669	\$549,103	\$1,647,332
Percent of Total	63%	63%	100%	63%	63%	64%
Non-Federal Funds						
Member Dues	\$306,533	\$104,459	\$0	\$191,821	\$69,397	\$672,210
Future 435 Contribution	\$0	\$0	\$0	\$0	\$250,000	\$250,000
Data Bike Fees	\$0	\$0	\$0	\$7,500	\$0	\$7,500
Non-Federal Total	\$306,533	\$104,459	\$0	\$199,321	\$319,397	\$929,710
Percent of Total	37%	37%	0%	37%	37%	36%
Total Cost	\$833,521	\$284,042	\$48,990	\$541,990	\$868,500	\$2,577,043

Notes:

- The BIL § 11206 requires each MPO to use at least 2.5% of its PL funds on specified planning activities to increase safe and accessible options for multiple travel modes for people of all ages and abilities. This funding is 100% reimbursable and does not require a local match. Per the Iowa DOT's direction, these funds are to be shown as their own work element with no additional funding included.
- DART's Transit Service Planning project will not be part of the planning agreement entered into between the MPO and Iowa DOT.
- Scott Avenue Water Trails funding will not be part of the planning agreement entered into between the MPO and Iowa DOT and is not included here.
- FHWA Metropolitan Planning (PL) program funding is transferred to FTA 5305d program funding in a consolidated planning grant application. FHWA STBG program funding is transferred to FTA 5307 program funding in a separate FTA transfer grant application

Table 9. Projected Fiscal Year 2026 Balance Summary

Starting Balance		
Local Balance -FY 24 Audit	\$1,577,208	
Forecasted end FY 2025 balance	\$22,520	
<u>Local Cash Balance</u>	<u>\$1,599,728</u>	
TOTAL	\$1,599,728	
Revenue		
US DOT Funds	\$1,647,332	
Local Assessments (\$1/capita)	\$608,562	
DART funds for Economic Impact Study	\$50,000	
State funds for Future 435 Study	\$250,000	
Data Bike Assistance	\$7,500	
Interest Income	\$25,000	
TOTAL	\$2,588,394	
Costs (Projections)		
Salaries	\$662,347	
Wages	\$21,600	
Fringe	\$585,610	
Indirect Costs	\$341,536	
Other Direct Costs	\$965,950	
TOTAL	\$2,577,043	
Ending Balance/Reserve		
Starting Balance	\$1,599,728	
Reserve Funds Used	\$0	
Surplus/Deficit	\$11,351	
End of FY Balance	\$1,611,079	
<i>3 Month Operating Reserve</i>	<i>\$426,011</i>	
<i>Projected Local (Other)</i>	<i>\$1,185,068</i>	

Appendix A: Committee Representation

Policy Committee | Primary Representatives | Chair Mark Holm

Representing	Name	Title
City of Altoona	Dean O'Connor	Mayor
City of Ankeny	Todd Shafer	Council Member
City of Ankeny	Mike Schrock	Assistant City Manager
City of Bondurant	Doug Elrod	Mayor
City of Carlisle	Dan Carver	Council Member
City of Clive	Ted Weaver	Council Member
City of Cumming+	Kathie Hungerford	Council Member
City of Des Moines	Connie Boesen	Mayor
City of Des Moines	Chris Coleman	Council Member
City of Des Moines	Joe Gatto	Council Member
City of Des Moines	Josh Mandelbaum	Council Member
City of Des Moines	Carl Voss	Council Member
City of Elkhart+	Brad Fordyce	Council Member
City of Grimes	Jake Anderson	City Administrator
City of Indianola+	Steve Richardson	Mayor
City of Johnston	Jim Evans	Council Member
City of Mitchellville	Jessica Trobaugh	Mayor
City of Norwalk	Jason Brown	Council Member
City of Pleasant Hill	Len Murray	Council Member
City of Polk City	Jeff Walters	Council Member
City of Urbandale	Robert Andeweg	Mayor
City of Van Meter+	Joel Akers	Council Member
City of Waukee	Courtney Clarke	Mayor
City of West Des Moines	Matthew McKinney	Council Member
City of West Des Moines	Tom Hadden	City Manager
City of Windsor Heights	Mike Jones	Mayor
Dallas County	Julia Helm	County Supervisor
Madison County+	Heather Stancil	County Supervisor
Polk County	Mark Holm	County Supervisor
Warren County	Aaron DeKock	County Supervisor
Iowa DOT++	Shelby Ebel	District 1 Transportation Planner
DART	Amanda Wanke	CEO
DSM Airport++	Brian Mulcahy	Deputy Executive Director
HIRTA++	Julia Castillo	Executive Director
FHWA++	Sean Litteral	Iowa Division
FTA++	Gerri Doyle	Region 7

+Associate, Non-Voting Member

++Advisory, Non-Voting Member

Policy Committee | Alternate Representatives

Representing	Name	Title
City of Altoona	Jeremy Boka	Council Member
City of Ankeny	Bobbi Bentz	Council Member
City of Ankeny		
City of Bondurant	Marketa Oliver	City Administrator
City of Carlisle	Drew Merrifield	Mayor
City of Clive	John Edwards/ Eric Klein	Mayor/ Council Member
City of Cumming+	Martin Squier	Council Member
City of Des Moines	Scott Sanders	City Manager
City of Des Moines	Matt Anderson	Deputy City Manager
City of Des Moines	Jim Hoff	Assistant City Manager
City of Des Moines	Malcolm Hankins	Assistant City Manager
City of Des Moines	Vacant	
City of Elkhart	Angie Schaffer	Council Member
City of Grimes	Alex Pfaltzgraff	Development Services Manager
City of Indianola+	Ron Dalby	Council Member
City of Johnston	Tom Cope	Council Member
City of Mitchellville	TBD	TBD
City of Norwalk	Tom Phillips	Mayor
City of Pleasant Hill	Mark Konrad	Council Member
City of Polk City	Steve Karsjen	Mayor
City of Urbandale	David Jones/ Curtis Brown	City Manager/ Assistant City Manager
City of Van Meter+	Liz Faust	City Administrator
City of Waukee	Brad Deets	City Administrator
City of West Des Moines	Jamie Letzring	Deputy City Manager
City of West Des Moines	Laura Reveles	Assistant to the City Manager
City of Windsor Heights	Michael Libbie	Council Member
Dallas County	Brad Golightly/Kim Chapman	County Supervisor
Madison County+	Mike Hackett	County Engineer
Polk County	Matt McCoy	County Supervisor
Warren County	Stephanie Erickson	County Supervisor
Iowa DOT++	Sam Hiscocks	Bureau of Systems Planning
DART	Luis Montoya	Chief Operating Officer
DSM Airport++	Ni Wagner	Director of Finance
HIRTA++	Brooke Ramsey	Business Development Manager
FHWA++	John Gibson	Iowa Division
FTA++	Dan Nguyen	Region 7

+Associate, Non-Voting Member

++Advisory, Non-Voting Member

Executive Committee | Chair Mark Holm

Representing	Name	Title
City of Altoona	Dean O'Conner	East Subarea Representative
City of Ankeny	Todd Shafer	Ankeny Representative
City of Polk City	Jeff Walters	Vice-Chair, NW Subarea Representative
City of Des Moines	Connie Boesen	Secretary/Treasurer, Des Moines Representative
City of Urbandale	Robert Andeweg	Ex-Officio Past Chair, NW Subarea Representative
City of Bondurant	Doug Elrod	East Subarea Representative
City of Des Moines	Joe Gatto	Des Moines Representative
City of Waukee	Courtney Clarke	SW Subarea Representative
City of West Des Moines	Matthew McKinney	West Des Moines Representative
City of Windsor Heights	Mike Jones	SW Subarea Representative
Polk County	Mark Holm	Chair, Polk County Representative

Funding Subcommittee | Chair Tom Hadden

Representing	Name	Title
City of Ankeny	Mike Schock	Assistant City Manger
City of Bondurant	Marketa Oliver	City Administrator
City of Clive	John Edwards	Mayor
City of Des Moines	Scott Sanders	City Manager
City of Pleasant Hill	Len Murray	Council Member
City of Urbandale	David Jones	City Manager
City of Waukee	Courtney Clarke	Mayor
City of West Des Moines	Tom Hadden	City Manager
City of Windsor Heights	Mike Jones	Mayor
Polk County	Matt McCoy	County Supervisor

Finance and Budget Subcommittee | Chair Connie Boesen

Representing	Name	Title
City of Ankeny	Jenn Sease	Administrative Services Director
City of Des Moines	Connie Boesen	Mayor MPO Policy Committee Secretary/Treasurer
City of Des Moines	Nickolas Schaul	Finance Director
City of Pleasant Hill	Len Murray	Council Member
City of Waukee	Courtney Clarke	Mayor MPO Policy Committee
City of West Des Moines	Tim Stiles	Finance Director

Strategic Plan Steering Committee

Representing	Name	Title
City of Altoona	John Dostart	City Engineer
City of Ankeny	Bobbi Bentz	Mayor
City of Des Moines	Connie Boesen	Mayor
City of Urbandale	Bob Andeweg	Mayor
City of West Des Moines	Tom Hadden	City Manager
City of Windsor Heights	Mike Jones	Mayor
Polk County	Mark Holm	County Supervisor

MPO Transportation Technical Committee | Primary Representatives | Chair John Dostart

Representing	Name	Title
City of Altoona	John Dostart	City Engineer
City of Ankeny	Mark Mueller	Public Works Director
City of Ankeny	Amy Quartell	City Engineer
City of Bondurant	Isaac Pezley	City Planner
City of Carlisle	Mitch Holtz	Consultant/City Engineer
City of Clive	Jeff May	Public Works Director
City of Cumming+	Rita Connor	City Administrator
City of Des Moines	John Davis	City Traffic Engineer
City of Des Moines	Steve Naber	City Engineer
City of Des Moines	Michael Ludwig	Deputy Director of Development Services
City of Elkhart	Angie Schaffer	City Council Member
City of Grimes	Matt Ahrens	City Engineer
City of Indianola+	Wade Wagoner	Deputy City Manager
City of Johnston	Rose Schroder	Community Development Director
City of Mitchellville	Adam McCann	Public Works
City of Norwalk	Luke Parris	Community Development Director
City of Pleasant Hill	Madeline Sturms	Assistant City Manager/ Community Development Director
City of Polk City	Mike Schulte	Public Works Director
City of Urbandale	John Larson	Director of Engineering and Public Works
City of Van Meter+	Dave Herman	Public Works Director
City of Waukee	Rudy Koester	Public Works Director/City Engineer
City of West Des Moines	Eric Peterson	Traffic Engineer
City of West Des Moines	Karen Marren	Planner
City of Windsor Heights	Justin Ernst	City Engineer
Dallas County	Murray McConnell	Planning & Zoning Director
DART	Tony Filippini	Planning Manager
DSM++	Brian Belt	Director of Engineering & Planning
FHWA++	Sean Litteral	Iowa Division
FTA++	Gerri Doyle	Region 7
HIRTA++	Julia Castillo	Executive Director
Iowa DOT++	Shelby Ebel	District 1 Transportation Planner
Madison County+	Mike Hackett	County Engineer
Polk County	Aaron Putnam	County Engineer
Warren County	Tim Hill	Assistant County Engineer
+Associate, Non-Voting Member		++Advisory, Non-Voting Member

MPO Transportation Technical Committee | Alternate Representatives

Representing	Name	Title
City of Altoona	John Shaw	Community Development Director
City of Ankeny	Adam Lust	Engineering Manager
City of Ankeny	Vacant	
City of Bondurant	Maggie Murray	Planning & Community Development Director
City of Carlisle	Tony Rhinehart	Public Works Superintendent
City of Clive	Jim Hagelie	City Engineer
City of Cumming+	Alex Schlader	City Engineer
City of Des Moines	Bert Drost	Senior City Planner
City of Des Moines	Thomas Vlach	Deputy City Engineer
City of Des Moines	Jennifer Dakovich	Principal Traffic Engineer
City of Elkhart	Steve Allen	City Council Member
City of Grimes	Alex Phaltzgraff	Community Services Director
City of Indianola+	Akhliesh Pal	Public Works Director
City of Johnston	Matt Greiner	Public Works Director
City of Mitchellville	Adam McCann	Public Works Operator
City of Norwalk	Elliot Klimowski	City Planner
City of Pleasant Hill	Rose Schroder	Planning Director
City of Polk City	Randy Franzen	Public Works Supervisor
City of Urbandale	Kristin Brostrom	Assistant Director of Engineering
City of Van Meter+	Liz Faust	City Administrator
City of Waukee	Andy Kass	Community Development Director
City of West Des Moines	Brian Hemesath	City Engineer
City of West Des Moines	TBD	TBD
City of Windsor Heights	Andy Larson	Public Works Director
Dallas County	Al Miller	County Engineer
DART	Keegan Haines	Transit Planner
DSM++	Brian Belt	Director of Engineering & Planning
FHWA++	Johnnie Gibson	Iowa Division
FTA++	Dan Nguyen	Region 7
HIRTA	Brooke Ramsey	Business Development Manager
Iowa DOT++	Andrea White	Bureau of Systems Planning
Madison County+	Ryan Marquardt	County Supervisor
Polk County	Bret VandeLune	Public Works Director
Warren County	Brian Konrad	Operations Assistant
+Associate, Non-Voting Member		++Advisory, Non-Voting Member

Advisory Committees*

Committee	Chair/Organizer
Transportation Advisory Group	Catlin Curry, DART
Central Iowa Bicycle-Pedestrian Roundtable	Carl Voss, City of Des Moines
Freight Roundtable	Ron DeVries, Ruan Transportation Management Systems
Traffic Management Advisory Committee	Len Murray, City of Pleasant Hill
Environment Roundtable	Jeff Walters, City of Polk City
Emerging Technology Roundtable	N/A

* Committees open to all interested parties. Any individuals listed under 'chair/organizer' help aid and/or coordinate certain efforts. The groups are otherwise collaborative and aided by MPO staff.

Appendix B: Commonly Used Acronyms

ACS	American Community Survey
BIL.....	Bipartisan Infrastructure Law of 2021, aka, Infrastructure Investment & Jobs Act
BUILD.....	Better Utilizing Investments to Leverage Development
CAP	Cost Allocation Plan
CFR	Code of Federal Regulations
CIRTPA.....	Central Iowa Regional Transportation Planning Alliance
CMP	Congestion Management Process
CONNECT.....	Central Iowa Bicycle and Pedestrian Transportation Plan
CRP	Carbon Reduction Program
DART.....	Des Moines Area Regional Transit Authority
DNR	Department of Natural Resources
DOT	Department of Transportation
DSM.....	Des Moines International Airport
FAST Act	Fixing Americas Surface Transportation Act
FFCS.....	Federal Functional Classification System
FHWA	Federal Highway Administration
FRA	Federal Rail Administration
FTA	Federal Transit Administration
FY.....	Fiscal Year
FFY.....	Fiscal Federal Year
GDMP	Greater Des Moines Partnership
GIS	Geographic Information Systems
HIRTA.....	Heart of Iowa Regional Transit Agency
HY	Horizon Year
ICAAP.....	Iowa's Clean Air Attainment Program
ICM	Integrated Corridor Management
IJR	Interchange Justification Report
IIJA.....	Infrastructure Investment and Jobs Act of 2021, aka, Bipartisan Infrastructure Law
InTrans	Iowa State University Center for Transportation and Research
ITS.....	Intelligent Transportation Systems
L RTP.....	Long-Range Transportation Plan
MIPA.....	Mid-Iowa Planning Alliance for Community Development
MOU	Memorandum of Understanding
MPA.....	Metropolitan Planning Area
MPO	Metropolitan Planning Organization
NCHRP	National Cooperative Highway Research Program
NHTS.....	National Household Travel Survey
PCI	Pavement Condition Index
PM	Performance Measure
PPP	Public Participation Plan
PTP	Passenger Transportation Plan
RAISE	Rebuilding American Infrastructure with Sustainability and Equity
SRTS.....	Safe Routes to Schools

SS4A.....	Safe Streets for All
STBG	Surface Transportation Block Grant
TAG.....	Transportation Action Group
TAP	Transportation Alternatives Program
TAZ	Traffic Analysis Zone
TCIP	Transportation Capital Improvement Program
TDM.....	Travel Demand Management
TIM	Traffic Incident Management
TIP	Transportation Improvement Program
TMA.....	Transportation Management Area
TMAC.....	Traffic Management Advisory Committee
TPMS	Transportation Program Management System
TTC	Transportation Technical Committee
UPWP	Unified Planning Work Program
WMA	Watershed Management Authority

Resolution of Support

RESOLUTION FY 2023 – 66

WHEREAS, the Des Moines Area Metropolitan Planning Organization is established under Chapter 28E of the Code of Iowa;

WHEREAS, the Des Moines Area Metropolitan Planning Organization is the designated metropolitan planning organization for the Des Moines metropolitan area;

NOW, THEREFORE, BE IT RESOLVED by the Des Moines Area Metropolitan Planning Organization that:

The Des Moines Area Metropolitan Planning Organization hereby approves the final Fiscal Year 2026 Unified Planning Work Program and Budget.

Done on the 22nd day of May 2025.


Mark Holm- Chair

Des Moines Area Metropolitan Planning Organization Chair



Certificate of Indirect Cost Proposal/Indirect Costs

This is to certify that I have reviewed the indirect cost proposal submitted herewith and to the best of my knowledge and belief:

- (1) All costs included in this proposal dated February 28, 2024, to establish a Cost Allocation Plan for the time period beginning July 1, 2024, and ending June 30, 2025, are allowable in accordance with the requirements of the Federal awards to which they apply and with Subpart E—Cost Principles of Part 200 as they apply to my Governmental Organization.
- (2) This proposal does not include any costs which are unallowable under Subpart E—Cost Principles of Part 200 such as (without limitation): public relations costs, contributions and donations, entertainment costs, fines and penalties, lobbying costs, and defense of fraud proceedings; and
- (3) All costs included in this proposal are properly allocable to Federal awards on the basis of a beneficial or causal relationship between the expenses incurred and the Federal awards to which they are allocated in accordance with applicable requirements. Further, the same costs that have been treated as indirect costs have not been claimed as direct costs. Similar types of costs have been accounted for consistently.

Subject to the provisions of the Program Fraud Civil Remedies Act of 1986, (31 USC 3801 et seq.), and the Department of Labor's implementing regulations, (29 CFR Part 22), the False Claims Act (18 USC 287 and 31 USC 3729); and the False Statement Act (18 USC 1001), I declare to the best of my knowledge that the foregoing is true and correct.



 (Signature)

Dylan Mullenix

 (Please Print Name)

Executive Director

 (Title)

Des Moines Area Metropolitan Planning Organization

 (Name of Organization)

February 28, 2025

 (Date Signed)

(Signed by the official having the authority to negotiate indirect cost rates for the organization or by a higher level official.)

MPO/RPA Self-Certification of Procurement and Consultant Selection Procedures

This is to certify that I have reviewed the [Iowa DOT Purchasing Rules](#) (Iowa Administrative Code 761, Chapter 20) and will ensure procurements or the selection of consultant firms for projects to be reimbursed with federal transportation planning funds will follow the policies and procedures outlined in the above-referenced purchasing rules.

Further, I certify that the following requirements will be adhered to for procurements and consultant services to be reimbursed with federal transportation planning funds.

- Capital expenditures, including the purchase of equipment, will be a separate line item in an approved Unified Planning Work Program (UPWP) if the anticipated total cost exceeds \$5,000.
- An approved UPWP will specify that a project will involve consultant services prior to initiating the consultant selection process.
- Our agency will document the procedures utilized for the procurement or consultant selection, and will retain this documentation on file for a minimum of three years.
- When reimbursement is requested for capital expenditures or consultant services, we will provide our District Planner and the Bureau of Systems Planning, through email or hard copy, invoices documenting the expenditure(s) at the time the associated reimbursement request is submitted.

I declare to the best of my knowledge and ability that we will adhere to the above requirements.



(Signature)

Dylan Mullenix

(Please Print Name)

Executive Director

(Title)

Des Moines Area Metropolitan Planning Organization

(Name of Organization)

February 28, 2025

(Date Signed)

(Signed by the official having the authority to initiate procurements or consultant selection for the organization or by a higher level official.)

Performance Management Agreement Between the Des Moines Area MPO and the Iowa Department of Transportation

On May 27, 2016, the final rule for statewide and metropolitan transportation planning was published, based on 2012's Moving Ahead for Progress in the 21st Century (MAP-21) Act and 2015's Fixing America's Transportation System (FAST) Act. As part of this final rule, [23 CFR 450.314 \(h\)](#) was amended to state:

- (h)(1) The MPO(s), State(s), and the providers of public transportation shall jointly agree upon and develop specific written provisions for cooperatively developing and sharing information related to transportation performance data, the selection of performance targets, the reporting of performance targets, the reporting of performance to be used in tracking progress toward attainment of critical outcomes for the region of the MPO (see §450.306(d)), and the collection of data for the State asset management plan for the NHS for each of the following circumstances:
 - (i) When one MPO serves an urbanized area;
 - (ii) When more than one MPO serves an urbanized area; and
 - (iii) When an urbanized area that has been designated as a TMA overlaps into an adjacent MPA serving an urbanized area that is not a TMA.
- (2) These provisions shall be documented either:
 - (i) As part of the metropolitan planning agreements required under paragraphs (a), (e), and (g) of this section; or
 - (ii) Documented in some other means outside of the metropolitan planning agreements as determined cooperatively by the MPO(s), State(s), and providers of public transportation.

In 2017, the following three-pronged approach was cooperatively developed to address 23 CFR 450.314 (h). This approach provides a regular opportunity to review and update coordination methods as performance management activities occur, which offers an adaptable framework as performance-based planning and programming evolves.

- Agreement between the Iowa DOT and MPOs on applicable provisions through documentation included in each MPO's TPWP.
- Agreement between the Iowa DOT and relevant public transit agencies on applicable provisions through documentation included in each public transit agency's consolidated funding application.
- Agreement between each MPO and relevant public transit agencies on applicable provisions through documentation included in the appropriate cooperative agreement(s) between the MPO and relevant public transit agencies.

Inclusion of the following language in an MPO's TPWP, and that TPWP's subsequent approval by Iowa DOT, constitutes agreement on these items.

The Iowa DOT and the Des Moines Area MPO agree to the following provisions. The communication outlined in these provisions between the MPO and Iowa DOT will generally be through the statewide planning coordinator in the Bureau of Systems Planning.

1) Transportation performance data

- a. The Iowa DOT will provide MPOs with the statewide performance data used in developing statewide targets, and, when applicable, will also provide MPOs with subsets of the statewide data, based on their planning area boundaries.
- b. If MPOs choose to develop their own target for any measure, they will provide the Iowa DOT with any supplemental data they utilize in the target-setting process.

2) Selection of performance targets

- a. The Iowa DOT will develop draft statewide performance targets for FHWA measures in coordination with MPOs. Coordination may include in-person meetings, web meetings, conference calls, and/or email communication. MPOs shall be given an opportunity to provide comments on statewide targets and methodology before final statewide targets are adopted.
- b. If an MPO chooses to adopt their own target for any measure, they will develop draft MPO performance targets in coordination with the Iowa DOT. Coordination methods will be at the discretion of the MPO, but the Iowa DOT shall be provided an opportunity to provide comments on draft MPO performance targets and methodology prior to final approval.

3) Reporting of performance targets

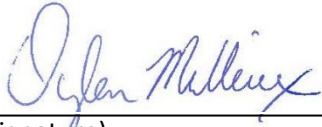
- a. Iowa DOT performance targets will be reported to FHWA and FTA, as applicable. MPOs will be notified when Iowa DOT has reported final statewide targets.
- b. MPO performance targets will be reported to the Iowa DOT.
 - i. For each target, the MPO will provide the following information no later than 180 days after the date the Iowa DOT or relevant provider of public transportation establishes performance targets, or the date specified by federal code.
 - 1. A determination of whether the MPO is 1) agreeing to plan and program projects so that they contribute toward the accomplishment of the Iowa DOT or relevant provider of public transportation performance target, or 2) setting a quantifiable target for that performance measure for the MPO's planning area.
 - 2. If a quantifiable target is set for the MPO planning area, the MPO will provide any supplemental data used in determining any such target.
 - 3. Documentation of the MPO's target or support of the statewide or relevant public transportation provider target will be provided in the form of a resolution or meeting minutes.
- c. The Iowa DOT will include information outlined in [23 CFR 450.216 \(f\)](#) in any statewide transportation plan amended or adopted after May 27, 2018, and information outlined in [23 CFR 450.218 \(q\)](#) in any statewide transportation improvement program amended or adopted after May 27, 2018.
- d. MPOs will include information outlined in [23 CFR 450.324 \(f\) \(3-4\)](#) in any metropolitan transportation plan amended or adopted after May 27, 2018, and information outlined in [23 CFR 450.326 \(d\)](#) in any transportation improvement program amended or adopted after May 27, 2018.
- e. Reporting of targets and performance by the Iowa DOT and MPOs shall conform to [23 CFR 490](#), [49 CFR 625](#), and [49 CFR 673](#).

4) Reporting of performance to be used in tracking progress toward attainment of critical outcomes for the region of the MPO

- a. The Iowa DOT will provide MPOs with the statewide performance data used in developing statewide targets, and, when applicable, will also provide MPOs with subsets of the statewide data, based on their planning area boundaries.

5) The collection of data for the State asset management plans for the NHS

- a. The Iowa DOT will be responsible for collecting bridge and pavement condition data for the State asset management plan for the NHS.



(Signature)

Dylan Mullenix

(Please Print Name)

Executive Director

(Title)

Des Moines Area Metropolitan Planning Organization

(Name of Organization)

February 28, 2025

(Date Signed)

(Signed by the official having the authority to negotiate indirect cost rates for the organization or by a higher level official.)
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ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 execution of the Second Amended 28E Agreement by and between the City of Ankeny, Iowa and Ankeny Community School District pertaining to the School Resource Officer Program.

ORIGINATING DEPARTMENT

Police

COUNCIL GOAL

Deliver Exceptional Service

ACTION REQUESTED

Resolution

LEGAL

No review required

EXECUTIVE SUMMARY

The 28E Agreement between the City and the School District has been updated to reflect the following changes:

Addition of Northview Middle School (Article II, A.1)

Northview Middle School has been formally added to the list of schools served under the School Resource Officer (SRO) Program. This change ensures consistent coverage and support aligned with the District's needs and the City's commitment to school safety.

SRO Vacancy Coverage Clarification (Article II, B.4)

The updated agreement clarifies that the Police Department is not obligated to fill SRO positions during temporary vacancies. In the event of short-term absences, such as unplanned emergencies or sick leave, duties will be redistributed among the remaining SROs. The agreement further specifies that patrol officers will not be used to backfill these roles, preserving the specialized nature of SRO assignments.

These revisions support operational clarity and reflect the shared priorities of both the City and School District.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approval of a resolution authorizing the execution of the Second Amended 28E Agreement by and between the City of Ankeny, Iowa and Ankeny Community School District pertaining to the School Resource Officer Program.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Same as previous 28E agreement.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. RES - Amended 28E Agreement - SRO Program
2. 2025 SRO 28E Agreement

RESOLUTION

A RESOLUTION AUTHORIZING THE EXECUTION OF THE SECOND AMENDED 28E AGREEMENT BY AND BETWEEN THE CITY OF ANKENY, IOWA AND ANKENY COMMUNITY SCHOOL DISTRICT PERTAINING TO THE SCHOOL RESOURCE OFFICER PROGRAM

WHEREAS, the Ankeny Community School District and the City of Ankeny (hereinafter collectively referred to as “Parties”) share a mutual desire to provide safety and justice-related education, student mentorship and counseling, and law enforcement services at identified District attendance centers within the City to help maintain a healthy and secure school environment; and

WHEREAS, the City has established the position of School Resource Officer ("SRO") within the Ankeny Police Department (“Police Department”) the primary responsibilities of which have been collaboratively identified by the Parties and are outlined herein; and

WHEREAS, it is understood that this Agreement is between two public agencies and is entered into pursuant to the provisions of Iowa Code Chapter 28E; and

WHEREAS, in accordance with Iowa Code Chapter 28E, this Agreement shall be filed with the Iowa Secretary of State upon execution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the amended 28E Agreement for the School Resource Officer Program, a copy of which is hereto attached, should be and the same is hereby approved and Mayor should be and is hereby authorized and directed to execute said agreement.

DATED at Ankeny, Iowa this 21st day of July, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

**28E AGREEMENT BETWEEN
THE ANKENY COMMUNITY SCHOOL DISTRICT
AND THE
CITY OF ANKENY, IOWA
FOR THE SCHOOL RESOURCE OFFICER PROGRAM**

THIS AGREEMENT (hereinafter referred to as “Agreement”) is made and entered into between the **ANKENY COMMUNITY SCHOOL DISTRICT**, an Iowa school corporation organized under the provisions of Iowa Code 274, (hereinafter referred to as "District"), and the **CITY OF ANKENY, IOWA**, an Iowa city organized and existing under the provisions of Iowa Code Chapter 372 (hereinafter referred to as "City").

WHEREAS, the District and City (hereinafter collectively referred to as “Parties”) share a mutual desire to provide safety and justice-related education, student mentorship and counseling, and law enforcement services at identified District attendance centers within the City to help maintain a healthy and secure school environment;

WHEREAS, the City has established the position of School Resource Officer ("SRO") within the Ankeny Police Department (“Police Department”) the primary responsibilities of which have been collaboratively identified by the Parties and are outlined herein;

WHEREAS, it is understood that this Agreement is between two public agencies and is entered into pursuant to the provisions of Iowa Code Chapter 28E; and

WHEREAS, in accordance with Iowa Code Chapter 28E, this Agreement shall be filed with the Iowa Secretary of State upon execution.

NOW, THEREFORE, the Parties hereby agree as follows:

PURPOSE

The purpose of this 28E Agreement is to establish the terms and conditions for operation of the School Resource Officer program (hereinafter referred to as the “SRO Program”), including but not limited to assignment, job responsibilities, performance management, and funding of regular and temporary SRO(s). Except as otherwise provided in this Agreement, this Agreement shall not in any way or by anyone be deemed to be a contract by which the City provides professional or other services to the District. No special duty or duty to act shall be deemed created by this Agreement.

For purposes of this Agreement, unless explicitly limited to regular-assigned, full-time SROs and/or to individuals fulfilling SRO responsibilities on a temporary basis, the term “SRO” shall broadly refer to a City police officer performing SRO duties, as outlined herein.

ARTICLE I
GENERAL TERMS

A. In accordance with Iowa Code Chapter 28E, the District and City further state:

1. This Agreement is between two public agencies for joint or cooperative action.
2. There shall be no separate legal entity to conduct the joint or cooperative undertaking contemplated by this Agreement. The City, acting through the Police Department, shall act as administrator for purposes of Iowa Code Chapter 28E.

3. No real or personal property shall be acquired or held jointly in the execution of this Agreement or the conduct of the SRO Program contemplated hereby. Rather, the District and City shall each acquire, hold, and dispose of all real and personal property as elsewhere provided in this Agreement.
4. Pursuant to Iowa Code Section 28E, the City shall file this Agreement with the Iowa Secretary of State, in an electronic format and in a manner specified by the Secretary of State. Any Amendment to this Agreement shall be filed with the Iowa Secretary of State pursuant to Iowa Code Section 28E.6.
5. The District and City shall each designate contract administrators for purposes of 28E. The District designates the Superintendent of Schools and the City designates the City Chief of Police (hereinafter referred to as "Chief of Police"). This relationship will have the following requirements:
 - i. Contract administrators shall be available by mobile phone on a 24 hour basis. Each contract administrator shall have the responsibility of providing the other contract administrator with the name and mobile phone number of a designated back up during times of their unavailability.
 - ii. The contract administrators shall establish a mutually agreed upon set meeting schedule to review any issues or concerns with the execution of services provided under the contract. Written notifications, requests for service, questions and proposed contract changes by the parties shall be made orally or in writing through and to the contract administrators.
 - iii. The City's contract administrator will promptly notify the District contract administrator of the existence of any death or major criminal investigation, occurrence or arrest occurring on District property. The contract administrators will agree on the timing and limited scope of these notifications so as not to jeopardize the work of the Police Department.
 - iv. The City shall retain discretion at all times to determine whether or not it is appropriate to file charges of any type. Ankeny Police Department audio/video recordings of incidents on District Property may be viewed by the District's Attorney, unless such viewing will compromise an ongoing criminal investigation or internal personnel matter.
 - v. The City shall make monthly reports to the Superintendent or designee, including a summary of the law enforcement activities occurring within the District.
6. The District agrees that its officers, agents, and employees shall cooperate fully with the City in the performance of the City's duties.

ARTICLE II

DUTIES OF THE CITY THROUGH THE POLICE DEPARTMENT

A. Assignment of School Resource Officer(s)

1. The City shall assign one regularly-employed police officer to serve at each of the following locations: Ankeny High School, Centennial High School, Southview Middle School, and Northview Middle School with the understanding that the City may occasionally assign these SROs to provide support to other and/or additional District schools and/or programs to address specific needs.

B. Selection of School Resource Officer(s)

1. Each SRO shall be a sworn law enforcement officer under the authority and in the employ of the City. The Chief of Police and/or designee in consultation with District staff as assigned by the Superintendent of Schools (hereinafter referred to as "Superintendent"), shall collaboratively develop a process for selection of police officer(s) for assignment as full-time, regular SRO(s). District staff identified by the Superintendent shall be afforded an opportunity to participate in the process for selecting full-time, regular SRO(s). Subject to the terms and conditions outlined in this Agreement, the City shall have ultimate authority to make full-time, regular, and temporary SRO assignments.
2. Each officer selected to serve as a regularly-assigned SRO for more than one (1) consecutive school day shall have successfully completed the "Basic SRO Course" training offered by the National Association of School Resource Officers.
3. In the event of the resignation, reassignment, and/or long-term absence of regularly-assigned SRO, the City shall provide a temporary replacement for the SRO within one (1) school day of receiving notice of such resignation, reassignment, or absence and shall assign a permanent replacement using the process developed via Section II.B.1 of this Agreement as soon as practical.
4. In situations of an SRO absence with less than twenty-four (24) hours' notice, or for absences of one (1) day or less in duration, if the City, despite reasonable efforts, is unable to provide an officer who has completed the "Basic SRO Course" to serve as a temporary SRO, the open SRO position shall remain unfilled. However, should an issue arise at the school where the vacancy occurred, an SRO from another school may be summoned to assist, or the SRO may split their time between their assigned school and the school with the vacancy, if acceptable to both parties. The parties shall collaborate to establish the factors considered when making such temporary assignments or determining the need to summon an SRO.

C. Supervision of School Resource Officer(s)

1. The Chief of Police or designee ("SRO Supervisor") shall supervise officers assigned to serve as regularly-assigned SROs. The SRO Supervisor shall also supervise any non-SRO officers who provide temporary SRO coverage per Section II.B of this Agreement during such times as those officers provide said coverage.
2. The SRO Supervisor shall serve as a liaison between the Police Department and District staff identified by the Superintendent and shall coordinate monthly meetings with the designated District staff to ensure alignment and effective operation of the SRO Program.
3. The SRO Supervisor shall complete any and all necessary performance evaluations of the SRO(s) and shall, to the extent permitted by law, seek input to inform these evaluation(s) from District staff identified by the Superintendent. Except as outlined in Section II.C.4, the City shall be the final arbiter of all decisions with respect to SRO performance evaluations.
4. The District shall inform the SRO Supervisor of any performance concerns related to SRO(s). The Parties shall work collaboratively to determine if the performance concerns can be addressed. If no mutually agreeable course of action can be reached within two weeks of notification of the concern, the City shall replace the SRO with a different officer.
5. The District shall, at District expense, establish and maintain a data system that supports the tracking of data related to services provided under this Agreement. The Parties shall annually agree to the data that shall be recorded in the data system. Either party may at any time propose adjustments to the data tracking, but no changes to same shall be implemented without the agreement of both Parties.

D. School Resource Officer Property and Equipment

1. The City shall annually and by no later than the first day of the school year provide the District with a list of equipment the City shall furnish to the SRO(s), including but not limited to weapon(s), secure storage, and/or safes. No equipment related to the SRO Program shall be permanently affixed to District property without the written authorization of the Superintendent/designee.
2. Each SRO(s) shall be uniformed and equipped to handle law enforcement duties in accordance with Police Department policies.
3. All property purchased by the City for use by SRO(s) in performance of SRO roles and responsibilities shall be and remain the property of the City.

ARTICLE III DUTIES OF THE SCHOOL DISTRICT

A. School Resource Officer Training and Support

1. Prior to the start of the school year each year during the duration of this Agreement, the District and City shall collaborate to develop a mutually-agreeable scope and sequence of classroom instruction, family training, and/or professional development for District staff to be provided by SRO(s). This provision shall not be interpreted to prevent the District and City from adding additional instruction for students, families, and/or staff should a need for such supplementation arise.
2. The District shall provide the Board of Education and District staff with information about the purpose, scope, and objectives of the SRO Program prior to the start of each academic year covered by this Agreement. The District shall inform the City of the intended date(s) for presentation to the Board of Education and shall, to the extent practicable, enable the City to participate in the presentation to the Board.
3. The District shall, in the method and manner of its choosing, at least annually solicit input on the SRO Program from staff, students, and parents. The District shall share aggregated data from such efforts with the SRO Supervisor.
4. The District shall retain responsibility for student discipline related to violation of School Board Policy and/or District rules and regulations. Notwithstanding any necessary law enforcement action as contemplated by Section IV.B(2) herein, SRO(s) shall not act as school disciplinarians and instead shall refer students allegedly engaging in violations of school policies to the appropriate school administrator(s) for investigation and potential discipline.

B. School Resource Officer Property and Equipment

1. The District shall provide each regularly-assigned SRO with the following materials and facilities:
 - Access to an air-conditioned and properly-lighted office equipped with a telephone that may be used for general business purposes;
 - A location for file and record storage which may be properly locked and secured;
 - A desk with drawers;
 - An office desk chair;
 - A filing cabinet;
 - Office supplies as reasonable for performance of regular business responsibilities;
 - A computer with Internet capabilities.
2. All property purchased by the District for use by SRO(s) in performance of SRO roles and responsibilities shall be and remain the property of the District.

ARTICLE IV

SCHOOL RESOURCE OFFICER ROLE AND RESPONSIBILITIES

A. Regular Duty Hours of School Resource Officer(s)

1. Each regularly-assigned SRO shall be assigned to be present at a District school(s) and/or program(s) where the SRO will provide support in keeping with this Agreement from 8:15 a.m. – 3:45 p.m. on each day that the relevant District school(s) and/or program(s) are in regular session. SRO(s) shall be entitled to breaks as mandated by Police Department policy and/or relevant collective bargaining agreements. The SRO Supervisor may work with the District to adjust start and end times, as needed, in order for SRO(s) to maintain a forty (40) hour workweek when overtime is not available.
2. Except as excused by other terms of this Agreement, SRO(s) shall be present at their assigned school(s) and/or program(s) during periods of high activity mutually agreed to by the Parties.
3. No later than two weeks prior to the start of each academic year covered by this Agreement, the SRO Supervisor shall collaborate with the Superintendent/designee to identify those District events and/or activities at which SRO presence is recommended. The Police Department shall assign SRO coverage to the identified events. Unless the Parties agree otherwise in writing, all SROs, including any and all that may be retained to support eighth and ninth grade attendance centers, shall provide coverage under this provision exclusively to varsity-level high school competitions.
4. The District shall notify the SRO Supervisor as far in advance as practicable if it becomes aware of safety concerns for an event or activity that necessitate SRO presence. The Superintendent/designee will collaborate with the SRO Supervisor to make any necessary adjustments to SRO support to allow for SRO presence at the newly-added events and/or activities provided, however, that the City may temporarily assign a regularly employed police officer other than an SRO(s) to the event or activity for which SRO support is requested.
5. The City may temporarily reassign SRO(s) during school holidays, vacations, training activities, periods of police emergencies, and/or other occasions as mutually agreed upon by the Parties.
6. The SRO Supervisor may collaborate with District staff identified by the Superintendent to temporarily adjust the regular working hours of SRO(s). Any such adjustment(s) shall be subject to mutual agreement of the Parties, shall be committed to writing, and shall be in accordance with law, including but not limited to the Fair Labor Standards Act and relevant collective bargaining agreement(s).

B. Duties and Responsibilities of School Resource Officer(s)

SRO(s) shall, to the greatest extent possible, perform their duties in a manner that minimizes disruption to the learning environment and preserves confidentiality without sacrificing safety. The parties acknowledge that the SRO(s) may from time to time acquire confidential information concerning the District, students, and others in the course of performing duties under this Agreement. It is agreed that such non-law enforcement information or records shall be kept confidential by the SRO(s) in compliance with District policy and federal, state and local law including the Federal Educational Right to Privacy Act (FERPA) at 20 U.S.C. § 1232g and 34 C.F.R. Part 99 and Iowa Code section 22.7(1).

1. Law Enforcement, School Safety, and Crime Prevention

- i. SRO(s) shall provide law enforcement and police services to the school/program, school grounds and areas adjacent to the school(s)/program(s) to which they are assigned.

- ii. SRO(s) may, in the performance of their duties, take law enforcement action as determined necessary by the SRO in the exercise of the SRO's discretion as a law enforcement officer. Such action may include but is not limited to disposal of contraband discovered on District property that is confiscated by District staff and/or SRO(s) in the performance of their duties pursuant to this Agreement. If an SRO takes law enforcement action, the SRO shall inform the relevant principal and the District's Safety and Security Specialist as soon as practicable.
- iii. SRO(s) shall investigate allegations of criminal activity that occurs on District property per Police Department policies and procedures and shall enforce state and local laws and ordinances. This activity may include but is not limited to notifying parents/guardians of criminal conduct by students, referring students to juvenile justice authorities and/or other appropriate government agencies, issuing citations, and making arrests for unlawful activity.
- iv. SRO(s) shall, in the exercise of their discretion as law enforcement officer(s), determine if it is necessary to conduct formal police interviews of students. If such interviews are necessary, the SRO(s) shall notify the relevant principal and the District's Safety and Security Specialist as soon as possible of said interviews. SROs will adhere to criminal law procedures and PD policy as it relates to the criminal investigation processes and will adjust approaches as it relates to school rules and contact with students on other matters. These interviews in some cases may be done by an SRO but efforts are made to assign cases that have a school nexus to other investigators.
- v. If the use of force and/or an arrest by an SRO becomes necessary, the SRO shall follow all applicable federal and state laws, rules, regulations, and policies, as well as the rules and regulations of the Police Department.
- vi. Confidential information obtained pursuant to a police investigation involving an SRO(s) shall not be disclosed to anyone not a party to this Agreement except as provided by law or court order.
- vii. SRO(s) shall give assistance to other law enforcement and governmental agencies in matters related to the SRO's school assignment, as directed by the SRO Supervisor.
- viii. SRO(s) shall, whenever doing so would not endanger the safety of staff, students, and/or visitors to District property, advise the relevant building principal and the District's Safety and Security Specialist before requesting additional police assistance on District property.
- ix. SRO(s) shall support school administrator safety by being present during school searches which may involve weapons and/or controlled substances and/or in such cases where the student's emotional state may present a risk to the administrator(s). SRO(s) shall, as necessary, oversee the disposal of contraband discovered on District property that is confiscated by District staff and/or SRO(s) in the performance of their duties pursuant to this Agreement.
- x. SRO(s) shall assist the District in developing plans and strategies to prevent and/or minimize dangerous situations in order to increase the safety of District schools and programs, including but not limited to by providing a course of training for school personnel in handling crisis situations which may arise at the school and/or in a District program.

- xi. SRO(s) shall collaborate with District staff identified by the Superintendent to conduct security inspections to deter criminal and/or juvenile delinquent activities.
- xii. SRO(s) shall monitor crime statistics and work with local patrol officers and the District to design and implement crime prevention strategies.

2. Law and Justice-Related Education

- i. SRO(s) shall annually collaborate with District staff to develop and implement classes on subjects upon which the Parties mutually agree, including but not limited to, a basic understanding of criminal law, the role of police in society, and the police mission.
- ii. SRO(s) may, with approval of the SRO Supervisor, collaborate with District staff to design and provide instruction for specialized program(s), including but not limited to attending parent and/or staff meetings to build awareness of the SRO Program.

3. Community Partnership and Relationship Building

- i. SRO(s) shall support the District's efforts for student success by establishing positive relationships with students and staff, including but not limited to by arranging small-group and individual conversations with students and supporting with conflict resolution efforts.
- ii. SRO(s) shall be visible within the school community, including but not limited to by attending and participating in school functions. The SRO Supervisor may, upon request of the District, adjust SRO(s) work hours, as needed, to facilitate attendance at such functions.
- iii. SRO(s) shall become familiar with and remain current on information related to community agencies that offer assistance to students and families and shall work with District staff to assist students and provide information about available services.
- iv. SRO(s) shall promote the profession of police officer, serve as a positive role model, and increase the visibility and accessibility of police to the school community.

4. Miscellaneous Responsibilities

- i. SRO(s) shall, in a manner mutually agreed to by the Parties, maintain detailed and accurate records of their activities and provide a written monthly report of same to City and District staff as directed by the SRO Supervisor. This report shall be for statistical and program monitoring purposes and shall not include any confidential arrest, intelligence, and/or other protected student information.
- ii. SRO(s) shall dress in business casual or uniform attire when on duty as prescribed by the SRO Supervisor. The SRO Supervisor may approve exceptions to this attire requirement.
- iii. SRO(s) shall perform other duties as mutually agreed upon by the Superintendent/designee and the SRO Supervisor provided that such duties are reasonably related to the SRO Program described in this Agreement and are consistent with federal and state law, Police Department rules and regulations, and District policies, rules, and regulations. The City, acting through the Police Department, shall meet with designated District personnel to resolve any and all questions arising under this paragraph.
- iv. SRO(s) shall comply with District policies concerning student safety, personnel

matters, and other issues identified by the District and communicated to the SRO as legally applicable to the SRO, provided such policies do not conflict with the policing policies of the City or state law.

ARTICLE V

FINANCING OF THE SCHOOL RESOURCE OFFICER PROGRAM

1. The City shall present the District with the hourly rate ("Hourly Rate") of each identified SRO no later than by March 1st of the school year prior to the school year in which the SROs shall be paid the Hourly Rate (example: beginning on March 1, 2025 for the 2025-2026 school year). The Hourly Rate shall include salary and benefits, including but not limited to worker's compensation premiums, health insurance, retirement, FICA, liability insurance, clothing allowance, and/or training.
2. The City shall be responsible for 31% of the regular cost of each SRO position, and the remaining 69% shall be paid by the District.
3. The City shall bill the District monthly for the performance of work pursuant to this agreement (Hourly Rate and overtime wages) in the prior month plus any relevant training costs incurred in the prior month less any reduction in SRO Program cost. The District shall remit payment for such invoices within forty-five (45) days.
4. The City shall proportionally decrease the amount invoiced to the District for any designated SRO Program time during which the City reassigns one or more SRO(s) to work on non-school matters rather than assigned SRO duties and no replacement officer is provided to serve as a substitute.
5. The District shall pay 100% of the overtime incurred by a SRO(s) for SRO duties performed for the District. The general purpose for each period of overtime shall be detailed on the invoice on which payment for said overtime is requested. All predictable overtime shall be pre-approved by the SRO Supervisor and the Superintendent/designee.
6. If the City receives funds from any source to support the cost of the SRO Program, the cost of the SRO Program as calculated in this Agreement shall be reduced by the amount of funds received and the District shall be charged 69% of the reduced rate.
7. The District shall fully cover the cost of any training specific to regularly-assigned SRO(s) that the District requests in writing that SROs complete above and beyond the SRO training and certification required for service as a regularly-assigned SRO. The City shall include the title and cost of any such training on the first invoice issued following completion of the training.

ARTICLE VI

SCHOOL RESOURCE OFFICER EMPLOYMENT STATUS

- A. Each SRO shall, at all times, be solely an employee of the City, and all assignment of duties, employee discipline, and evaluation of employee performance shall remain the responsibility of the City. SROs shall not be employees and/or agents of the District, and the District shall have no control over the terms and conditions of an SRO's employment.
- B. The Parties acknowledge that an SRO is a police officer who shall endeavor to uphold the law under the direct supervision and control of the Police Department. SRO(s) will remain responsive to the chain of command of the Police Department.
- C. The City shall be responsible for the payment of salary, wages, and any other compensation or benefits to

the SRO, including as required by law, and shall withhold income tax and social security tax for each SRO. Except as otherwise specified in this Agreement, the District shall not be liable for compensation to any City employee for workers' compensation claims for injury or sickness occurring while the employee undertakes duties in fulfillment of this Agreement.

ARTICLE VII

TERM AND TERMINATION

- A. The initial term of this amended Agreement shall be from the date of execution through June 30, 2025. The Agreement shall renew automatically from year to year, unless the cancelling party provides notice as set out in this Agreement prior to the expiration of the initial term or extension.
- B. This Agreement may be terminated for any reason by either party upon a ninety (90) day written notice to the other party, unless otherwise agreed by the Parties in writing. The City shall be entitled to compensation as outlined in this Agreement for all SRO Program services performed to the date of termination. Upon termination of this Agreement, the District shall retain all District property and the City shall retain all City property, including but not limited to City-issued vehicles, radios, cell phones, computers, and cameras.

ARTICLE VIII

MISCELLANEOUS

- A. Each party shall be responsible and liable for the consequences of any act, failure to act, and/or negligence on the part of itself and/or its employees, agents, and/or assigns. Neither party, its officers, employees, agents, and/or assigns, shall be deemed to have assumed any liability for negligent or intentional acts of the other party or its officers, employees, agents, and/or assigns.
- B. To the extent allowed by law, each party shall indemnify, defend, and hold the other party, its officers, employees and agents harmless from and against any and all liability, loss, damages, expenses, court costs and attorneys' fees in connection with, arising out of or directly or indirectly related to any claim of loss or damage to property or of death or injury to persons resulting from the negligent or intentional acts of the party. To the extent allowed by law each party agrees to indemnify and to hold the other party, its officers, agents, and employees harmless from and against all claims, demands, actions, and/or cause of actions, judgments, settlements, and/or other costs including reasonable attorney's fees, which the party may incur or sustain by reason of the indemnifying party's breach of this Agreement or failure to legally or timely meet the responsibilities imposed herein. Nothing in this paragraph or this Agreement shall constitute a waiver of any statutory or common law defenses or immunities available to either party under Iowa law, including defenses and immunities specified under current Iowa Code Chapter 670.
- C. The Parties shall cooperate and act in good faith in fulfilling the terms and conditions of this Agreement. If, due to unforeseen circumstances, issues arise and/or questions develop regarding the implementation and/or interpretation of this Agreement, the Parties shall negotiate in good faith to resolve those matters in keeping with this Agreement's public purpose of protecting students, District staff, City staff, and the general public.
- D. This Agreement constitutes the full understanding of the Parties, and no terms, conditions, understandings, and/or agreements purporting to modify and/or vary the terms of this Agreement shall be binding unless hereafter made in writing and signed by both parties.
- E. This Agreement may be modified only by written agreement of the Parties.
- F. This Agreement is by and between the Parties only. There shall not be any third-party beneficiaries to this Agreement.
- G. This Agreement and the rights and obligations of the parties hereto shall be governed by and construed

in accordance with the laws of the State of Iowa.

- H. Written notices as required by this Agreement shall be sent to the addresses of the respective parties as set forth below:

Notices to the City shall be addressed to:

Chief of Police
Ankeny Police Department
411 SW Ordnance Road,
Ankeny, Iowa 50023

A copy shall be mailed to:

City Manager
City of Ankeny
410 W First
Street
Ankeny, Iowa 50023

Notices to the District shall be addressed to:

Superintendent of Schools
Ankeny Community School District
406 SW School Street
Ankeny Iowa 50023.

If during the term of this Agreement the address of the above contact person changes, the relevant party shall notify the other of the new address.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

ANKENY COMMUNITY SCHOOL DISTRICT

By: Katie Claeys
Katie Claeys
President, Board of Education

Attested by: Erick Pruitt
Dr. Erick Pruitt
Superintendent of Schools

Date: 7/7/2025 | 6:42 PM CDT

Date: 7/7/2025 | 12:47 PM CDT

CITY OF ANKENY

By: _____
Mike Schrock
Interim City Manager

Attested by: _____
Bobbi Bentz
Mayor

Date: _____

Date: _____



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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** amending the Community Garden license agreement with Hy-Vee Inc.

ORIGINATING DEPARTMENT

Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

Hy-Vee has been a great supporter of the City's Community Garden Program and has been providing space adjacent to their 410 N Ankeny Blvd store for the 70+ gardeners since 2016.

City staff and Hy-Vee Real Estate agree that the current location of the Community Garden is mutually beneficial, and the proposed amendment will allow it to remain at its current site through 2030.

The terms and provisions of the Original License not otherwise modified or amended by this Amendment remain in full force and effect. To the extent that there are any conflicts between the Original License and this Amendment, this Amendment shall govern.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve license agreement with Hy-Vee Inc., for Parks & Recreation Community Garden program.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

City Council approved the original license agreement on October 3, 2016 and extended the agreement March 15, 2021.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Second Amendment to License Agreement
3. Original Lease Agreement

RESOLUTION 2025 –

A RESOLUTION OF THE CITY OF ANKENY, IOWA AMENDING A LICENSE AGREEMENT WITH “HY-VEE, INC.”, TO EXTEND THE COMMUNITY GARDEN PROGRAM ON A PARCEL OF REAL ESTATE OWNED BY HY-VEE, INC.

WHEREAS, community gardens provide access to fresh produce, promote environmental stewardship, encourage physical activity, and foster community engagement and education; and

WHEREAS, the City of Ankeny’s Parks & Recreation Department currently operates a Community Garden Program within the City of Ankeny; and

WHEREAS, Hy-Vee Inc., is owner of property, located at 410 N Ankeny Blvd, where the Community Garden site was established in 2016; and

WHEREAS, the City Council and Hy-Vee Inc., find that the Community Garden and its current site are a valuable benefit to the citizens of Ankeny and fosters community identity and hometown spirit; and

WHEREAS, representatives from the City and Hy-Vee Inc., have met and agreed to the proposed agreement for the continued successful operation and of the Community Garden.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Ankeny, Iowa hereby approve the attached license agreement between the City of Ankeny and Hy-Vee Inc., to provide certain real estate owned by Hy-Vee Inc., for the Community Garden, and that the Mayor hereby is authorized to sign said agreement.

DATED this 21st day of July 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

SECOND AMENDMENT TO LICENSE AGREEMENT

THIS SECOND AMENDMENT TO LICENSE AGREEMENT ("Amendment") is made and entered into on or as of the 21st day of July, 2025, by and between HY-VEE, INC., an Iowa corporation ("Licensor"), and CITY OF ANKENY, IOWA ("Licensee"); WITNESSETH:

RECITALS

WHEREAS, Licensee licenses from Licensor certain space for use as a community garden pursuant to that certain License Agreement dated October 1, 2016 (the "Original Agreement"), as amended by First Amendment to License Agreement dated March 2, 2021 (collectively, the "License").

WHEREAS, Licensor and Licensee desire to amend the License as set forth in this Amendment.

NOW, THEREFORE, in consideration of ten and 00/100 dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals, Capitalized Terms. The Recitals set forth above are incorporated by this reference. Capitalized terms not defined herein shall have the meaning set forth in the License.
2. Term. The date of expiration of the term is hereby extended to October 31, 2030. Nothing herein shall be construed to limit Licensor's rights in the 2nd sentence of Section 2 of the Original Agreement.
3. No Other Modifications. The terms and provisions of the License not otherwise modified or amended by this Amendment remain in full force and effect. To the extent that there are any conflicts between the License and this Amendment, this Amendment shall govern. The parties do hereby ratify and affirm the License as amended by this Amendment.
4. Counterparts, Electronic Delivery. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same agreement. A signed copy of this Amendment delivered by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment.

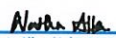
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed on the day and year first above written.

LICENSOR:

HY-VEE, INC.

By: 
Jeffrey Markey, Executive Vice President

By: 
Nathan Allen, Secretary

LICENSEE:

CITY OF ANKENY, IOWA

By: _____
(print name)
Its: Mayor

By: _____
(print name)
Its: City Clerk

LICENSE AGREEMENT (COMMUNITY GARDEN)

THIS LICENSE AGREEMENT ("Agreement") is made and executed on the 1st day of October, 2016, by and between HY-VEE, INC., a corporation organized and existing under the laws of the State of Iowa, having its principal office at 5820 Westown Parkway, City of West Des Moines, County of Polk, State of Iowa ("Hy-Vee"), and CITY OF ANKENY, having its principal office at 410 W. 1st St., Ankeny, Polk County, Iowa 50023 ("Licensee").

The parties agree as follows:

1. LICENSE, DESCRIPTION, AND USE OF PREMISES. Hy-Vee hereby grants to Licensee a non-transferrable license effective for the duration of the term set forth in Section 2 herein, for the purpose of providing a community garden through its Parks and Recreation Department to residents of the City of Ankeny, in compliance with all federal, state and local laws, rules and ordinances related thereto, and for no other purpose, that certain parcel of real estate owned by Licensor legally described and visually depicted on Exhibit "A" attached hereto and made a part hereof by this reference.

2. TERM. The term of this license shall commence on the Effective Date and end October 30, 2021. Notwithstanding the foregoing, Hy-Vee may terminate this Agreement at any time during the term effective at the end of the then-current growing season.

3. REFUSAL TO DELIVER POSSESSION. If for any reason Licensee fails to pay rent as required under Section 4 or confirm insurance coverage as required under Section 9 hereof prior to the commencement of term, Hy-Vee may declare this Agreement to be void and refuse to deliver possession of the licensed premises to Licensee.

4. LICENSE FEE. The total license fee for the term shall be Zero Dollars and 00\100 Cents (\$0.00).

5. USES, WASTE AND NUISANCES PROHIBITED. Licensee shall not use, or permit the licensed premises, or any part of the licensed premises, to be used, for any purpose or purposes other than the purpose or purposes for which the licensed premises are to be utilized pursuant to the terms of Section 1 herein. During the term of this Agreement, Licensee shall comply with all applicable laws affecting the licensed premises. Licensee shall not commit, or suffer to be committed, any waste on the licensed premises, or any nuisance.

6. MAINTENANCE. Licensee shall, throughout the term of this Agreement, at its own cost, and without any expense to Hy-Vee, keep and maintain the premises and all appurtenances to the premises, including sidewalks adjacent to the premises, in good, sanitary, and neat order, condition and repair, and, except as specifically provided in this Agreement, restore and rehabilitate any improvements of any kind that may be destroyed or damaged by any other cause whatsoever.

7. UTILITIES. Licensee shall fully and promptly pay for all water, gas, heat, light, power, telephone service, and other public utilities of every kind used by Licensee at the premises throughout the term of this Agreement, and all other costs and expenses of every kind whatsoever of or in connection with the use, operation, and maintenance of the premises and all activities conducted on the premises, and Hy-Vee shall have no responsibility of any kind for any such utilities.

8. INDEMNIFICATION OF HY-VEE. Hy-Vee, Inc. and its subsidiaries, and their respective officers, employees, directors, shareholders, members, managers (collectively, "Hy-Vee Parties") shall not be liable for any loss, injury, death, or damage to persons or property that at any time may be suffered or sustained by Licensee or by any person whosoever may at any time be using or occupying or visiting the licensed premises or be in, on, or about the licensed premises, whether the loss, injury, death, or damage shall be caused by or in any way result from or arise out of any act, omission, or negligence of Licensee or of any occupant, subtenant, visitor, or user of any portion of the premises, or shall result from or be caused by any other matter or thing whether of the same kind as or of a different kind than the matters or things above set forth. Licensee shall indemnify Hy-Vee Parties against any and all claims, liability, loss, or damage whatsoever on account of any such loss, injury, death, or damage. The preceding shall not apply to loss, injury, death, or damage arising by reason of the negligence or misconduct of Hy-Vee, its agents, or employees.

9. INSURANCE. Licensee shall maintain in effect throughout the term of this Agreement, at Licensee's sole cost, insurance policies with the limits set forth on Exhibit "B" attached hereto and incorporated herein by this reference, with an insurance carrier with a minimum rating of A- by A.M. Best and is licensed to do business in all states where Hy-Vee operates. Such insurance policies, except for Workers' Compensation coverage, shall name Hy-Vee Parties as additional insureds. In addition, such insurance policies shall be endorsed with an endorsement that such insurance coverage shall be primary to, and not contributory with the insurance coverage of Hy-Vee Parties, and that Licensee and its insurance carrier waives subrogation rights against Hy-Vee Parties and their insurance carrier(s). Licensee shall pay all of the premiums for insurance and deliver policies, or certificates of insurance, to Hy-Vee prior to the commencement of term. Such certificate(s) shall contain a provision that Hy-Vee shall be given a minimum of thirty (30) days written notice by the insurer prior to cancellation, termination or material change in such policies of insurance. The limits, terms and conditions required herein in no way limit the liability of Licensee or limit the recovery from Licensee's insurance carrier.

10. ATTORNEY FEES. If any action at law or in equity shall be brought to recover any rent under this Agreement, or for or on account of any breach of, or to enforce or interpret any of the covenants, terms, or conditions of this Agreement, or for the recovery of the possession of the licensed premises, the prevailing party shall be entitled to recover from the other party as part of the prevailing party's costs reasonable attorney fees, the amount of which shall be fixed by the court and shall be made a part of any judgment or decree rendered.

11. REDELIVERY OF PREMISES. At the expiration of the term of this

Agreement, Licensee shall peaceably and quietly quit and surrender to Hy-Vee the premises in good order and condition.

12. WAIVER. The waiver by Hy-Vee of, or the failure of Hy-Vee to take action with respect to any breach of any term, covenant, or condition contained in this Agreement shall not be deemed to be a waiver of such term, covenant, or condition, or subsequent breach of the same, or any other term, covenant, or condition contained in this Agreement.

13. TIME OF THE ESSENCE. Time is of the essence of this Agreement, and of each and every covenant, term, condition, and provision of this Agreement.

14. GOVERNING LAW. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Iowa.

15. ENTIRE AGREEMENT. This Agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this agreement. This Agreement may be signed in 2 or more counterparts, each of which taken together shall constitute one and the same agreement. A facsimile signature shall be deemed as effective as an original.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties to this Agreement have caused it to be executed the date and year first written above.

HY-VEE:

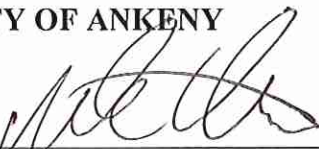
HY-VEE, INC.

By: 
Nathan Stewart, Sr. Vice President

By: 
Mic Jurgens, Secretary

LICENSEE:

CITY OF ANKENY

By: 
~~Gary Lorenz, Mayor~~
Mark Holm, Mayor Pro tem

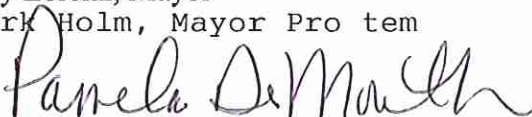
By: 
Pam DeMouth, City Clerk

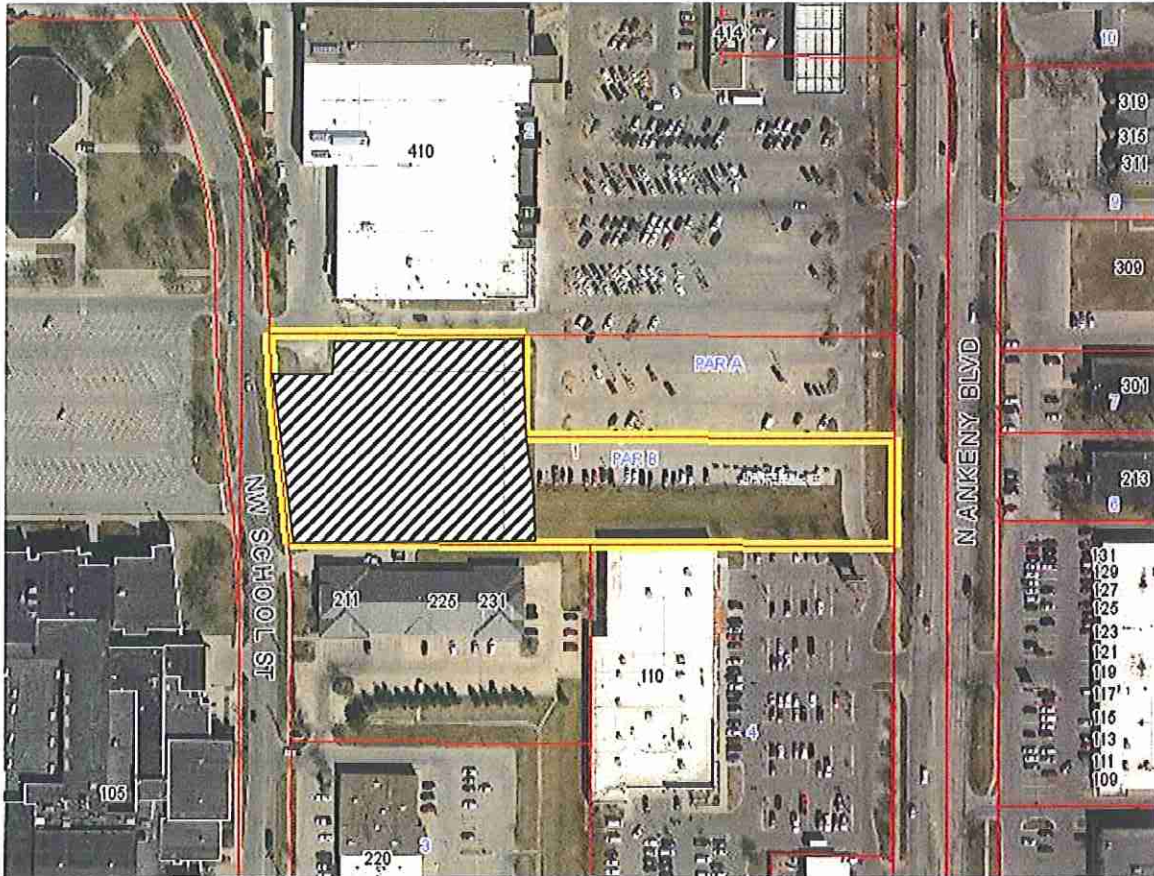
EXHIBIT "A" (Page 1 of 2)

LEGAL DESCRIPTION AND VISUAL DEPICTION OF THE LICENSED PREMISES

That portion of the following described real property that is visually depicted as "hatched" on the visual depiction of the Licensed Premises in this Exhibit "A":

Parcel "A": A parcel of land located in Lot 3, Elwell's Addition, an Official Plat being in and forming a part of the City of Ankeny, Polk County, Iowa, being more particularly described as follows: Beginning at the Northeast Corner (NE Cor) of said Lot 3, and being a point on the West Right-of-Way Line of U.S. Highway 69; thence S 00°00'00" W on and along the East line of said Lot 3 and the West Right-of-Way Line of said Highway 69, 236.42 feet; thence N 89°49'18" W, 695.98 feet, to a point on the West line of said Lot 3 and the East Right-of-Way line of Northwest School Street; thence Northwesterly on the East Right-of-Way Line of said Northwest School Street on a curve to the left with a radius of 1,432.05 feet, a length of 92.41 feet, and a chord bearing and distance of N 06°25'48" W, 92.39 feet to a point; thence continuing Northwesterly on the East Right-of-Way Line of said Northwest School Street on a curve to the right having a radius of 1,372.03 feet, a length of 146.32 feet and a chord bearing and distance of N 05°13'25" W, 146.25 feet to the Northwest Corner of said Lot 3; thence S 89°44'44" E on and along the North line of said Lot 3, 719.65 feet to the Point of Beginning (containing 3.86 Acres, more or less).

EXHIBIT "A" (Page 2 of 2)
LEGAL DESCRIPTION AND VISUAL DEPICTION OF THE LICENSED PREMISES



= Licensed Premises

EXHIBIT "B"
INSURANCE REQUIREMENTS

General Liability:

\$2,000,000	Each Occurrence
\$1,000,000	Damage to Premises Rented to You Any One Premises
\$2,000,000	Personal and Advertising Injury Any One Person or Organization
\$2,000,000	Products / Completed Operations Aggregate
\$2,000,000	General Aggregate
\$5,000	Medical Payments

Automobile Liability (Any Auto Including Hired & Non-Owned):

\$2,000,000	Combined Single Limit of Liability (Bodily Injury & Property Damage)
-------------	--

Workers' Compensation/Employer's Liability:

Workers' Compensation – Statutory Limits for State of Operation	
\$1,000,000	Bodily Injury By Accident – Each Accident
\$1,000,000	Bodily Injury By Disease – Each Employee
\$1,000,000	Bodily Injury By Disease – Policy Limit



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 an Estoppel Agreement between the City of Ankeny and MDF Holdings II, LLC.

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED

Motion

LEGAL

Item reviewed by legal Counsel

EXECUTIVE SUMMARY

This estoppel agreement between the City and the MDF Holdings, the prospective purchaser of property in Prairie Trail, addresses the property owners' compliance with the existing urban renewal plan and development agreement covering the property to be purchased.

CITY MANAGER/STAFF RECOMMENDATIONS:

To approve the agreement as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

None.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Estoppel Certificate - Urban Renewal Agreement (ncm 7.1.25)

URBAN RENEWAL DEVELOPMENT AGREEMENT ESTOPPEL CERTIFICATE

To: MDF Holdings II LLC, and its successors and assigns (collectively, “**Purchaser**”)
1431 Perrone Way
Franklin, TN 37069
Attn: Nick Mann

Re: Terms and conditions of Urban Renewal Development Agreement dated September 6, 2005, recorded September 20, 2005 in Book 11295, Page 709 as File# 2006-00030226 (“**URDA**”), as affected by Partial Termination Certificate of the Development Agreement Between the City of Ankeny, Iowa and DRA Properties, LC dated March 5, 2018, recorded March 15, 2018 in Book 16849, Page 116 as File# 2017-00070791 (“**Partial Termination**”; together with the URDA, the “**Agreement**”)

The undersigned certifies to Purchaser, its affiliates and lenders, and any of its or their respective successors and assigns, as follows:

1. The undersigned are parties to the Agreement. The undersigned is providing Purchaser with this Estoppel Certificate and agrees that Purchaser may rely upon it as conclusive evidence of the matters stated herein. The undersigned acknowledges and agrees that Purchaser will be relying upon the statements contained herein in connection with the purchase from Prairie Trail Commercial, LLC, an Iowa limited liability company (“**Owner**”) that certain property located in the City of Ankeny, County of Polk, State of Iowa and legally described as (the “**Property**”):

Outlot H in PRAIRIE TRAIL PARK PLAT 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa except that part of Outlot H conveyed to the City of Ankeny by Warranty Deed filed in the office of the Polk County Recorder on April 12, 2019 in Book 17288 Page 512.

2. The Agreement has not been modified, amended, terminated or revoked in any way whether in writing or orally.
3. Owner does not have, and Purchaser will not have, any obligations under the Urban Renewal Plan (as defined in the Agreement).
4. The Urban Renewal Plan will not interfere with, restrict, or prohibit the Property from being acquired, developed, and used for retail purposes (which may include a quick serve restaurant, grocery store, or other retail use).

5. As of the date hereof, neither Owner nor the Property (nor any improvement thereon) is in default under any provisions of the Agreement, the undersigned has no knowledge of any facts that would give rise to Owner or the Property being in default under any provision of the Agreement, and the undersigned has no lien or claim of any nature against Owner or the Property under the Agreement, except with respect to unpaid assessments indicated below, if any.

6. The person(s) signing this Estoppel Certificate on behalf of the undersigned is a duly authorized officer or agent of the undersigned.

[Signature Page to Follow]

[Signature Page to Urban Renewal Development Agreement Estoppel Certificate]

Dated this ____ day of _____, 2025

D.R.A. Properties, L.C.
An Iowa limited liability company

By: _____

Name: _____

Title: _____

Dated this ____ day of _____, 2025

City of Ankeny, Iowa

By: _____

Name: _____

Title: _____

Exhibit A to Urban Renewal Development Agreement Estoppel Certificate

Urban Renewal Plan documents

[See Attached]



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 2229 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by DNF & TJL INVESTMENTS, LLC. from R-1, One-Family Residence District to PUD, Planned Unit Development District.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL

EXECUTIVE SUMMARY

DNF & TJL Investments and ATI Group, is requesting a rezoning on a portion of property located west of NW Weigel Drive, north of NW 18th Street, and south of NW 36th Street. The subject parcels are approximately 37.17 acres.

The property is currently zoned R-1, One-Family Residence District. Property to the north and west of the subject property is also zoned R-1, One-Family Residence District. Property to the south is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre. Property to the east is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre and PUD, Trestle Ridge Phase 3 property. Per the Ankeny 2040 Future Land Use Plan Map, the subject property is identified as Medium Density Residential on the east side of the subject property and Low Density Residential on the west side of the property. The proposed land uses within the PUD generally meet the land use and density standards outlined in the Ankeny Plan 2040.

CITY MANAGER/STAFF RECOMMENDATIONS:

Accept second consideration of Ordinance 2231 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On June 3, 2025 the Plan & Zoning Commission recommended City Council approval of the request by DNF & TJL Investments and ATI Group to rezone from R-1, One-Family Residence District to PUD, Planned Unit Development District.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification. The Plan & Zoning Commission held a public hearing at their meeting on May 20, 2025.

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2229.

ATTACHMENTS

1. Ordinance
2. PZ Minutes
3. Staff Report
4. Applicant Letter
5. Rezoning Exhibit
6. PUD Document
7. Aerial Map

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY DNF & TJL INVESTMENTS, LLC., FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT

WHEREAS, on the 20th day of May, 2025, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 3rd day of June, 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 certain property owned by DNF & TJL Investments, LLC., from the current R-1, One-Family Residence District, to PUD, Planned Unit Development; and

WHEREAS, on the 4th day of August, 2025, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

THE NORTHWEST ¼ OF THE SOUTHWEST ¼, LESS ONE (1) ACRE ROAD, OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH/ P.M., POLK COUNTY, IOWA, EXCEPT PARCEL 2022-1202 AND PARCEL 2022-1203 OF PLAT OF SURVEY RECORDED IN BOOK 19359, PAGE 446.

LAYMAN'S DESCRIPTION:

Approximately 37.2-acres (+/-) located north of NW 18th Street, west of NW Weigel Drive, and south of NW 36th Street.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by DNF & TJL Investments, LLC., from the current R-1, One-Family Residence District, to PUD, Planned Unit Development.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this 4th day of Aug, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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

1st Con 7/7/25 (P. Hrg.)
2nd Con 7/21/25
3rd Con 8/4/25

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, May 20, 2025

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the May 20, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Lisa West, Annette Renaud and Todd Ripper. Absent: Glenn Hunter.

Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the May 20, 2025 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS:

Item #3. DNF & TJL Investments, LLC and ATI Group request to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development

Staff Report: R.Kirschman reported DNF & TJL Investments and ATI Group, is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. The property is approximately 37.17 acres and is located west of NW Weigel Drive, north of NW 18th Street, and south of NW 36th Street. He shared that the property to the north and west of the subject property is also zoned R-1, One-Family Residence District, the property to the south is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre, and the property to the east is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre and PUD, Trestle Ridge Phase 3 property. R.Kirschman stated per the Ankeny 2040 Future Land Use Plan Map, the subject property is identified as Medium Density Residential on the east side and Low Density Residential on the west side of the property, which according to the Zoning Compatibility Matrix it identifies PUD as Partially Compatible for both Medium Density Residential and Low Density Residential. R.Kirschman noted that PUD zoning would promote development by providing a greater level of flexibility than normally allowed. He further shared comparisons between the bulk regulations of R-1 and R-2 zoning and PUD zoning. He stated the applicant has provided a PUD Master Plan, which outlines the general plan for development. All notification requirements have been met and staff will present a complete staff report at the next Plan and Zoning Commission meeting on June 3, 2025. There were no questions presented from the Commission.

Jake Becker, McClure Engineering Company, 1360 NW 121st Street, Clive, Iowa representing the developer. He said they are requesting that the property be zoned PUD. The basis for this request, is to obtain a couple lots below the 70-foot minimum requirement in R-1 zoning. He asked the Commission if they had any questions.

L.West asked if there is an estimate on number of units per acre. Jake Becker responded that they estimate 2.3/2.4 per acre with the maximum as 4. T.Flack confirmed that they are primarily looking at single family. Jake Becker responded, yes. R.Weisheit confirmed that there is parkland dedicated within the proposal. Jake Becker responded, yes.

There was no one in the audience to speak for or against the request.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, June 3, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the June 3, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Glenn Hunter, Lisa West, and Todd Ripper. Absent: Trina Flack.
Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the June 3, 2025 agenda without amendments. Second by L.West. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS

Item #5. DNF & TJL Investments, LLC and ATI Group request to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development

Staff Report: R.Kirschman reported DNF & TJL Investments and ATI Group, is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development, the North Grove PUD. The property is located west of NW Weigel Drive, north of NW 18th Street, and south of NW 36th Street and is approximately 37.17 acres. He shared that the property to the north and west of the subject property is also zoned R-1, One-Family Residence District, the property to the south is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre, and the property to the east is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre and Trestle Ridge Phase 3 PUD. R.Kirschman presented the Ankeny 2040 Future Land Use Plan Map, and stated that the subject property is identified as Medium Density Residential on the east side and Low Density Residential on the west side of the property, which according to the Zoning Compatibility Matrix it identifies this PUD as partially compatible. The bulk regulations in this PUD are most similar to R-3, however, the intention in the PUD book is to have single family homes and allow the developer a little more flexibility with the property. R.Kirschman stated that the public hearing was held on May 20, 2025 and there were two main questions asked which included how many housing units per acre are there going to be with this development and parkland dedication. He shared that the Masterplan shows 2.6 housing units per acre for parcel A and Parcel B identifies 3.7 acres for parkland dedication. The developer is only required to dedicate 2.3 acres but discussions were held with the city's park department and the decision was made to dedicate the 3.7 acres. The proposed rezoning will be consistent with the proposed Land Use designation as shown in the 2040 Comprehensive Plan. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

T.Rapp asked if the 3.7 acres of parkland will be tied with any other parkland around the area. R.Kirschman responded that there is a desire to have more parkland in the unplatted land to the west.

The applicant/representative had no further comments for the Commission.

Motion by G.Hunter to recommend City Council Approval of the request by DNF & TJL Investments and ATI Group to rezone 37.17 acres from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

Agenda Item: North Grove PUD Rezoning – Action
Report Date: May 29, 2025
Prepared By: Ryan Kirschman, AICP-C
Planner I

EJC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council Approval of the request by DNF & TJL Investments and ATI Group, to rezone the property from R-1, One-Family Residence District to PUD, Planned Unit Development.

Project Report

DNF & TJL Investments and ATI Group, is requesting a rezoning on a portion of property located west of NW Weigel Drive, north of NW 18th Street, and south of NW 36th Street. The subject parcels are approximately 37.17 acres.

DNF & TJL Investments and ATI Group, is requesting to rezone the subject parcels to PUD, Planned Unit Development. The property is currently zoned R-1, One-Family Residence District. Property to the north and west of the subject property is also zoned R-1, One-Family Residence District. Property to the south is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre. Property to the east is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre and PUD, Trestle Ridge Phase 3 property. Per the Ankeny 2040 Future Land Use Plan Map, the subject property is identified as Medium Density Residential on the east side of the subject property and Low Density Residential on the west side of the property. The Zoning Compatibility Matrix identifies PUD as Partially Compatible for both Medium Density Residential and Low Density Residential. Property to the north, south, and east is identified as Medium Density Residential, property to the west is identified as Low Density Residential. The Future Land Use Plan considers Low Density Residential to be 1 to 5 units per acre and Medium Density Residential to be 5 to 12 units per acre which aligns with R-1, One-Family Residence District and R-2, One-Family and Two-Family Residence District. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. The PUD would allow 55-foot wide lots and 7,000 sq. ft. minimum lot area. Whereas R-1 regulations would require a minimum of 85 feet for lot width and 10,200 sq. ft. lot area and R-2 would require a lot width of 70 feet and minimum lot area of 8,500 sq. ft. for one family homes or, a lot width of 40 feet and lot area of 5,250 sq. ft. for single-family bi-attached lots.

The PUD Master Plan outlines the general plan for development with tentative lot lines, public streets, utilities, parkland area, and storm water detention area; however, final designs will be determined and approved with final platting. The PUD manual discusses bulk regulations, architectural character, landscape screening to be provided along NW Weigel Drive, stormwater management, and utility services. Building elevations are provided to represent one and two-story houses to be constructed with varying building materials, colors, and roof pitches.

Notification for the rezoning was mailed to all properties within 250' of the subject area, legal notice was posted in the Des Moines Register, and public notification signage was posted on the property.

Public Hearing

The Plan and Zoning Commission held a public hearing for the rezoning on May 20, 2025. During the public hearing there was discussion regarding the projects from City Staff, the applicant's representative, and the commission. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the commission raised the following questions and concerns:

How many units per acre will the development be at completion?

The proposed Master Plan shows 2.6 units per acre for Parcel A. Parcel A is the only portion being developed with housing and is 32.6 acres. The proposed Master Plan shows 84 projected lots. This density aligns with the Future Land Use Plan designation for the area.

Was parkland included with this proposal?

The proposed Master Plan indicated that Parcel B will be dedicated to the City of Ankeny to fulfil the parkland requirement at the time of platting. Parcel B is 3.7 acres, for this property, 2.3 acres of parkland would be required.

Summary:

The proposed rezoning will be consistent with the proposed Land Use designation as shown in the 2040 Comprehensive Plan. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.



4/4/2025

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

RE: North Grove PUD – Rezoning

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of DNF & TJL Investments and ATI Group, we are pleased to submit a rezoning request for approximately 37 acres in the City of Ankeny west of NW Weigel Drive and respectfully request your approval of said rezoning request.

This proposal is to rezone the property from R-1 to North Grove PUD. The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and represents strategic and thoughtful residential growth for the City of Ankeny. Additionally, we believe the proposed PUD zoning offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide a variety of housing types and price points that meet current market demands and presents opportunities for a wide range of potential residents
- Provide adequate information for the City, general public, and neighbors who may be living near or interacting with the development to understand the big picture
- Provide adequate information for future Developers, homebuilder partners, homebuyers, and other stakeholders to set expectations of current and future development

This letter of request is included as part of the PUD submittal package that establishes the framework for the next highly sought-after area in the City of Ankeny. We thank you for your consideration of approval of this project.

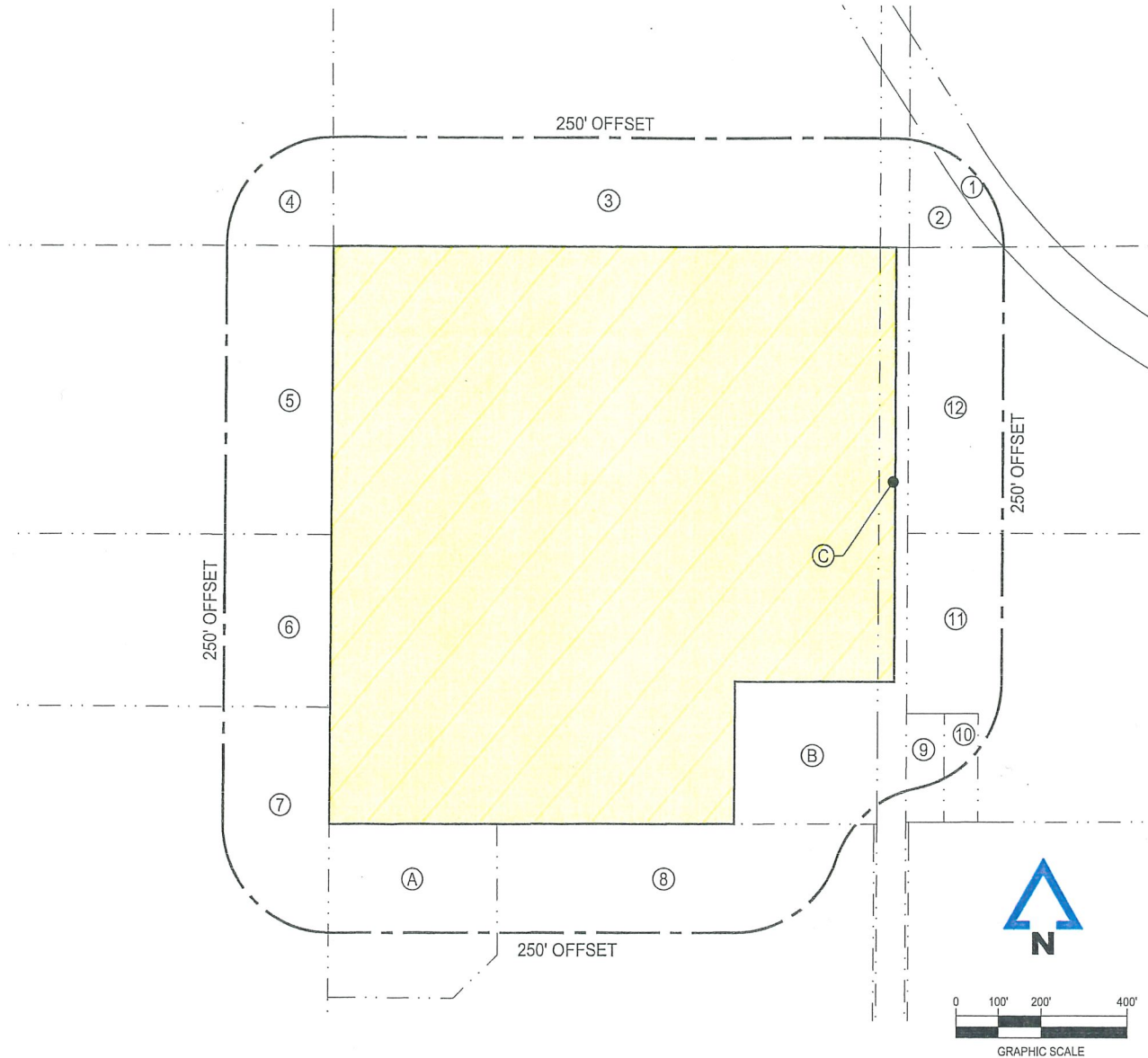
Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read 'Jake Becker', is written over a light blue horizontal line.

Jake Becker, PE
Senior Project Engineer

Cc: ATI Group



REZONING EXHIBIT
FOR
NORTH GROVE PUD
ANKENY, IOWA

OWNER / DEVELOPER

DNF & TJL INVESTMENTS LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165

ENGINEER / DESIGNER

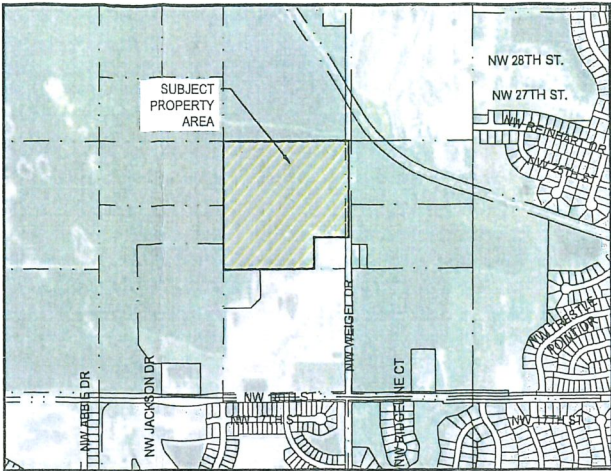
McCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IA 50325
ATTN: JAKE BECKER, PE
(515) 964-1229

APPLICANT

ATI GROUP
1615 SW MAIN STREET, STE #207
ANKENY, IA 50023
ATTN: CASEY SCHAFBUCH
(319) 560-5428

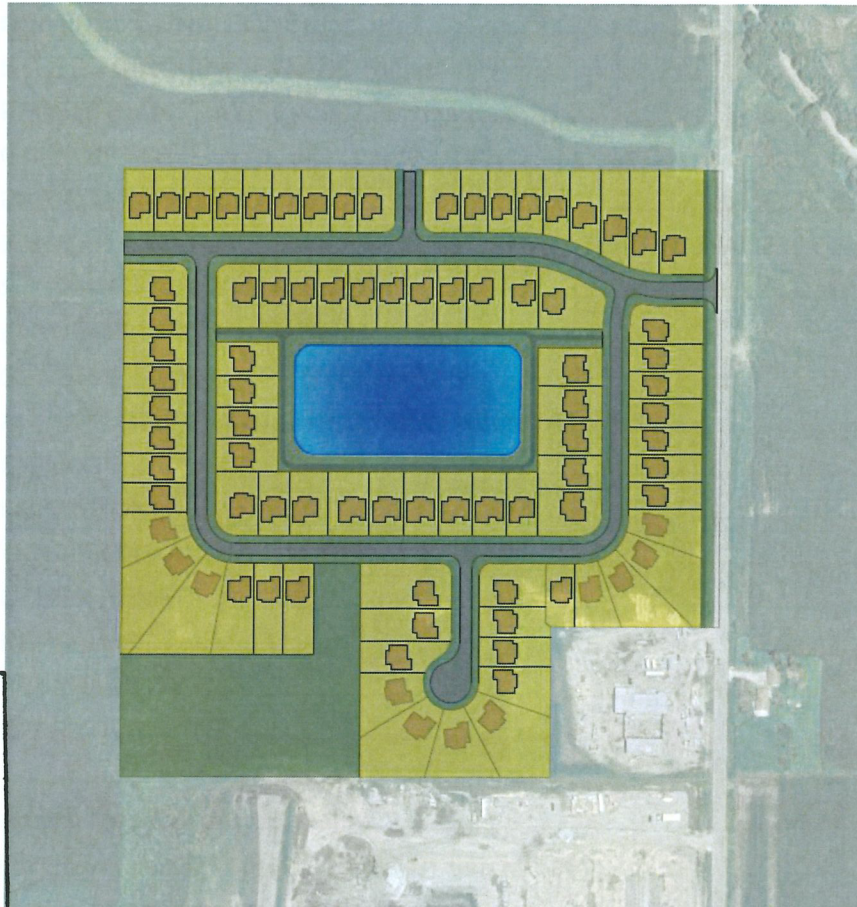
ZONING

EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT (37.17 ACRES)
PROPOSED - NORTH GROVE PUD (37.17 ACRES)



NORTH GROVE

PLANNED UNIT DEVELOPMENT
CITY OF ANKENY



ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date	<u>June 3, 2025</u>
Ayes	<u>5</u>
Nays	<u>0</u>
Abstain	<u>—</u>
Absent	<u>1</u>
APPROVED	
<u>T. Rapp</u>	Chairperson
<u>P. G. [Signature]</u>	Secretary

PREPARED BY:



MCCLURETM
ENGINEERING CO.

PREPARED ON:

4/4/2025

REVISIONS:

4/25/2025

5/6/2025

RECEIVED

MAY 08 2025

CITY OF ANKENY

Table of Contents

P&Z and Council Request Letter..... 3

SECTION 1 - PURPOSE 4

SECTION 2 - LEGAL DESCRIPTION 4

SECTION 3 - MASTER PLAN ADOPTION..... 4

SECTION 4 - REQUIRED PLANS 5

SECTION 5 - GENERAL CONDITIONS 6

SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY 6

SECTION 7 - PEDESTRIAN TRAILS 7

SECTION 8 - OPEN SPACE..... 7

SECTION 9 - PARKLAND DEDICATION 7

SECTION 10 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE 8

SECTION 11 - STORM WATER MANAGEMENT 8

SECTION 12 - LAND USE DESIGN CRITERIA 9

SECTION 13 - GENERAL LANDSCAPE STANDARDS..... 9

SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS 10

SECTION 15 - SIGNAGE..... 10

SECTION 16 - DEFINITION..... 10

SECTION 17 - VIOLATIONS AND PENALTIES 10

SECTION 18 - OTHER REMEDIES..... 10

SECTION 19 - REPEALER..... 10

SECTION 20 - SEVERABILITY CLAUSE 10

SECTION 21 - EFFECTIVE DATE..... 10

APPENDICIES 10

 Appendix A – Rezoning Map Exhibit..... 10

 Appendix B – North Grove Master Plan (Pages MP-01 thru MP-05)..... 10

 Appendix C – Architectural Character 10



4/4/2025

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www.mccresults.com

RE: North Grove PUD – Rezoning

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of DNF & TJL Investments and ATI Group, we are pleased to submit a rezoning request for approximately 37 acres in the City of Ankeny west of NW Weigel Drive and respectfully request your approval of said rezoning request.

This proposal is to rezone the property from R-1 to North Grove PUD. The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and represents strategic and thoughtful residential growth for the City of Ankeny. Additionally, we believe the proposed PUD zoning offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide a variety of housing types and price points that meet current market demands and presents opportunities for a wide range of potential residents
- Provide adequate information for the City, general public, and neighbors who may be living near or interacting with the development to understand the big picture
- Provide adequate information for future Developers, homebuilder partners, homebuyers, and other stakeholders to set expectations of current and future development

This letter of request is included as part of the PUD submittal package that establishes the framework for the next highly sought-after area in the City of Ankeny. We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read 'Jake Becker', is written over a light blue horizontal line.

Jake Becker, PE
Senior Project Engineer

Cc: ATI Group

NORTH GROVE PUD

SECTION 1 - PURPOSE The primary and technical purpose of this PUD document is to provide the framework and basis to change the official zoning of the parcel of ground as described in Section 2 herein from R-1 to PUD.

Additionally, the following purposes are also considered vital to the intents this PUD document:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide sufficient and expanded details so that a Preliminary Plat is not necessary for future development proceedings
- Provide adequate information for approving entities (City Council, P&Z, City Staff, etc.) to feel comfortable approving this PUD and future development proceedings
- Provide adequate information for stakeholders, future Developers, homebuilder partners, and homebuyers to set expectations of current and future development
- Provide adequate information for the general public and neighbors who may be living near or interacting with the development to understand the big picture

SECTION 2 - LEGAL DESCRIPTION The Official Zoning Map of the City of Ankeny, Iowa, is proposed to be amended from R-1 to PUD, for the property legally described as follows:

THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, LESS ONE (1) ACRE ROAD, OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCEL 2022-1202 AND PARCEL 2022-1203 OF PLAT OF SURVEY RECORDED IN BOOK 19359, PAGE 446

Legal Description Notes:

1. Area is subject to any and all easements and restrictions of record.
2. This description is based on a Title Opinion produced by the Developers' attorney and provided by the Developer.
3. See note listed in the Retracement Survey at BK 17036 PG 47. Said note states the following:
THE LEGAL DESCRIPTION OF THE PROPERTY HAS THE TERM LESS ROAD. A DISCUSSION WITH THE POLK COUNTY AUDITORS OFFICE INFORMED ME [MIKE LEE] THE TERM LESS ROAD IS COMMON FOR EASEMENTS OF ROADWAYS. NO DOCUMENT OF TRANSFER WAS LOCATED FOR THE ROAD AT THIS TIME AND IT IS CONSIDERED AN EASEMENT.
4. Pursuant to Note 3 above, this North Grove PUD assumes the property line for this parcel extends to the section line and thus includes the existing 33' roadway easement. Said easement area, including ROW expansion, is included in the mapping and calculations within this PUD.

SECTION 3 - MASTER PLAN ADOPTION Attached hereto and made a part of this rezoning approval, for concept description and delineation is the North Grove Master Plan listed as Appendix B. The Master Plan is adopted to establish the rules, regulations, and development guidelines for the land use and performance standards pursuant to Section 192.15 of the Municipal Code of the City of Ankeny, Iowa, for the development of the North Grove PUD. The Master Plan layout, including the relationship of uses to each other and the relationship of land use to the general plan framework, and development requirements, shall be used as the implementation guide.

Individual parcels within the PUD may be developed independent of other parcels or tracts, provided the minimum requirements are met, unless modified herein, and the development of the parcel allows for the proper development of other parcels or tracts within the PUD.

It is recognized that shifts or modifications to the Master Plan layout and reasonable adjustments

NORTH GROVE PUD

to the PUD Land Use Parcel boundaries may be made in order to establish workable street patterns, storm water management systems or facilities, elevations, grades, and/or usable building sites. Any modifications to the Master Plan considered by the Zoning Administrator to be major or significant and any amendments to the PUD text shall be made pursuant to Subsection 192.15 of the Municipal Code of the City of Ankeny, Iowa.

SECTION 4 - REQUIRED PLANS The following plans shall be required as a part of the processing of any development application for any property within the North Grove PUD.

1. Preliminary Plat: For the entirety of this property, the PUD Master Plan provides sufficient detail that a Preliminary Plat is not necessary and may be excluded from the development review process for land uses Parcels listed in the Master Plan.
2. Construction Drawings or Site Plans: Standard City of Ankeny processes and procedures shall be utilized for preparing, reviewing, and approving drawings to facilitate construction of public or private infrastructure. These are generally referred to Construction Drawings for public subdivision work and Site Plans for private site work. Said Drawings or Plans shall generally conform to the Master Plan and shall be demonstrate that properly sized and located public sanitary sewers, storm sewers, water mains, and streets will be constructed adjacent to or across the respective property in order to fully serve other areas within the PUD.
3. Platting: Prior to, or in conjunction with development of any portion of the PUD, said area shall be platted in accordance with the City of Ankeny subdivision regulations to delineate within a plat the parcel to be developed except as noted in this ordinance.
 - a. Final Plats: A Final Plat shall be the mechanism to create a buildable lot on property within this PUD. Final Plats shall conform to City standards including content, review, and approval.
 - b. Plats-of-Surveys: In order to facilitate the sale or transfer of ownership of property within the PUD, a Plat-of-Survey may be created in accordance with State Law and submitted to the City of Ankeny for its review and approval following a finding of general compliance within the intent of the PUD. It is understood that the transfer of title of any property in the PUD is an interim measure to facilitate development of the PUD and will ultimately culminate in the Final Platting of the respective property. Parcels created by Plat-of-Survey shall not be buildable and no building permit shall be issued until the parcel is platted as part of a Subdivision Plat is approved and the final plat is recorded. No public or private infrastructure improvements are required to be installed or surety posted for any parcels created by Plat-of-Survey.
 - c. Outlots: As part of a Subdivision Plat, Outlot(s) may be created to facilitate the sale or transfer of ownership. Outlots shall not be buildable and no building permit shall be issued until such time that a Subdivision Plat is approved and the final plat is recorded that replats said Outlot(s) into one or more regular Subdivision Lots. No public or private infrastructure improvements are required to be installed or surety posted for any temporary Outlots created for the purpose of ownership transfer. Public or private infrastructure may be required and proposed within permanent Outlots created by the Subdivision Plat (eg, stormwater infrastructure in stormwater Outlots).
 - d. Acquisition Plats: Public street rights-of-way may be established by Acquisition Plat following the review and approval by the City.

NORTH GROVE PUD

- e. Postage Stamp Lots: Individual lots created within a common lot or outlot that is owned and controlled by an Owner's Association or condominium regime, commonly referred to as a *Postage Stamp Lot*, are not proposed as part of this PUD and Master Plan and shall not be permitted.

SECTION 5 - GENERAL CONDITIONS The following general site development criteria are applicable to the North Grove PUD:

1. Any regulation, standard, provision or requirement that is not specifically addressed within this document that is regulated elsewhere in the Municipal Code of Ankeny, Iowa, the requirements of the Municipal Code shall be enforced.
2. All subdivisions, public streets, public street rights-of-way, public improvements, and other general development improvements shall adhere to the standards and design criteria set forth in the Ankeny Subdivision Ordinance and the Statewide Urban Design Specifications (SUDAS) as adopted or as amended by the City of Ankeny, pertaining thereto, unless otherwise stated within this Ordinance or approved by City Council. To allow for creative residential community design, alternate public ROW sections may be considered to allow for flexibility in unit design and layout.
3. Applicable in all areas located within a 100-year frequency flood hazard zone, or in adjoining drainageways, detention areas, or other storm water management areas involving potential flood hazards, no building shall be erected which has a lowest floor elevation, including basements, of less than one (1) foot above the determined level of the one hundred (100) year frequency flood event; or the building shall be flood proofed to the same elevation. No building shall be erected within 25-feet of any major drainage (as determined by the storm water management plan), storm water detention basin or pond, unless approved by the City.
4. The Developer, its successors and assigns, if any, shall pay all construction and engineering costs for the development and improvement of its property, including improvements located in all rights-of-way to be dedicated to the City, all in accordance with the current City policies and ordinances in effect at the time of development unless otherwise addressed in an approved Development Agreement.

SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY Appendix B shows a conceptual roadway circulation system including the classification of each road. The minimum standards of each road classification are as follows:

Residential "Collector" Street:

- 70' Right of Way
- 31' wide paving
- Widened to 37' wide and 3-lanes at intersection with NW Weigel Drive
- Parking on south side of street
- 5' sidewalk on both sides

Residential "Local" Street:

- 60' Right of Way
- 27' wide paving
- Parking on south and west sides of streets
- 5' sidewalk on both sides

At a minimum, the Developer of each area shall design the street circulation system and shall extend designated roadways across its plat to adjacent areas. Public street right-of-way shall be dedicated to the City at the time of platting consistent with the above standards or as approved by City Council.

NORTH GROVE PUD

A Traffic Impact Study has not been triggered nor procured as of the date of this writing for North Grove.

NW Weigel Drive was recently improved via a City-led HMA Resurfacing project in 2024. As of this writing, no other public improvements beyond the Pedestrian Trail (discussed in Section 7) are required or proposed along NW Weigel Drive with the North Grove project. This statement is reflective of physical, developer-led improvements to the road, and this statement does not preclude the City’s right to future assessments, petitions, waivers, or other road reconstruction funding mechanisms the City may choose to enlist.

SECTION 7 - PEDESTRIAN TRAILS The Pedestrian Trail along NW Weigel Drive shall be installed within the public right-of-way by the Developer with each phase that plats buildable lots along NW Weigel Drive.

Where trails are proposed outside of ROW (rear yards or around ponds), trails shall be contained within either easement or Outlots. If within Outlots, the restrictive covenants shall describe ownership and maintenance provisions of the trail.

SECTION 8 - OPEN SPACE

- 1. Various types of open spaces are proposed in the Master Plan including City park, pedestrian trails, and storm water detention.
- 2. Parcel B is to be dedicated to the City for parkland and shall be maintained by the City upon dedication.
- 3. All other common open space intended for public use (i.e., pedestrian trails or stormwater detention) shall be contained within an Outlot or easement. Outlots shall be owned and maintained by the HOA.

SECTION 9 - PARKLAND DEDICATION

- 1. All development within this PUD shall comply with the City’s parkland dedication requirements that are effective as of the date of this PUD adoption, except as modified herein. Provisions provided as part of this Section are intended to fully satisfy the parkland dedication requirements for the entire North Grove development.
- 2. The parkland dedication area required per City Code for North Grove is 2.3 acres as of the time of this writing based on the proposed land uses and concept plans.

PARKLAND DEDICATION REQUIRED	
AREA DESCRIPTION	AREA (ACRES)
PARCEL A	32.6
LESS ROW (HATCHED WITHIN PARCEL A)	5.6
LESS STORMWATER OUTLOT (HATCHED WITHIN PARCEL A)	4.3
PARKLAND AREA CALCULATION	22.7
PARKLAND AREA REQUIRED (10%)	2.3 ACRES
ACCESS WIDTH REQUIRED (40' PER AC REQUIRED, PER PUD)	92 FT

PARKLAND DEDICATION PROVIDED	
PARCEL B (PARKLAND AREA PROVIDED)	3.7 ACRES
ACCESS WIDTH PROPOSED	100 FT

NORTH GROVE PUD

3. The Master Plan (Appendix B) identifies Parcel B as a conceptual parkland location that is to be dedicated to the City of Ankeny as part of the final platting procedures in that area.
4. Parcel B is 3.7 acres, which is 1.4 acres more than required per City Code. In exchange for the additional parkland area, the following Code variances and layout elements are proposed as part of this PUD:
 - a. The Frontage Requirement (40' per acre) shall be applied to the *required* acres, not the *proposed* acres. Therefore, the Frontage Requirement in this PUD is $2.3 \times 40' = 92'$.
 - b. Storm sewer infrastructure (intakes, pipes, and swales) shall be allowed to be proposed and placed within the parkland area. Said infrastructure shall generally be located near edges in order to maintain as much functional open space as practical.
5. Should future PUD modifications occur that would result in an increase in required parkland dedication, the difference in parkland dedication shall be satisfied with an agreed-upon arrangement in the PUD modifications including additional land, payment-in-lieu, or both.

SECTION 10 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE Each Developer shall extend sanitary and storm sewers across its plat at sufficient capacity and appropriate elevations and locations to serve the respective service areas. The Developer of all areas within the PUD shall submit to the City for its review and approval, as part of the Subdivision Plat and any Site Plan review and approval process, a sanitary sewer service and storm water drainage plan which satisfies the City's development standards and regulations. Sanitary sewer plan and profile pages in Construction Drawings and/or Site Plans and a site-specific Storm Water Management Plan would generally suffice for the purposes of this Section's requirements.

Sufficient service is defined herein as sanitary sewer and storm water drainage facilities (pipes, structures, drainageways, detention ponds, and similar facilities) adequately sized and designed, including location and depth/elevation, to accommodate the expected flows generated within the service area. Furthermore, the design shall provide for the extension of the facilities across or through the respective Subdivision Plat and/or Site Plan so that all areas within the service area including those located 'upstream' from the Plat and/or Site Plan shall be adequately served.

As previously stated, the Master Plan in Appendix B contains certain pages that are more detailed than necessary in traditional PUD documents. One of the reasons for this is to provide a baseline for utility extensions as it relates to the overall development. The General Layout and Grading pages within Appendix B effectively serve as a Preliminary Plat. As such, Developers shall generally adhere to utility plans depicted in Appendix B in regard to utility extensions to adjacent sites. Since more detail is provided in a traditional PUD Master Plan, special consideration should be made to reasonable modifications and deviations of Construction Drawings, Site Plans, and/or Final Plats from this Master Plan in regard to specific configuration, lot sizing, utility layout, and other provisions.

SECTION 11 - STORM WATER MANAGEMENT A Master Storm Water Management Plan (titled "North Grove Master Storm Water Management Plan") is prepared and approved coincident with this PUD. This Master SWMP provides calculations and discussions in regard to storm water detention requirements for the entirety of the site. As a part of the review and approval for each Subdivision Plat or Site Plan, a storm water management plan for the area within the Subdivision Plat and/or Site Plan shall be submitted to the City for its approval. Subsequent, plat/site-specific SWMPs will serve the purpose of establishing compliance with the Master SWMP and to provide specific storm water details (i.e., intake and pipe capacity calculations). All storm water management plans shall generally comply with the Master SWMP or provide calculations justifying changes.

SECTION 12 - LAND USE DESIGN CRITERIA The following land use design criteria shall apply to the respective Land Use parcels designated on the North Grove Master Plan. The intent of this section is to establish bulk regulation criteria for each Land Use parcel similar to traditional City of Ankeny zoning criteria. Criteria specifically listed herein shall be the governing standards, however a similar City of Ankeny zoning classification is also listed in an effort to direct users to supplemental data for criteria not explicitly listed herein.

1. **Land Use Parcel A:** The intent of this parcel is to develop into detached single-family units while allowing for a mix of smaller, specialty-style single-family detached product. The closest similar City of Ankeny zoning classification is R-3 with restrictions. Land Use Parcel sizes and gross densities are planned as shown below:

Parcel	Size	Maximum Units	Maximum Gross Density	Proposed Units	Proposed Gross Density
A	32.6 Acres	130 Units	4.0 DU per Ac.	84 Units	2.3 DU per Ac.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-1, R-2, and R-3 districts. Setbacks are modified in accordance with the following table for each land use.
- b. Bulk Regulations: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-1, R-2, and R-3 districts, except as modified herein.

Use	Lot Area	Lot Width	Story Height Limit	Front Setback	Side Setback	Sum of Side Setbacks	Rear Setback
Single Family	7,000 sf	55 ft	2	30 ft	7.5 ft	15 ft	30 ft

2. **Land Use Parcel B:** The intent of this parcel is to provide a conceptual location and scope for open space that is to be dedicated to the City of Ankeny as part of the final platting procedures in the respective areas to satisfy parkland dedication requirements.
3. **Land Use Parcel C:** The intent of this parcel is to be reserved for NW Weigel Drive right-of-way dedication.

SECTION 13 - GENERAL LANDSCAPE STANDARDS

1. All areas not covered by building or paving shall be landscaped with turf grass, prairie grass, plant beds, shrubs, and/or trees in accordance with open space and landscaping requirements set forth the City Zoning Ordinance.
2. It is anticipated that the Restrictive Covenants will provide specific requirements on individual lots in regard to landscaping requirements. Such requirements would be implemented in an effort to create a canopy of overstory trees decades after development is completed. Specific requirements and species would be specified in the Restrictive Covenants.
3. At a minimum, the Restrictive Covenants shall require at least one (1) front-yard street tree per lot. Said street tree shall be planted at the time of home construction.
4. 25' Buffer Easements are proposed along NW Weigel Drive. These easements will be allowed to overlap PUEs and Gas Easements. No fences or sheds are allowed within the Buffer Easements. Tree/buffer requirements per Ankeny City code are to be within the Buffer Easements.

NORTH GROVE PUD

SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS

1. All structures shall comply with the City's architectural standards set forth in the City Zoning Ordinance.
2. All structures shall comply with the Restrictive Covenants as prepared with each respective phase of development.
3. Exhibit C includes general examples of the expectations of architectural character of the structures within North Grove.
4. Side-by-side usage of the exact same frontage elevation for a single-family home shall be avoided where practical.

SECTION 15 - SIGNAGE All signage shall be in compliance with the City Zoning Code regulations. Signage plans shall be prepared and reviewed with Construction Drawings for each respective plat(s)/phase(s) of development.

SECTION 16 - DEFINITION The term "Developer" for the purpose of the Ordinance, shall mean any person, individual, firm, partnership, association, corporation, estate, trust, entity, or agent or same acting or proposing to subdivide land, improve or develop land including grading or installation of utilities, or plat a Land Use Area Parcel (or fractional part therein) within the PUD by improving or grading the parcel, installing utilities, or for the construction of a building or buildings or amenities.

SECTION 17 - VIOLATIONS AND PENALTIES Any person who violates the provision of this Ordinance upon conviction shall be punished as set forth in the Municipal Code of the City of Ankeny, Iowa.

SECTION 18 - OTHER REMEDIES In addition to the provisions set out in Violation and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

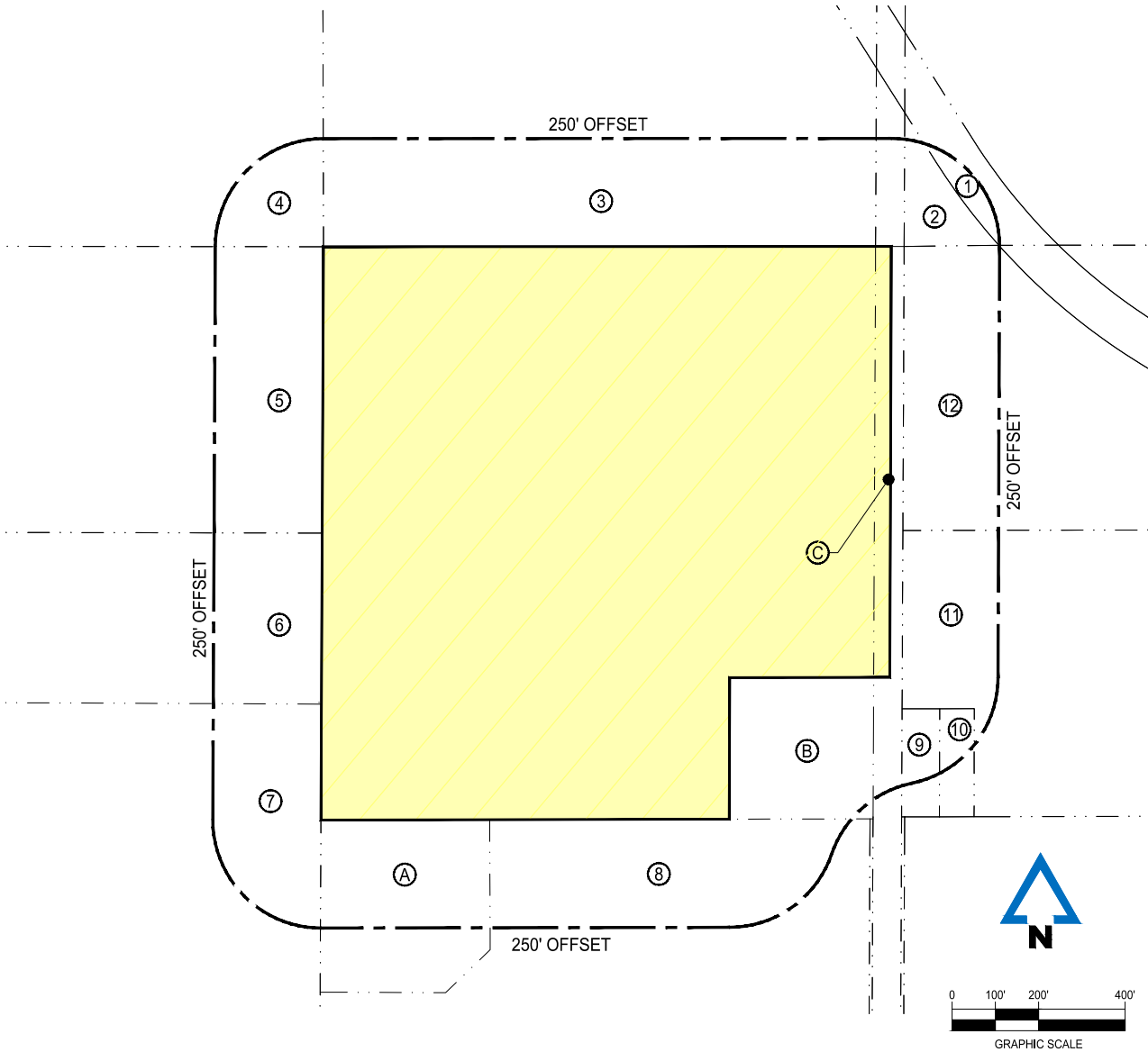
SECTION 19 - REPEALER All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 20 - SEVERABILITY CLAUSE In 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 21 - EFFECTIVE DATE This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

APPENDICIES:

- Appendix A – Rezoning Map Exhibit
- Appendix B – North Grove Master Plan (Pages MP-01 thru MP-05)
- Appendix C – Architectural Character



REZONING AREA DESCRIPTION

THE NORTHWEST ¼ OF THE SOUTHWEST ¼, LESS ONE (1) ACRE ROAD, OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCEL 2022-1202 AND PARCEL 2022-1203 OF PLAT OF SURVEY RECORDED IN BOOK 19359, PAGE 446

AREA DESCRIPTION NOTES:

- 1) AREA IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 2) THIS DESCRIPTION IS BASED ON A TITLE OPINION PRODUCED BY THE DEVELOPERS' ATTORNEY AND PROVIDED BY THE DEVELOPER.
- 3) SEE THE NOTE LISTED IN THE RETRACEMENT SURVEY AT BK 17036 PG 47. SAID NOTE STATES THE FOLLOWING:
THE LEGAL DESCRIPTION OF THE PROPERTY HAS THE TERM LESS ROAD. A DISCUSSION WITH THE POLK COUNTY AUDITORS OFFICE INFORMED ME [MIKE LEE] THE TERM LESS ROAD IS COMMON FOR EASEMENTS OF ROADWAYS. NO DOCUMENT OF TRANSFER WAS LOCATED FOR THE ROAD AT THIS TIME AND IT IS CONSIDERED AN EASEMENT.
- 4) PURSUANT TO NOTE 3 ABOVE, THIS NORTH GROVE PUD ASSUMES THE PROPERTY LINE FOR THIS PARCEL EXTENDS TO THE SECTION LINE AND THUS INCLUDES THE EXISTING 33' ROADWAY EASEMENT. SAID EASEMENT AREA, INCLUDING ROW EXPANSION, IS INCLUDED IN THE MAPPING AND CALCULATIONS WITHIN THIS PUD.

REZONING EXHIBIT FOR NORTH GROVE PUD ANKENY, IOWA

OWNER / DEVELOPER

DNF & TJL INVESTMENTS LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165

APPLICANT

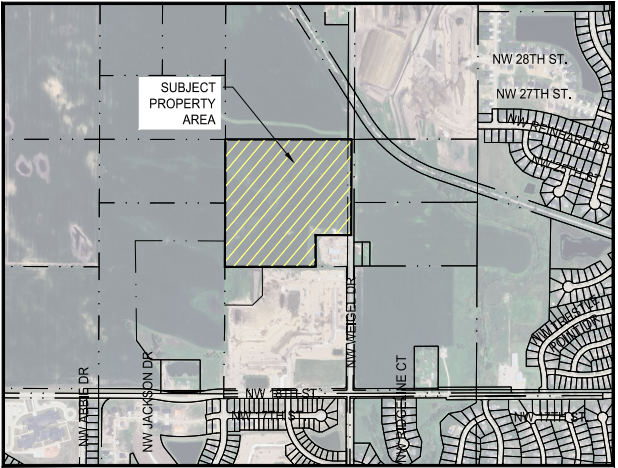
ATI GROUP
1615 SW MAIN STREET, STE #207
ANKENY, IA 50023
ATTN: CASEY SCHAFBUCH
(319) 560-5428

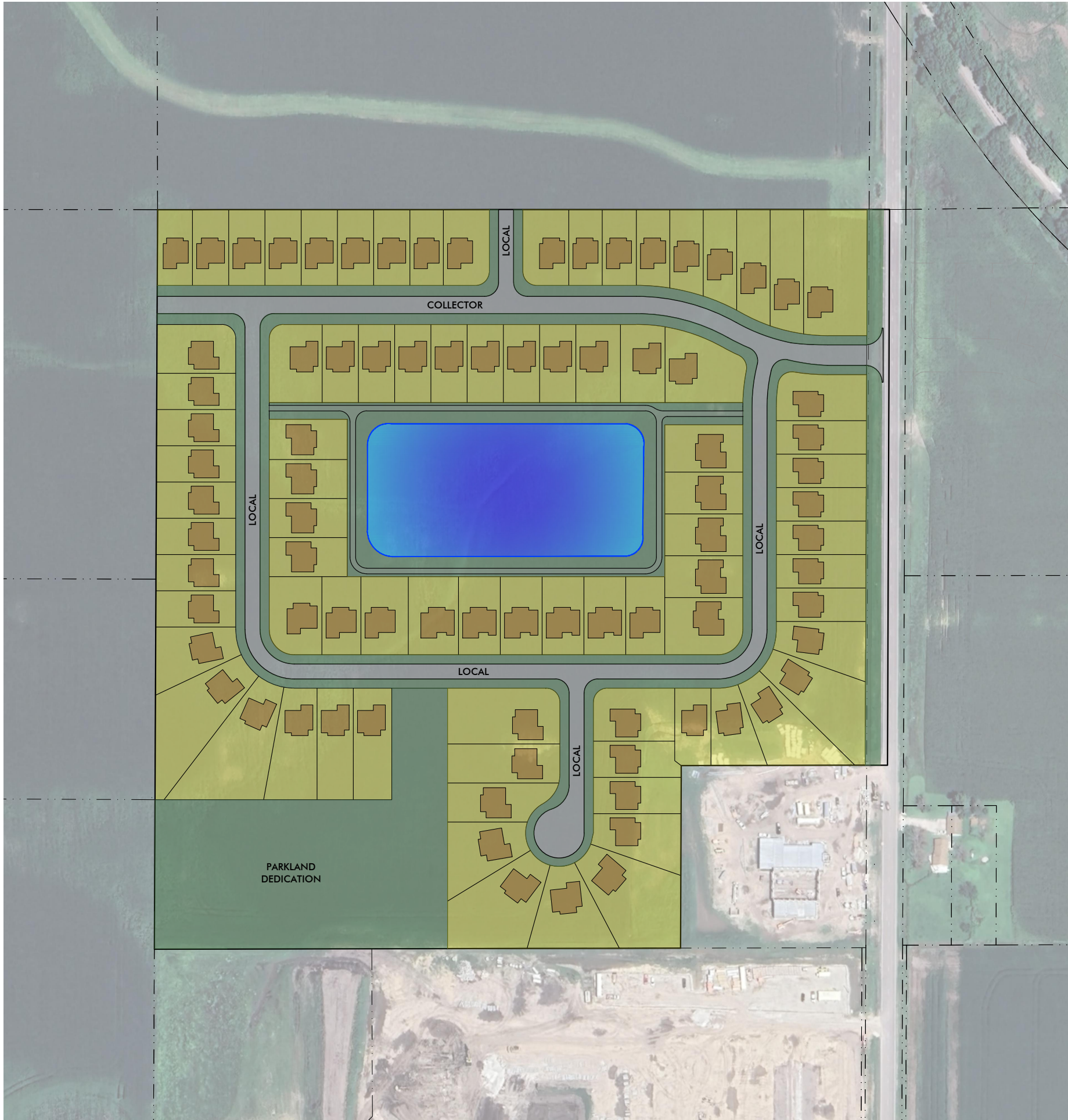
ZONING

EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT (37.17 ACRES)
PROPOSED - NORTH GROVE PUD (37.17 ACRES)

ENGINEER / DESIGNER

McCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IA 50325
ATTN: JAKE BECKER, PE
(515) 964-1229





NORTH GROVE PUD MASTER PLAN

OWNER / DEVELOPER

DNF & TJL INVESTMENTS LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165

ENGINEER / DESIGNER

McCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IA 50325
ATTN: JAKE BECKER, PE
(515) 964-1229

APPLICANT

ATI GROUP
1615 SW MAIN STREET, STE #207
ANKENY, IA 50023
ATTN: CASEY SCHAFBUCH
(319) 560-5428

ZONING

EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT
PROPOSED - NORTH GROVE PUD

NOTES

1. THE INTENT OF THIS MASTER PLAN IS TO PROVIDE SUFFICIENT DETAIL SUCH THAT A TRADITIONAL PRELIMINARY PLAT IS NOT REQUIRED TO DEVELOP PORTIONS OF THIS PROPERTY THAT GENERALLY CONFORM TO THIS MASTER PLAN.
2. THE GRAPHICAL RENDERING PROVIDED ON THIS SHEET IS CONCEPTUAL IN NATURE AND INTENDED TO DEMONSTRATE THE GENERAL CHARACTER OF THE DEVELOPMENT. FINAL LAYOUT, CONFIGURATION, AND PRODUCT TYPE MAY REASONABLY DEVIATE FROM THIS PLAN.
3. THE CITY PARK DEDICATION AND LAYOUT IS BASED ON THE LAND USES PROPOSED HEREIN AND CITY CODE EFFECTIVE AS OF THE DATE OF THIS PUD DOCUMENT UNLESS AMENDED BY THIS PUD.
4. THIS DEVELOPMENT WILL REQUIRE CERTAIN ROW DEDICATIONS AS PRESENTED IN THIS PLAN. SAID DEDICATIONS WILL OCCUR WITH RESPECTIVE FINAL PLAT(S) ADJACENT TO THE DEDICATION AREA(S).
5. LOT NUMBERING IS SEQUENTIAL FOR SIMPLICITY AND REVIEWABILITY. EACH PLAT SHALL CONTAIN ITS OWN TRADITIONAL NUMBERING NOMENCLATURE AS PART OF ITS FINAL PLAT.
6. BUFFER EASEMENTS SHALL MEET TREE/BUFFER REQUIREMENTS AS DIRECTED BY THE CITY.
7. PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENTS CONSTRUCTION DRAWINGS.
8. WATER VALVES ARE TO BE ADDED TO ISOLATE SECTIONS OF WATER MAIN DURING CONSTRUCTION DRAWINGS REVIEW PHASE(S).
9. WHERE DEFLECTION OF WATER MAIN IS SHOWN, BENDS SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY.
10. LINEWORK DEPICTED ON THIS SHEET FOR APPARENT LOT PROPERTY LINES IMMEDIATELY EAST OF THE PROPOSED COLLECTOR ROAD WOULD SUGGEST THESE ARE EXISTING PROPERTY LINES. THESE ARE NOT EXISTING AS OF THE TIME OF THIS WRITING AND ARE INSTEAD BASED ON AN ONGOING PUD REZONING FOR TRESTLE RIDGE PHASE 3, SPECIFICALLY DRAWINGS DATED 1/17/25 AS PROVIDED BY THE CITY OF ANKENY.
11. THE DRIVEWAY FOR LOT 1 SHALL BE ON THE WEST SIDE OF THE LOT AS FAR FROM THE TURN LANE AREA AS POSSIBLE.
12. NO LOTS SHALL HAVE DIRECT ACCESS OFF NW WEIGEL DRIVE.
13. DRIVEWAYS SHALL AVOID INTAKES AND SIDEWALK RAMPS.
14. TYPE 2 CASE E SUBDRAIN IS GRAPHICALLY SHOWN WITHIN THIS PUD PURSUANT TO THE CITY'S PAVEMENT DESIGN POLICY. PUBLIC IMPROVEMENT PLANS SHALL PROVIDE ADDITIONAL DETAIL INCLUDING TYPICAL DETAILS, SECTIONS, CLEANOUTS, CONNECTIONS, AND OTHER SUBDRAIN ELEMENTS AS NECESSARY FOR CONSTRUCTION.

Sheet List Table	
Sheet Number	Sheet Title
RZ-01	APPENDIX A - REZONING MAP
MP-01	APPENDIX B - MASTER PLAN
MP-02	APPENDIX B - LAND USE MAP
MP-03	APPENDIX B - EXISTING CONDITIONS
MP-04	APPENDIX B - GENERAL LAYOUT
MP-05	APPENDIX B - GRADING PLAN



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Lenexa, KS
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IOWA CERTIFICATE OF AUTHORITY NO. 26887




GRAPHIC SCALE

ISSUANCE DATE
5/6/2025

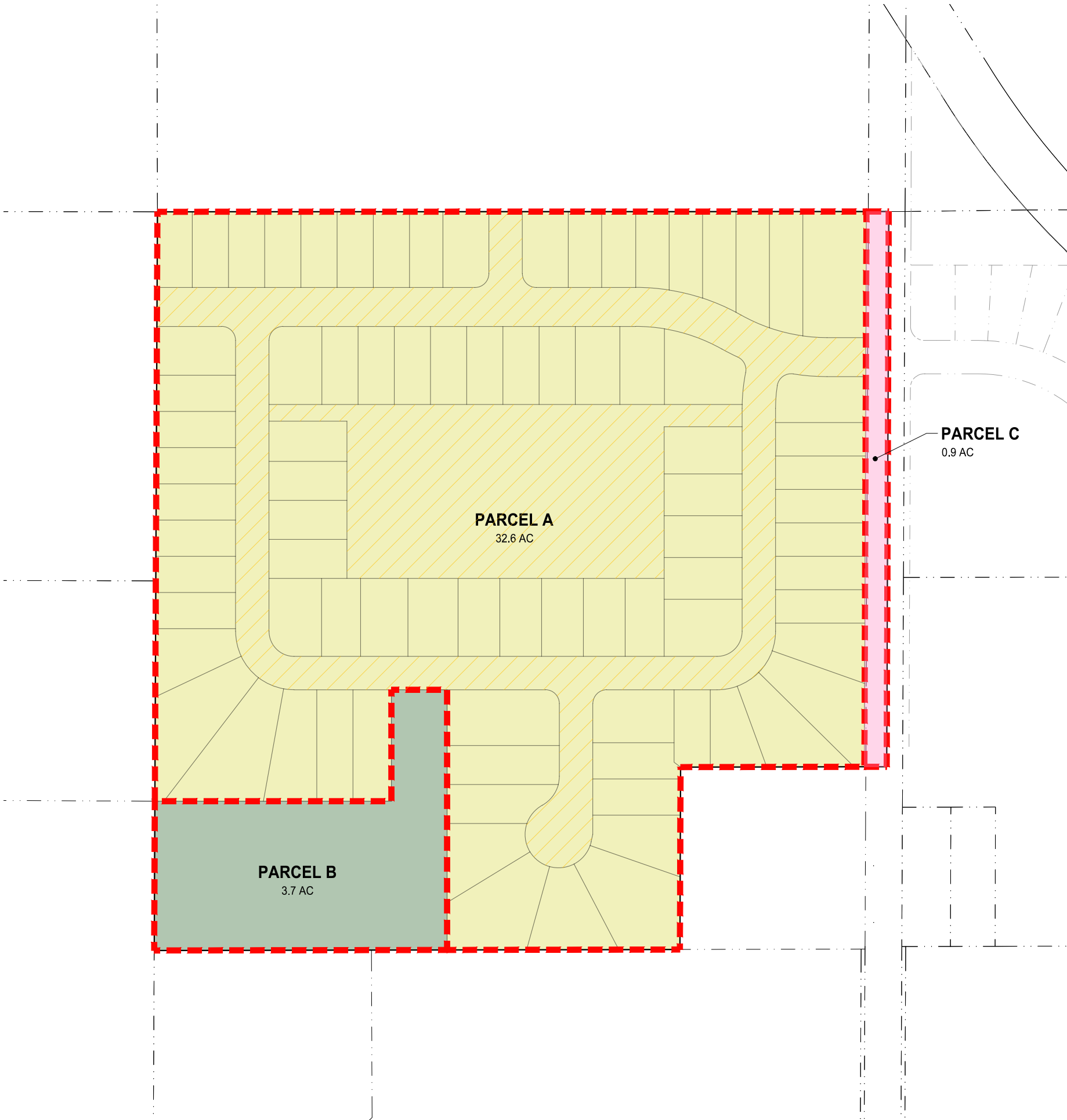
PROJECT NUMBER
2024008831

ENGINEER DRAWN BY CHECKED BY
J. BECKER B. FLAHERTY ###

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - MASTER PLAN

DRAWING NO.
MP-01



NORTH GROVE PUD LAND USE PLAN

NOTES

- 1. ANTICIPATED ROW ACQUISITION FOR NW WEIGEL DRIVE IS INCLUDED AS PARCEL C.
- 2. PARKLAND AREA IS INCLUDED AS PARCEL B. FINAL DEDICATED AREA WILL BE DETERMINED DURING FINAL PLATTING OF RESPECTIVE AREAS. THE INTENT OF THIS MAP IS TO PROVIDE A REQUIREMENT FRAMEWORK FOR PARKLAND DEDICATION AND/OR PAYMENT.
- 3. AREA INTERFACE LINES ARE BASED ON THE GRAPHICAL CONCEPT AND MAY REASONABLY ADJUST BASED ON FINAL LAYOUT PROPOSED DURING FINAL PLATTING STAGES.
- 4. LINEWORK DEPICTED ON THIS SHEET FOR APPARENT LOT PROPERTY LINES IMMEDIATELY EAST OF THE PROPOSED COLLECTOR ROAD WOULD SUGGEST THESE ARE EXISTING PROPERTY LINES. THESE ARE NOT EXISTING AS OF THE TIME OF THIS WRITING AND ARE INSTEAD BASED ON AN ONGOING PUD REZONING FOR TRESTLE RIDGE PHASE 3, SPECIFICALLY DRAWINGS DATED 1/17/25 AS PROVIDED BY THE CITY OF ANKENY.

BULK REGULATIONS

SEE PUD TEXT FOR BULK REGULATION TABLES AND DISCUSSION

DENSITY CALCULATIONS:

PARCEL	SIZE	MAXIMUM UNITS	MAXIMUM GROSS DENSITY	PROPOSED UNITS	PROPOSED GROSS DENSITY
	(ACRES)	(UNITS)	(DU / ACRE)	(UNITS)	(DU / ACRE)
A	32.6	130	4.0	84	2.6
B	3.7	0	0.0	0	0.0
C	0.9	0	0.0	0	0.0
PUD TOTAL	37.2	130	3.5	84	2.3

LAND USE COMPARISON:

LAND USE TYPE	2040 COMPREHENSIVE LAND USE PLAN		PROPOSED MASTER PLAN	
	(ACRES)	(%)	(ACRES)	(%)
LDR*	16	43%	22.7	61%
MDR	21	57%	0.0	0%
HDR	0	0%	0.0	0%
COMMERCIAL / MIXED	0	0%	0.0	0%
ROW DEDICATION*	0	0%	6.5	17%
OPEN SPACE*	0	0%	8.0	22%

*AREAS FOR LDR, ROW, AND OPEN SPACE IN THIS TABLE REFLECT AREAS LISTED BELOW IN THE PARKLAND DEDICATION CALCULATIONS TABLE (TO REFLECT PROPOSED OPEN SPACE AND ROW AREAS), NOT THE LISTED PUD PARCEL AREAS

PARKLAND DEDICATION CALCULATION:

PARKLAND DEDICATION REQUIRED	
AREA DESCRIPTION	AREA (ACRES)
PARCEL A	32.6
LESS ROW (HATCHED WITHIN PARCEL A)	5.6
LESS STORMWATER OUTLOT (HATCHED WITHIN PARCEL A)	4.3
PARKLAND AREA CALCULATION	22.7
PARKLAND AREA REQUIRED (10%)	2.3 ACRES
ACCESS WIDTH REQUIRED (40' PER AC REQUIRED, PER PUD)	92 FT
PARKLAND DEDICATION PROVIDED	
PARCEL B (PARKLAND AREA PROVIDED)	3.7 ACRES
ACCESS WIDTH PROPOSED	100 FT

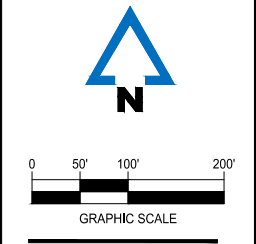


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IOWA CERTIFICATE OF AUTHORITY NO. 26887



ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024008831

ENGINEER DRAWN BY CHECKED BY
J. BECKER B. FLAHERTY ###

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - LAND USE MAP

DRAWING NO.
MP-02





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IOWA CERTIFICATE OF AUTHORITY NO. 26887



0 40' 80' 160'

GRAPHIC SCALE

ISSUANCE DATE
5/6/2025

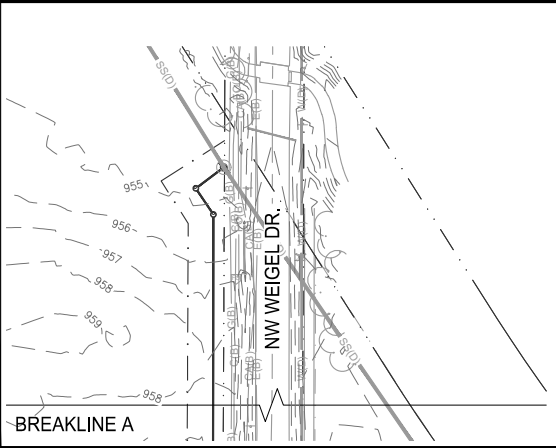
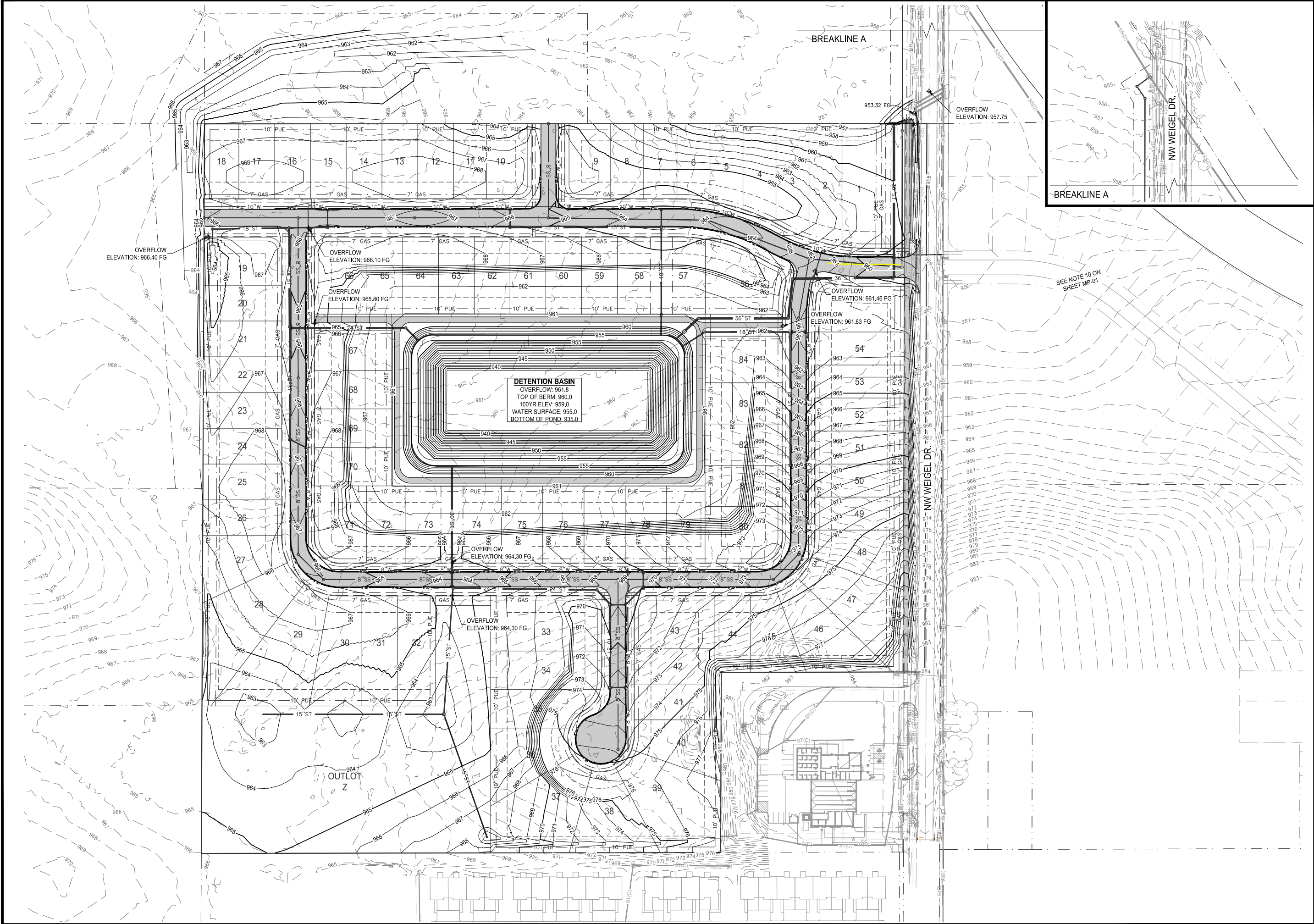
PROJECT NUMBER
2024008831

ENGINEER	DRAWN BY	CHECKED BY
J. BECKER	B. FLAHERTY	####

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - EXISTING CONDITIONS

DRAWING NO.
MP-03





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IOWA CERTIFICATE OF AUTHORITY NO. 26887



0 40' 80' 160'

GRAPHIC SCALE

ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024008831

ENGINEER
J. BECKER

DRAWN BY
B. FLAHERTY

CHECKED BY
####

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - GRADING PLAN

DRAWING NO.
MP-05

SINGLE FAMILY PRODUCT EXAMPLES



Figure 1



Figure 2



Figure 3



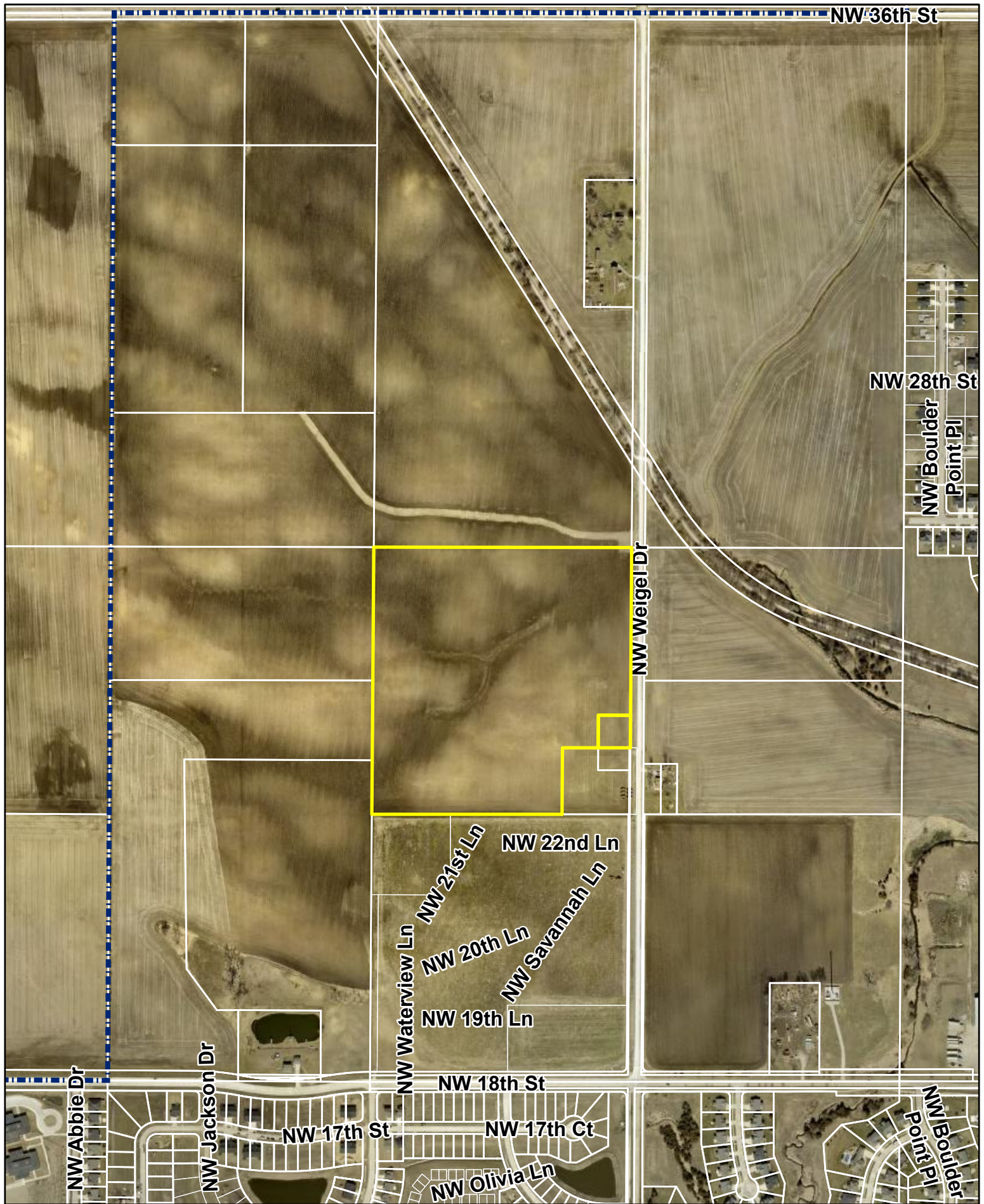
Figure 4



Figure 5



Figure 6



1 inch = 605 feet

Date: 5/1/2025

North Grove PUD Rezoning Aerial Map





ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 2230 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area A) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL

EXECUTIVE SUMMARY

Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter are requesting to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District. Specifically, Area A totals approximately 47.94 acres and Area B totals approximately 24.07 acres. The subject rezonings are generally located south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. This area was annexed in 2022 as a part of the Hope Kimberley annexation.

Area A of the proposed rezoning includes 47.94 acres from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District and proposes 19 lots for future C-2 development. The property that makes up Area A is currently zoned R-1, One-Family Residence District. Property to the north is also zoned R-1. Property to the east is interstate right-of-way, property to the west is zoned both R-3, Multiple Family Residence District and C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was recently rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple-Family Residential District.

Rezoning Area A generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the area as being Community Commercial. According to Figure 12.5 in the City’s Comprehensive Plan, the C-2 zoning category is compatible with the Community Commercial land use.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On June 3, 2025, the Plan and Zoning Commission recommended City Council approve the request to rezone property (Area A) by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification. The Plan and Zoning Commission held a public hearing at their meeting on May 20, 2025.

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2230.

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 2230, sending it on its final passage and publication as required by law.

ATTACHMENTS

1. ORDINANCE - RZ Area A
2. PZ Minutes
3. Staff Report
4. Applicant Letter
5. A Aerial
6. PZ Approved Area A Rezoning Exhibit
7. A Future Land Use
8. A Zoning
9. Combined Aerial
10. Combined Future Land Use
11. Combined Zoning
12. Rueter Property - waive 3rd Rezoning Letter - 2025-07-16

ORDINANCE

ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY (AREA A) OWNED BY TERRI NATION, R-PACT HOLDINGS LLC, PAIGE BENLAALA RUETER AND ALEX RUETER, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO C-2, GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT

WHEREAS, on the 20th day of May, 2025, The Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 3rd day of June, 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 Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter and Alex Rueter from the current R-1, One-Family Residence District, to C-2, General Retail, Highway Oriented and Central Business Commercial District (Area A).

WHEREAS, on the 4th day of August, 2025, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF PARCEL "2022-1193" AND A PART OF PARCEL "2022-1194" AS SHOWN ON THAT PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 655 AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "2022-1193"; THENCE NORTH 00°22'47" EAST ALONG THE WEST LINE OF SAID PARCEL "2022-1193", A DISTANCE OF 1330.62 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2022-1193"; THENCE SOUTH 89°31'58" EAST ALONG THE NORTH LINE OF SAID PARCEL "2022-1193" AND THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1109.42 FEET; THENCE SOUTH 00°11'26" WEST, 63.89 FEET TO THE NORTHERLY LINE OF SAID PARCEL "2022-1193"; THENCE SOUTH 80°08'54" EAST ALONG SAID NORTHERLY LINE, 119.51 FEET; THENCE SOUTH 89°43'21" EAST ALONG SAID NORTHERLY LINE, 185.82 FEET; THENCE SOUTH 87°11'16" EAST ALONG SAID NORTHERLY LINE AND THE NORTH LINE OF SAID PARCEL "2022-1194", A DISTANCE OF 759.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "2022-1194"; THENCE SOUTH 30°06'03" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "2022-1194", A DISTANCE OF 509.55 FEET; THENCE NORTH 89°58'51" WEST, 395.22 FEET; THENCE SOUTH 00°02'06" WEST, 25.66 FEET; THENCE NORTH 90°00'00" WEST, 481.05 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 103.43 FEET AND WHOSE CHORD BEARS NORTH 81°32'02" WEST, 103.06 FEET; THENCE NORTH 73°04'04" WEST, 53.18 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 399.27 FEET AND WHOSE CHORD BEARS SOUTH 51°16'53" WEST, 375.78 FEET; THENCE SOUTH 00°08'49" WEST, 530.63 FEET TO THE SOUTH LINE OF SAID PARCEL "2022-1193"; THENCE NORTH 89°52'42" WEST ALONG SAID SOUTH LINE, 1112.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.94 ACRES (2,088,391 SQUARE FEET).

LAYMAN'S DESCRIPTION:

Approximately 47.94-acres (+/-) located south of NE 72nd Street, east of NE Delaware Avenue and West of Interstate 35

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, are hereby amended to rezone the above-described property owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter and Alex Rueter from the current R-1, One-Family Residence District, to C-2, General Retail, Highway Oriented and Central Business Commercial District (Area A).

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in effect upon its final passage and publication as provided by law.

PASSED at Ankeny Iowa, this **4th**, day of **August**, 2025

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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

**1st Con 7/7/25 (P. Hrg.)
2nd Con 7/21/25
3rd Con 8/4/25**

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, May 20, 2025

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the May 20, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Lisa West, Annette Renaud and Todd Ripper. Absent: Glenn Hunter.

Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the May 20, 2025 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS:

Item #4. Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area A), from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

Item #5. Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development

Staff Report: L.Hutzell reported Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have proposed two rezonings totaling 72.01 acres, which will be referred to as Area A and Area B. The first rezoning, known as Area A is to be rezoned from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. The second rezoning, known as Area B is to be rezoned from R-1, One-Family Residence District to PUD, Planned Unit Development. She stated that Area A totals approximately 47.94 acres and Area B totals approximately 24.07 acres and both rezonings are generally located south of NE 72nd Street/NE 126th Avenue, east of NE Delaware Avenue and west of Interstate 35. L.Hutzell said that this area was annexed in 2022 as a part of the Hope Kimberley annexation and, like all newly annexed property, it came into the City with an R-1 Zoning Classification. She noted that both rezoning Area A and rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use map, which defines a majority of this area as being Community Commercial. Since the proposed rezonings align with the City's Future Land Use Map, a land use plan amendment is not being required. L.Hutzell provided an overview of the zoning for the properties that surround Area A and Area B. She explained that the PUD book has been included for the Area B rezoning, which outlines specific uses, utilities, required bulk regulations and elevated materials requirements. She noted that the uses within the PUD will be required to be screened with type C screen to effectively prevent visibility from all abutting property as well as public right of way. She stated that the developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area for both rezoning Area A and Area B. All notification requirements have been met and staff will present a complete staff report at the next Plan and Zoning Commission meeting on June 3, 2025. There were no questions presented from the Commission.

Doug Mandernach, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale commented that one reason why they are asking for the PUD is due to the existing dealership. The dealership property is kind of a higher use and they wanted a couple of lots with similar use next to that property for a transition between the current use and the C-2.

T.Rapp confirmed the existing use will remain and R.Weisheit asked if they see the use of the property staying within the same organization. Doug Mandernach responded, yes.

Rory Welcher, 2390 NE 126th Avenue, Ankeny said his concern is related to the General Retail Highway Oriented zoning. He has been told there is going to be a Casey's Store built on part of the property, which would be right across the street from his home. He would like the Commission to take into consideration that the current residents still have to reside there.

T.Rapp shared that Rory Welcher's letter with his concerns to the Commission will be received and filed.

Motion by L.West to close the public hearing, and receive and file documents. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, June 3, 2025

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the June 3, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Glenn Hunter, Lisa West, and Todd Ripper. Absent: Trina Flack.
Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the June 3, 2025 agenda without amendments. Second by L.West. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS

Item #6. Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area A), from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

Item #7. Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development

Staff Report: L.Hutzell reported Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have proposed two rezonings totaling 72.01 acres, which will be referred to as Area A and Area B. The first rezoning, known as Area A is to be rezoned from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. The second rezoning, known as Area B is to be rezoned from R-1, One-Family Residence District to PUD, Planned Unit Development. Both rezonings are generally located south of NE 72nd Street/NE 126th Avenue, east of NE Delaware Avenue and west of Interstate 35. L.Hutzell said that this area was annexed in 2022 as a part of the Hope Kimberley annexation and, like all newly annexed property, it came into the City with an R-1 Zoning Classification. She presented the City's Future Land Use Map and said that both rezoning Area A and rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use Map, which identifies the majority of this area as being Community Commercial. Since the proposed rezonings align with the City's Future Land Use Map, a land use plan amendment is not being required. L.Hutzell provided an overview of the zoning for the properties that surround Area A and Area B. Area A of the proposed rezoning includes 47.94 acres to be rezoned from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District and proposes 19 lots for future C-2 development, with access from the north via NE 72nd Street and NE Delaware Avenue from the west. Area B of the proposed rezoning includes approximately 24.07 acres to be rezoned from R-1, One-Family Residence District to PUD, Planned Unit Development and proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning, which outlines specific uses, utilities, bulk regulations and elevated material requirements. L.Hutzell stated the uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way. A public hearing was held on May 20, 2025 with comments from one member of the public who spoke in regards to the amount of traffic a large gas station and other commercial development would bring near his home. L.Hutzell stated that the proposed development in this area is currently undergoing a traffic impact study by the City's engineering department. The purpose of a traffic impact study is to identify the impacts to the transportation system due to the proposed development and recommend required roadway improvements to be implemented with future construction plans. Staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District; and that the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development.

T.Rapp clarified that the approval tonight is for rezoning and not the concept plan that was presented. L.Hutzell responded, yes. E.Carstens responded that future planning can change the concept plan and would need to be in conformity with the PUD.

The applicant/representative had no further comments for the Commission.

Motion by L.West to recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

Motion by T.Ripper to recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

Agenda Item: Rueters Property Rezoning (Area A and Area B) - Action
Report Date: May 28, 2025
Prepared By: Laura Hutzell *LHC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

That the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development.

Project Report

The applicants, Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have proposed two rezonings. The first rezoning, known as Area A from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. The second, known as Area B from R-1, One-Family Residence District to PUD, Planned Unit Development.

The area subject to the proposed rezonings consists of two parcels, totaling approximately 72.01 acres in size. Specifically, Area A totals approximately 47.94 acres and Area B totals approximately 24.07 acres. The subject rezonings are generally located south of NE 72nd St/NE 126th Ave, east of NE Delaware Avenue and west of Interstate 35. This area was annexed in 2022 as a part of the Hope Kimberley annexation.

Both Rezoning Area A and Rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of this area as being Community Commercial. According to Figure 12.5 in the City's Comprehensive Plan, the C-2 zoning category is compatible with the Community Commercial land use and the PUD zoning category is partially compatible. Specifically, the Community Commercial land use is described in the City's Comprehensive plan as being designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to five miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. Sites are generally greater than 20 acres. Since the proposed rezonings align with the Future Land Use Map, a land use plan amendment is not required.

Area A of the proposed rezoning includes 47.94 acres from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District and proposes 19 lots for future C-2 development.

The property that makes up Area A is currently zoned R-1, One-Family Residence District. Property to the north is also zoned R-1. Property to the east is interstate right-of-way, property to the west is zoned both R-3, Multiple Family Residence District and C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was recently rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple Family Residential District.

Area B of the proposed rezoning includes approximately 24.07 acres from R-1, One-Family Residence District to PUD, Planned Unit Development and proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning.

The property that makes up Area B is currently zoned R-1, One Family Residence District. Property to the north is part of the Area A rezoning, which is currently zoned R-1, but proposed C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple Family Residential District. Property to the east is Interstate right-of-way. It is important to note that uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way.

Use Restrictions. Permissible uses shall include the following:

- C-2 permissible uses
- Lumberyards and building materials sales yards.
- Warehousing and storage, retail or wholesale (indoor and outdoor)
- Contractor's equipment storage yard
- Contractor rental of equipment commonly used by contractors
- Machine and Fabrication shop
- Advanced Manufacturing and Fabrication
- Modular assembly of products
- Professional Office
- Training, Education and Innovation Centers

Bulk Regulations:

- Minimum Lot Width – No minimum
- Minimum Lot Area – No minimum
- Minimum Setback Requirements:
- Front Yard: 50 feet.
- Side Yard: None required, except when adjacent to any Residential district or street right-ofway line, in which case – 50 feet.
- Rear Yard: 40 feet. When adjacent to any Residential district 150 feet.
- Maximum Height: 60 feet.
- Maximum Number of Stories: 4 stories
- Screening of Outdoor Storage areas.

Uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way. Such screening shall consist of Type 'C' Screening per the City of Ankeny Code of Ordinances Section 194.02. Screening shall be deemed sufficient if it prevents visibility of such storage area by persons traveling on public rights-of-way or standing at grade level on the side or rear lot lines of such property. Such screening may be accomplished by any one of the following methods:

- Wall or Fence. Such fence shall not be less than six feet in height and shall be constructed in such a manner as to effectively accomplish the requirements of this section.

- Landscaped Strip. Such strip shall be designed and landscaped by a qualified architect, engineer, or landscape architect; predominant planting shall be evergreen type trees, shrubs and plants to assure year-round effectiveness. Density and height of plantings shall be adequate to serve as a screen.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area for both rezoning A and B.

Notifications of the public hearings were sent to the surrounding property owners within 250' of the subject rezonings on May 7, 2025; and a legal notice of the proposed rezoning and amendments was published on May 9, 2025. The Zoning Ordinance also requires that the applicant post public notification signage. The applicant posted the signage before May 13th, which exceeds the required seven days of notification for the proposed rezonings before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on May 20, 2025. During the public hearing there was a presentation from City Staff and the applicant's engineer, followed by comments from one member of the public who spoke in regards to the amount of traffic a large gas station and other commercial development would bring near his home.

The proposed development in this area is currently undergoing a traffic impact study by the City's engineering department. The primary purposes of a traffic impact study are to identify the impacts to the transportation system due to the proposed development and to recommend any necessary improvements to the adjacent transportation system. Examples of this can include:

- Adding or lengthening turn lanes at intersections
- Adding roundabouts
- Adding, deleting or modifying traffic signals or signs
- Access management
- Replacement or rehabilitation of the existing pavement.

Recommended roadway improvements will be required to be implemented with future construction plans.

Summary:

The conditions outlined above influence City staff in determining the following: Both Rezoning Area A and Rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of this area as being Community Commercial. City staff has determined that the proposed rezoning for 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District is appropriate.

Staff has also determined that the proposed rezoning of 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development is also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

That the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

May 13, 2025

Plan and Zoning Commission
Attn: Eric Carstens
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rueter Property
Rezoning,

Dear Plan and Zoning Commission Members:

On behalf of Rueter Co, we are pleased to submit herewith the documents for the Rezoning for the proposed development of 72.01 acres of property south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The property is proposed to have 47.94 Acres of C-2 and 24.07 Acres of PUD. The site is proposing 22 lots for development. 19 lots for C-2 zoning and 3 lots for PUD zoning. The future public roadway is shown for planning purposes.

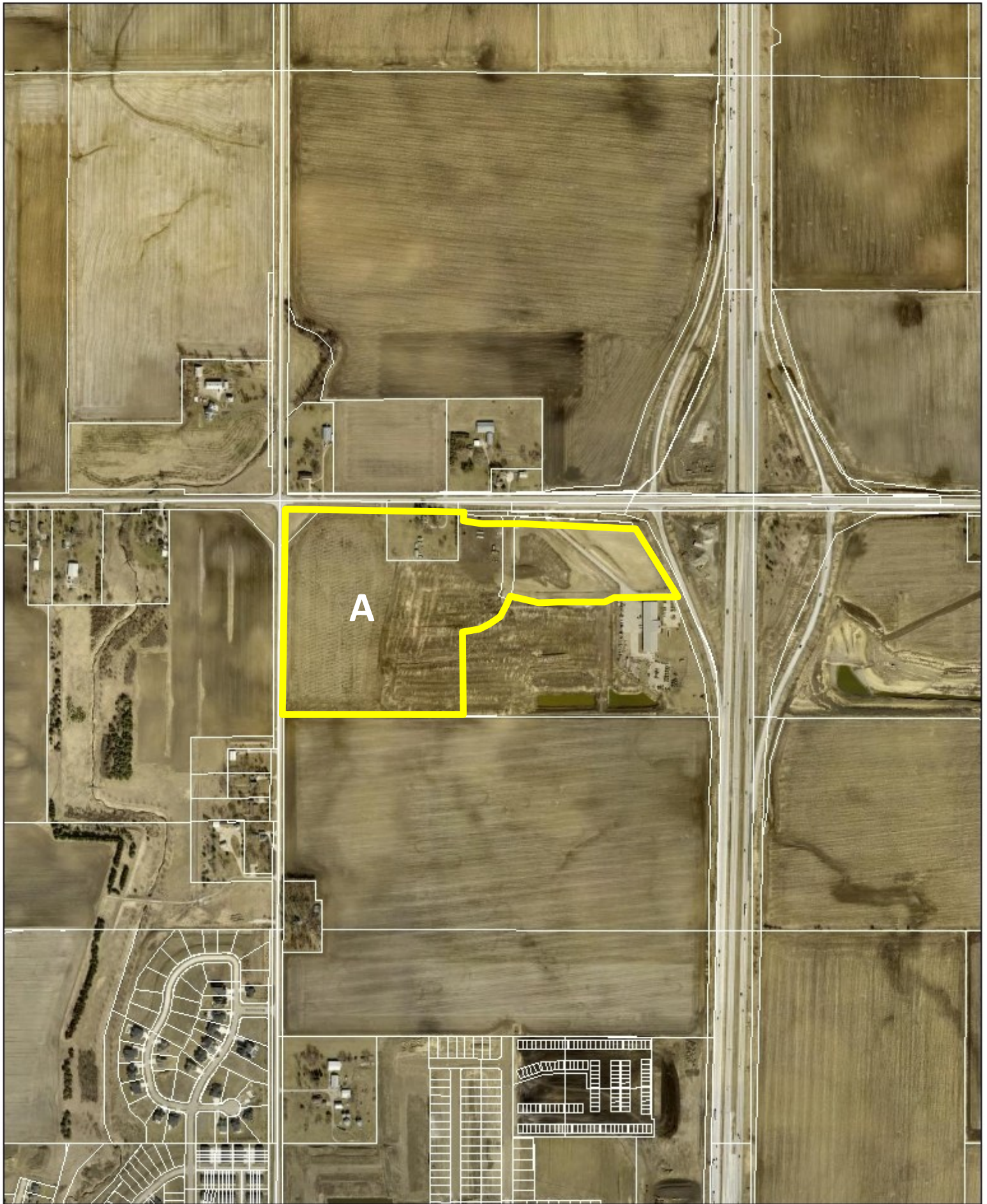
Please accept this submittal for consideration at the regular upcoming Plan and Zoning Commission meeting.

Sincerely,

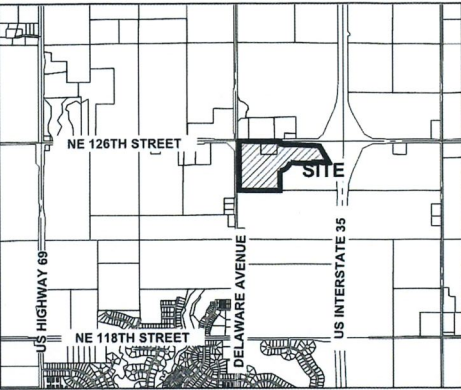
CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach

cc: Todd Rueter, Rueter Co (via email)



VICINITY MAP
NOT TO SCALE



ANKENY, IOWA

OWNER/APPLICANT

ALEX RUETER, TERRI NATION, PAIGE
BENLAALA, TODD RUTER
2425 NE 126TH AVE ELKHART, IA 50073
CONTACT: TODD RUETER
EMAIL: TODD@RUETERCO.COM
PH: (515) 369-2571

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH: (515) 369-4400

ZONING

EXISTING: R-1
PROPOSED: C-2 GENERAL RETAIL, HIGHWAY
ORIENTED, AND BUSINESS
COMMERCIAL DISTRICT

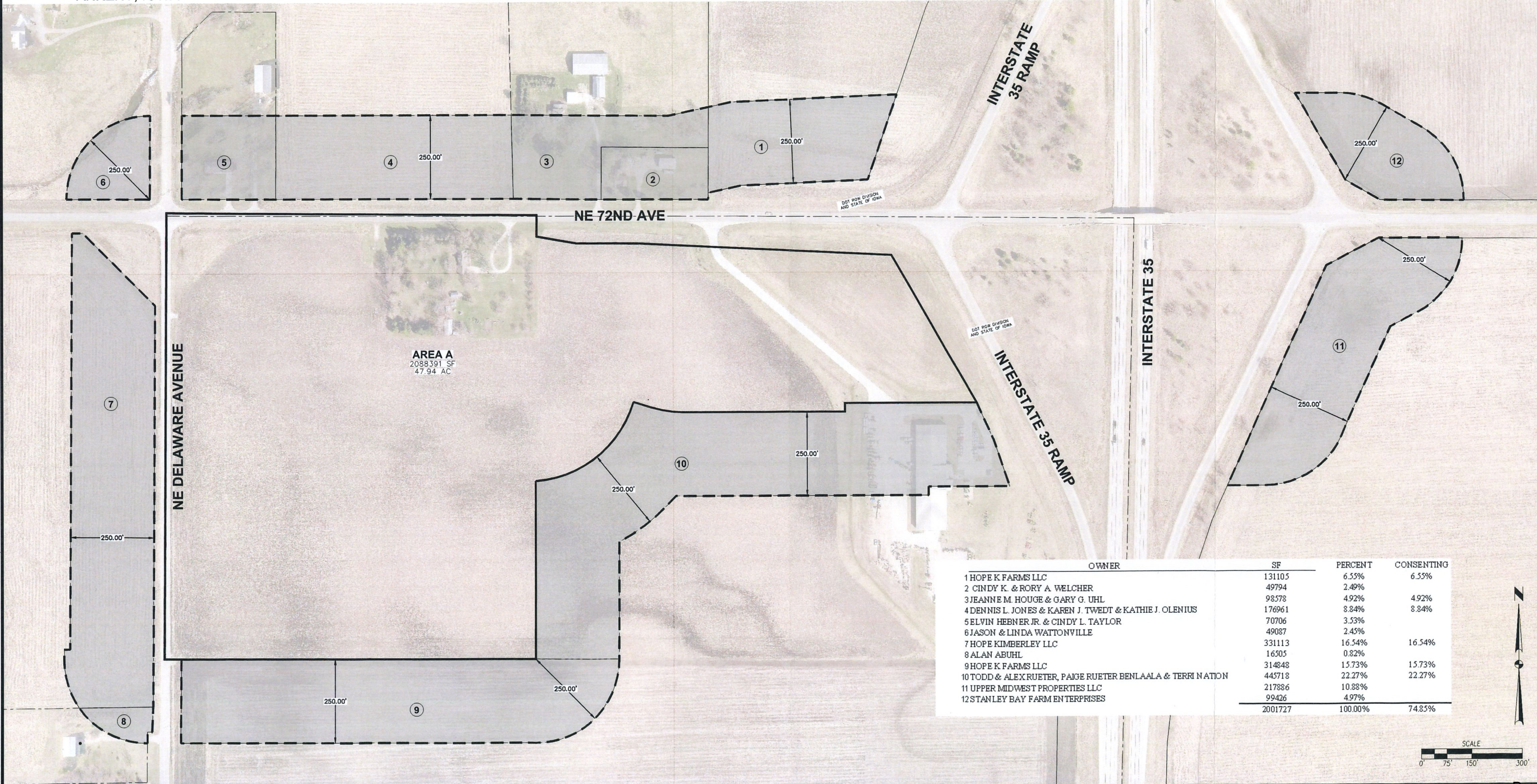
REZONING DESCRIPTION AREA

A PART OF PARCEL "2022-1193" AND A PART OF PARCEL "2022-1194" AS SHOWN ON THAT PLAT OF SURVEY
RECORDED IN BOOK 19379, PAGE 655 AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF
ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "2022-1193"; THENCE NORTH 00°22'47" EAST ALONG
THE WEST LINE OF SAID PARCEL "2022-1193"; A DISTANCE OF 1330.62 FEET TO THE NORTHWEST CORNER OF
SAID PARCEL "2022-1193"; THENCE SOUTH 89°31'58" EAST ALONG THE NORTH LINE OF SAID PARCEL
"2022-1193" AND THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1109.42 FEET; THENCE SOUTH
00°11'26" WEST, 63.89 FEET TO THE NORTHERLY LINE OF SAID PARCEL "2022-1193"; THENCE SOUTH 80°08'54"
EAST ALONG SAID NORTHERLY LINE, 119.51 FEET; THENCE SOUTH 89°43'21" EAST ALONG SAID NORTHERLY LINE,
185.82 FEET; THENCE SOUTH 87°11'16" EAST ALONG SAID NORTHERLY LINE AND THE NORTH LINE OF SAID
PARCEL "2022-1194"; A DISTANCE OF 759.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "2022-1194";
THENCE SOUTH 30°06'03" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "2022-1194"; A DISTANCE OF
509.55 FEET; THENCE NORTH 89°58'51" WEST, 395.22 FEET; THENCE SOUTH 00°02'06" WEST, 25.66 FEET;
THENCE NORTH 90°00'00" WEST, 481.05 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE
RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 103.43 FEET AND WHOSE CHORD BEARS NORTH 81°32'02" WEST,
103.06 FEET; THENCE NORTH 73°04'04" WEST, 53.18 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE
NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 399.27 FEET AND WHOSE CHORD
BEARS SOUTH 51°16'53" WEST, 375.78 FEET; THENCE SOUTH 00°08'49" WEST, 530.63 FEET TO THE SOUTH LINE
OF SAID PARCEL "2022-1193"; THENCE NORTH 89°52'42" WEST ALONG SAID SOUTH LINE, 1112.48 FEET TO THE
POINT OF BEGINNING AND CONTAINING 47.94 ACRES (2,088,391 SQUARE FEET).

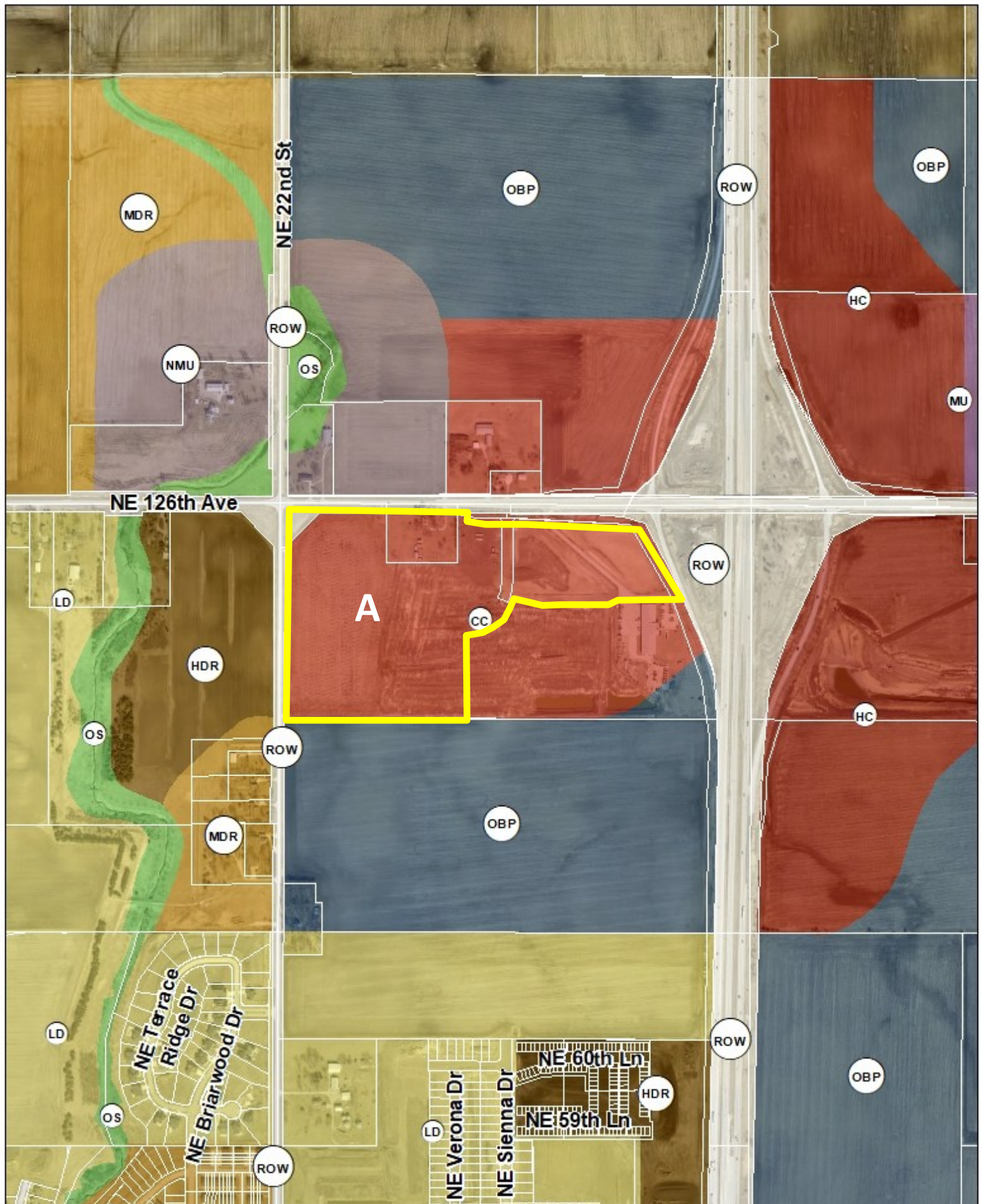
BULK REGULATIONS

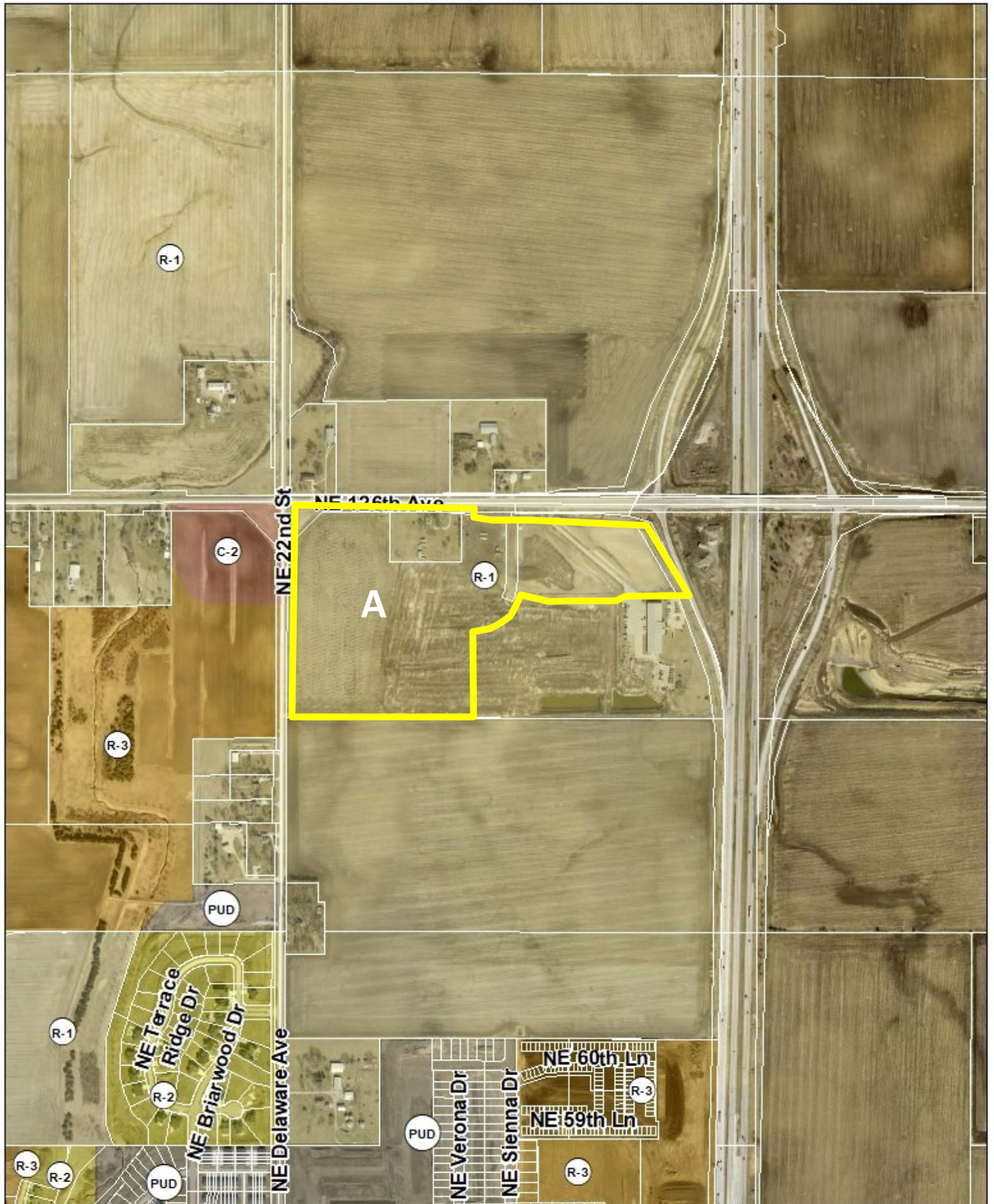
C-2 GENERAL RETAIL, HIGHWAY ORIENTED, AND
BUSINESS COMMERCIAL DISTRICT
FRONT YARD: 35 FEET
SIDE YARD: 0 FEET; 25 FEET WHEN
ADJOINING AN "R" DISTRICT
40 FEET
REAR YARD:
MAXIMUM BUILDING HEIGHT: 45 FEET

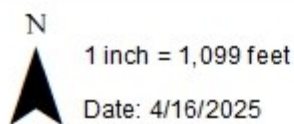
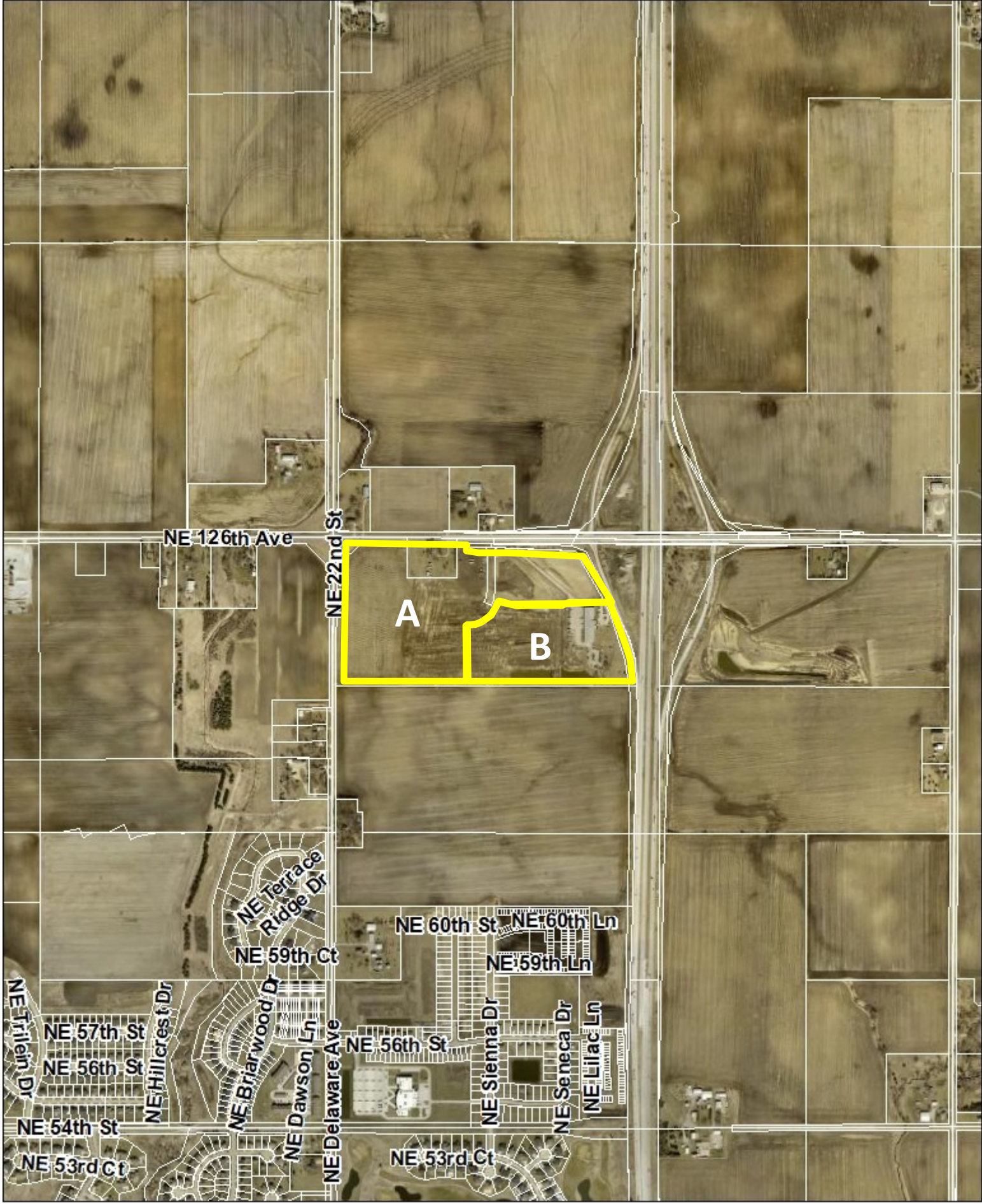
ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date June 3, 2025
Ayes 5 Nays 0 Abstain — Absent 1
APPROVED
J. Bapp Chairperson
D. Lugsang Secretary



OWNER	SF	PERCENT	CONSENTING
1 HOPE K FARMS LLC	131105	6.55%	6.55%
2 CINDY K. & RORY A. WELCHER	49794	2.49%	
3 JEANNE M. HOUGE & GARY G. UHL	98578	4.92%	4.92%
4 DENNIS L. JONES & KAREN J. TWEDT & KATHIE J. OLENIUS	176961	8.84%	8.84%
5 ELVIN HEBNER JR. & CINDY L. TAYLOR	70706	3.53%	
6 JASON & LINDA WATTONVILLE	49087	2.45%	
7 HOPE KIMBERLEY LLC	331113	16.54%	16.54%
8 ALAN ABUHL	16305	0.82%	
9 HOPE K FARMS LLC	314848	15.73%	15.73%
10 TODD & ALEX RUETER, PAIGE RUETER BENLAALA & TERRI NATION	445718	22.27%	22.27%
11 UPPER MIDWEST PROPERTIES LLC	217886	10.88%	
12 STANLEY BAY FARM ENTERPRISES	99426	4.97%	
	2001727	100.00%	74.85%

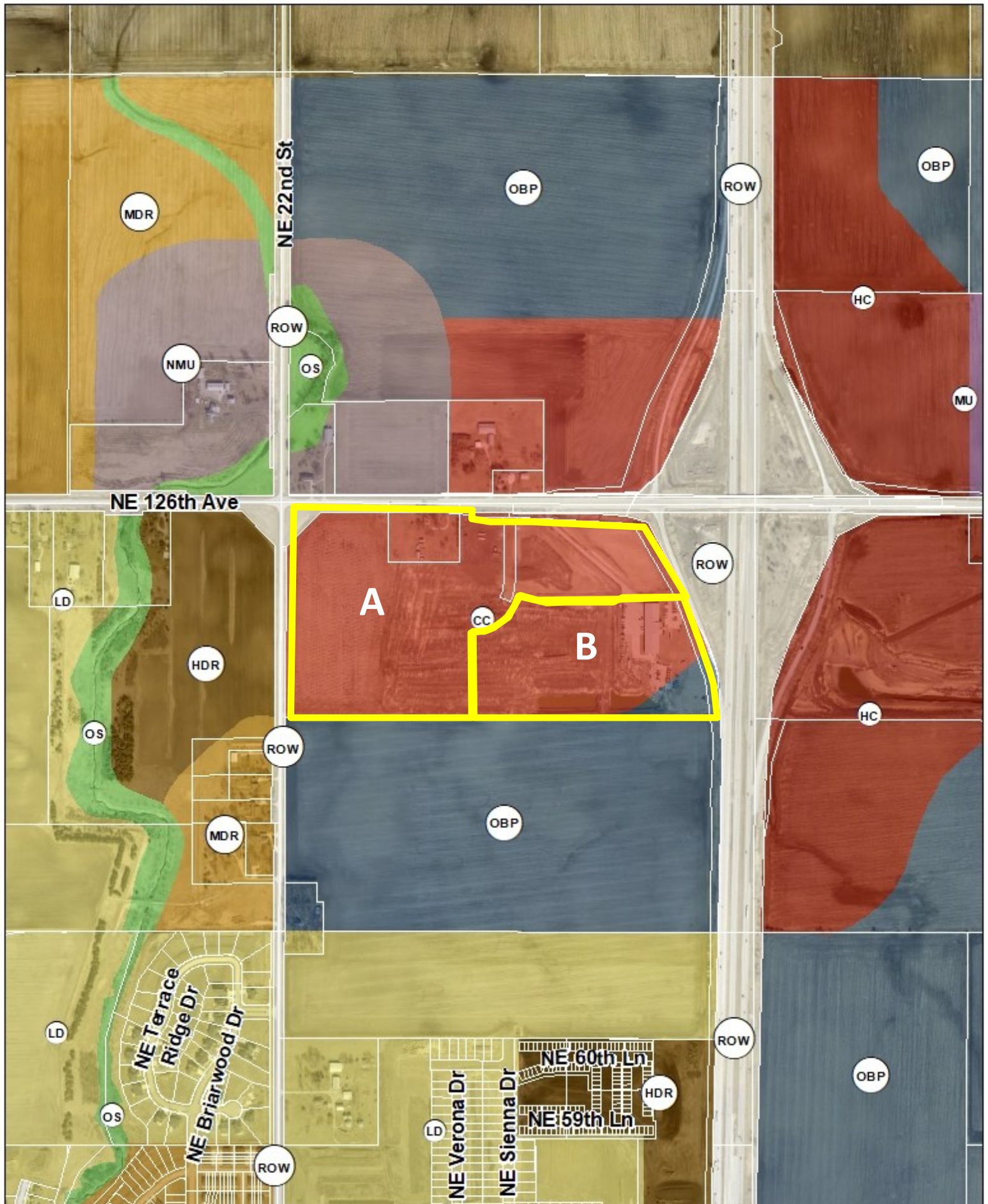


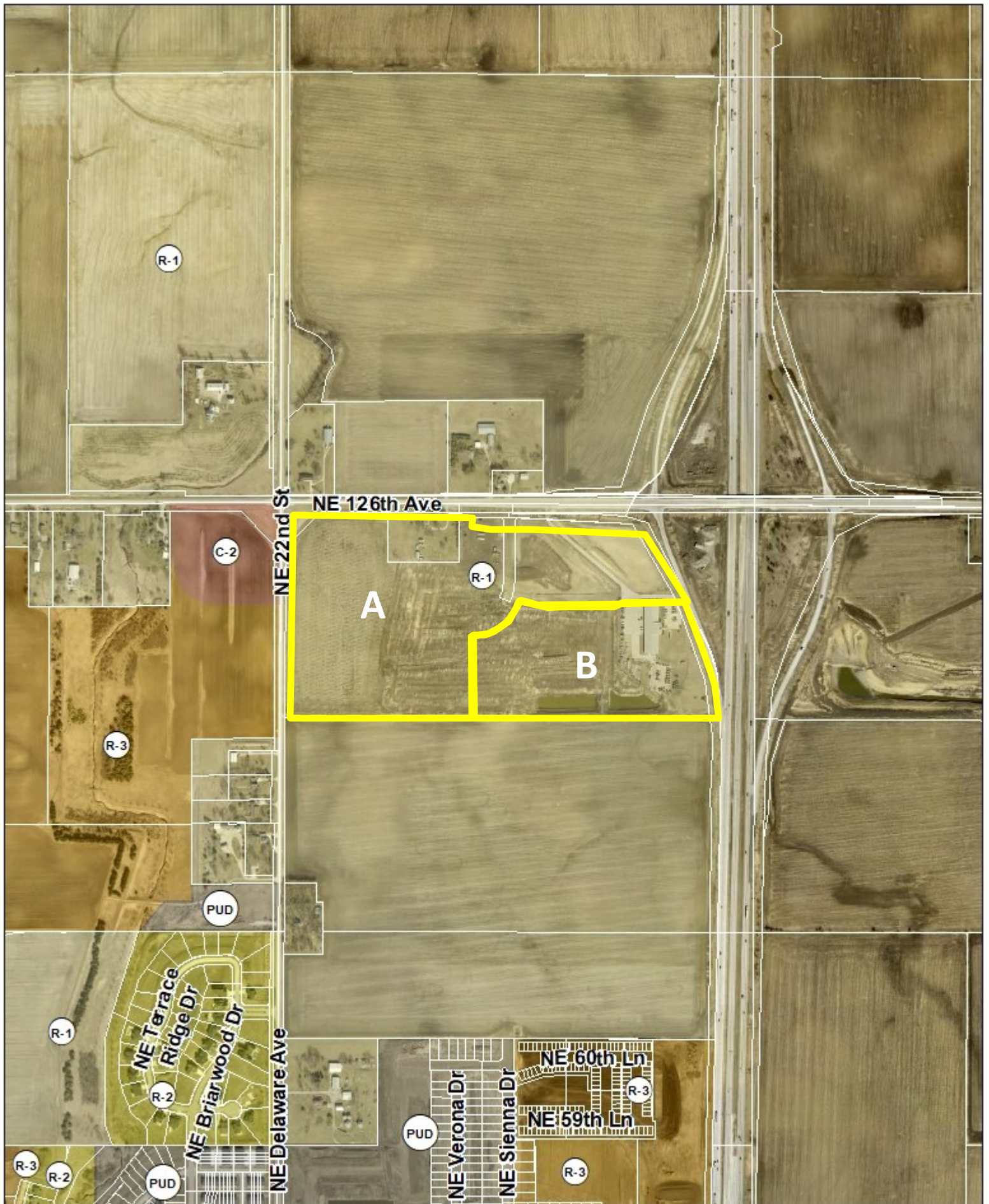




**Rueters Property Rezoing
R-1 to C-2 and R-1 to PUD
Aerial Map**







N



1 inch = 757 feet

Date: 4/16/2025

**Rueters Property Rezoning
R-1 to C-2 and R-1 to PUD
Zoning Map**



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

July 16, 2025

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning – Rueter property

Honorable Mayor and City Council;

On behalf of the Owners, we respectfully request to have the rezoning request associated with the Rueter Property to rezone from R-1: One-Family Residence District to C-2 (Area A) and Planned Unit Development (Area B) approved with the 2nd reading and to waive the 3rd reading due to a tight construction timeline. The proposed development has generated strong interest from potential buyers, and timely approval is critical to maintaining momentum and securing commitments. One potential buyer- who is a tremendous asset to the City of Ankeny and the development – is aiming to close by November 1, with the purchase contingent on the availability of a developed lot. Any extended timeline at this stage could affect our ability to meet construction deadlines and pending purchase commitments that are contingent on zoning approval.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach, Project Manager



ANKENY CITY COUNCIL

Ankeny City Council Agenda

July 21, 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 2231 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property (Area B) owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter from R-1, One-Family Residence District to PUD, Planned Unit Development.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL

EXECUTIVE SUMMARY

Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have requested to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development. The subject rezoning is generally located south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. This area was annexed in 2022 as a part of the Hope Kimberley annexation.

The property that makes up Area B is currently zoned R-1, One Family Residence District. Property to the north is part of the Area A rezoning, which is currently zoned R-1, but proposed C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple-Family Residential District. Area B of the proposed rezoning includes approximately 24.07 acres from R-1, One-Family Residence District to PUD, Planned Unit Development and proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning, which outlines specific uses, required bulk regulations as well as screening requirements and elevated materials requirements.

Rezoning Area B generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of this area as being Community Commercial. According to Figure 12.5 in the City’s Comprehensive Plan, the PUD zoning category is listed as partially compatible with the Community Commercial use.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On June 3, 2025, the Plan and Zoning Commission recommended City Council approve the request to rezone property (Area B) by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter from R-1, One-Family Residence District to PUD, Planned Unit Development.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification. The Plan and Zoning Commission held a public hearing at their meeting on May 20, 2025.

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2231.

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 2231, sending it on its final passage and publication as required by law.

ATTACHMENTS

1. ORDINANCE - RZ Area B
2. PZ Minutes
3. Staff Report
4. Applicant Letter
5. PZ Approved Area B Rezoning Exhibit
6. PZ Approved Rueter Property PUD
7. B Aerial
8. B Future Land Use
9. B Zoning
10. Combined Aerial
11. Combined Future Land Use
12. Combined Zoning
13. Rueter Property - waive 3rd Rezoning Letter - 2025-07-16

ORDINANCE

ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY (AREA B) OWNED BY TERRI NATION, R-PACT HOLDINGS LLC, PAIGE BENLAALA RUETER AND ALEX RUETER, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT

WHEREAS, on the 20th day of May, 2025, The Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 3rd day of June, 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 Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter and Alex Rueter from the current R-1, One-Family Residence District, to PUD, Planned Unit Development (AREA B).

WHEREAS, on the 4th day of August, 2025, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF PARCEL "2022-1193" AND A PART OF PARCEL "2022-1194" AS SHOWN ON THAT PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 655 IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "2022-1194"; THENCE NORTH 89°52'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL "2022-1194" AND THE SOUTH LINE OF SAID PARCEL "2022-1193", A DISTANCE OF 1548.46 FEET; THENCE NORTH 00°08'49" EAST, 530.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 399.27 FEET AND WHOSE CHORD BEARS NORTH 51°16'53" EAST, 375.78 FEET; THENCE SOUTH 73°04'04" EAST, 53.18 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 103.43 FEET AND WHOSE CHORD BEARS SOUTH 81°32'02" EAST, 103.06 FEET; THENCE NORTH 90°00'00" EAST, 481.05 FEET; THENCE NORTH 00°02'06" EAST, 25.66 FEET; THENCE SOUTH 89°58'51" EAST, 395.22 FEET TO THE EASTERLY LINE OF SAID PARCEL "2022-1194"; THENCE SOUTH 30°06'03" EAST ALONG SAID EASTERLY LINE, 10.38 FEET; THENCE SOUTH 23°43'09" EAST ALONG SAID EASTERLY LINE, 109.93 FEET; THENCE SOUTH 18°56'05" EAST ALONG SAID EASTERLY LINE, 444.11 FEET; THENCE SOUTH 07°36'31" EAST ALONG SAID EASTERLY LINE, 236.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.07 ACRES (1,048,357 SQUARE FEET).

LAYMAN'S DESCRIPTION:

Approximately 27.04 acres (+/-) located south of NE 72nd Street, east of NE Delaware Avenue and West of Interstate 35

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, are hereby amended to rezone the above-described property owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter and Alex Rueter from the current R-1, One-Family Residence District, to PUD, Planned Unit Development (AREA B).

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be in effect upon its final passage and publication as provided by law.

PASSED at Ankeny Iowa, this **4th**, day of **August**, 2025

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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

1st Con 7/7/25 (P. Hrg.)

2nd Con 7/21/25

3rd Con 8/4/25

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, May 20, 2025

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the May 20, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Lisa West, Annette Renaud and Todd Ripper. Absent: Glenn Hunter.

Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the May 20, 2025 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS:

Item #4. Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area A), from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

Item #5. Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development

Staff Report: L.Hutzell reported Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have proposed two rezonings totaling 72.01 acres, which will be referred to as Area A and Area B. The first rezoning, known as Area A is to be rezoned from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. The second rezoning, known as Area B is to be rezoned from R-1, One-Family Residence District to PUD, Planned Unit Development. She stated that Area A totals approximately 47.94 acres and Area B totals approximately 24.07 acres and both rezonings are generally located south of NE 72nd Street/NE 126th Avenue, east of NE Delaware Avenue and west of Interstate 35. L.Hutzell said that this area was annexed in 2022 as a part of the Hope Kimberley annexation and, like all newly annexed property, it came into the City with an R-1 Zoning Classification. She noted that both rezoning Area A and rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use map, which defines a majority of this area as being Community Commercial. Since the proposed rezonings align with the City's Future Land Use Map, a land use plan amendment is not being required. L.Hutzell provided an overview of the zoning for the properties that surround Area A and Area B. She explained that the PUD book has been included for the Area B rezoning, which outlines specific uses, utilities, required bulk regulations and elevated materials requirements. She noted that the uses within the PUD will be required to be screened with type C screen to effectively prevent visibility from all abutting property as well as public right of way. She stated that the developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area for both rezoning Area A and Area B. All notification requirements have been met and staff will present a complete staff report at the next Plan and Zoning Commission meeting on June 3, 2025. There were no questions presented from the Commission.

Doug Mandernach, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale commented that one reason why they are asking for the PUD is due to the existing dealership. The dealership property is kind of a higher use and they wanted a couple of lots with similar use next to that property for a transition between the current use and the C-2.

T.Rapp confirmed the existing use will remain and R.Weisheit asked if they see the use of the property staying within the same organization. Doug Mandernach responded, yes.

Rory Welcher, 2390 NE 126th Avenue, Ankeny said his concern is related to the General Retail Highway Oriented zoning. He has been told there is going to be a Casey's Store built on part of the property, which would be right across the street from his home. He would like the Commission to take into consideration that the current residents still have to reside there.

T.Rapp shared that Rory Welcher's letter with his concerns to the Commission will be received and filed.

Motion by L.West to close the public hearing, and receive and file documents. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, June 3, 2025

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the June 3, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Glenn Hunter, Lisa West, and Todd Ripper. Absent: Trina Flack.
Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the June 3, 2025 agenda without amendments. Second by L.West. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS

Item #6. Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area A), from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

Item #7. Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development

Staff Report: L.Hutzell reported Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have proposed two rezonings totaling 72.01 acres, which will be referred to as Area A and Area B. The first rezoning, known as Area A is to be rezoned from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. The second rezoning, known as Area B is to be rezoned from R-1, One-Family Residence District to PUD, Planned Unit Development. Both rezonings are generally located south of NE 72nd Street/NE 126th Avenue, east of NE Delaware Avenue and west of Interstate 35. L.Hutzell said that this area was annexed in 2022 as a part of the Hope Kimberley annexation and, like all newly annexed property, it came into the City with an R-1 Zoning Classification. She presented the City's Future Land Use Map and said that both rezoning Area A and rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use Map, which identifies the majority of this area as being Community Commercial. Since the proposed rezonings align with the City's Future Land Use Map, a land use plan amendment is not being required. L.Hutzell provided an overview of the zoning for the properties that surround Area A and Area B. Area A of the proposed rezoning includes 47.94 acres to be rezoned from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District and proposes 19 lots for future C-2 development, with access from the north via NE 72nd Street and NE Delaware Avenue from the west. Area B of the proposed rezoning includes approximately 24.07 acres to be rezoned from R-1, One-Family Residence District to PUD, Planned Unit Development and proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning, which outlines specific uses, utilities, bulk regulations and elevated material requirements. L.Hutzell stated the uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way. A public hearing was held on May 20, 2025 with comments from one member of the public who spoke in regards to the amount of traffic a large gas station and other commercial development would bring near his home. L.Hutzell stated that the proposed development in this area is currently undergoing a traffic impact study by the City's engineering department. The purpose of a traffic impact study is to identify the impacts to the transportation system due to the proposed development and recommend required roadway improvements to be implemented with future construction plans. Staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District; and that the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development.

T.Rapp clarified that the approval tonight is for rezoning and not the concept plan that was presented. L.Hutzell responded, yes. E.Carstens responded that future planning can change the concept plan and would need to be in conformity with the PUD.

The applicant/representative had no further comments for the Commission.

Motion by L.West to recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

Motion by T.Ripper to recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

Agenda Item: Rueters Property Rezoning (Area A and Area B) - Action
Report Date: May 28, 2025
Prepared By: Laura Hutzell *LHC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

That the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development.

Project Report

The applicants, Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have proposed two rezonings. The first rezoning, known as Area A from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. The second, known as Area B from R-1, One-Family Residence District to PUD, Planned Unit Development.

The area subject to the proposed rezonings consists of two parcels, totaling approximately 72.01 acres in size. Specifically, Area A totals approximately 47.94 acres and Area B totals approximately 24.07 acres. The subject rezonings are generally located south of NE 72nd St/NE 126th Ave, east of NE Delaware Avenue and west of Interstate 35. This area was annexed in 2022 as a part of the Hope Kimberley annexation.

Both Rezoning Area A and Rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of this area as being Community Commercial. According to Figure 12.5 in the City's Comprehensive Plan, the C-2 zoning category is compatible with the Community Commercial land use and the PUD zoning category is partially compatible. Specifically, the Community Commercial land use is described in the City's Comprehensive plan as being designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to five miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. Sites are generally greater than 20 acres. Since the proposed rezonings align with the Future Land Use Map, a land use plan amendment is not required.

Area A of the proposed rezoning includes 47.94 acres from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District and proposes 19 lots for future C-2 development.

The property that makes up Area A is currently zoned R-1, One-Family Residence District. Property to the north is also zoned R-1. Property to the east is interstate right-of-way, property to the west is zoned both R-3, Multiple Family Residence District and C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was recently rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple Family Residential District.

Area B of the proposed rezoning includes approximately 24.07 acres from R-1, One-Family Residence District to PUD, Planned Unit Development and proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning.

The property that makes up Area B is currently zoned R-1, One Family Residence District. Property to the north is part of the Area A rezoning, which is currently zoned R-1, but proposed C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple Family Residential District. Property to the east is Interstate right-of-way. It is important to note that uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way.

Use Restrictions. Permissible uses shall include the following:

- C-2 permissible uses
- Lumberyards and building materials sales yards.
- Warehousing and storage, retail or wholesale (indoor and outdoor)
- Contractor's equipment storage yard
- Contractor rental of equipment commonly used by contractors
- Machine and Fabrication shop
- Advanced Manufacturing and Fabrication
- Modular assembly of products
- Professional Office
- Training, Education and Innovation Centers

Bulk Regulations:

- Minimum Lot Width – No minimum
- Minimum Lot Area – No minimum
- Minimum Setback Requirements:
- Front Yard: 50 feet.
- Side Yard: None required, except when adjacent to any Residential district or street right-ofway line, in which case – 50 feet.
- Rear Yard: 40 feet. When adjacent to any Residential district 150 feet.
- Maximum Height: 60 feet.
- Maximum Number of Stories: 4 stories
- Screening of Outdoor Storage areas.

Uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way. Such screening shall consist of Type 'C' Screening per the City of Ankeny Code of Ordinances Section 194.02. Screening shall be deemed sufficient if it prevents visibility of such storage area by persons traveling on public rights-of-way or standing at grade level on the side or rear lot lines of such property. Such screening may be accomplished by any one of the following methods:

- Wall or Fence. Such fence shall not be less than six feet in height and shall be constructed in such a manner as to effectively accomplish the requirements of this section.

- Landscaped Strip. Such strip shall be designed and landscaped by a qualified architect, engineer, or landscape architect; predominant planting shall be evergreen type trees, shrubs and plants to assure year-round effectiveness. Density and height of plantings shall be adequate to serve as a screen.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area for both rezoning A and B.

Notifications of the public hearings were sent to the surrounding property owners within 250' of the subject rezonings on May 7, 2025; and a legal notice of the proposed rezoning and amendments was published on May 9, 2025. The Zoning Ordinance also requires that the applicant post public notification signage. The applicant posted the signage before May 13th, which exceeds the required seven days of notification for the proposed rezonings before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on May 20, 2025. During the public hearing there was a presentation from City Staff and the applicant's engineer, followed by comments from one member of the public who spoke in regards to the amount of traffic a large gas station and other commercial development would bring near his home.

The proposed development in this area is currently undergoing a traffic impact study by the City's engineering department. The primary purposes of a traffic impact study are to identify the impacts to the transportation system due to the proposed development and to recommend any necessary improvements to the adjacent transportation system. Examples of this can include:

- Adding or lengthening turn lanes at intersections
- Adding roundabouts
- Adding, deleting or modifying traffic signals or signs
- Access management
- Replacement or rehabilitation of the existing pavement.

Recommended roadway improvements will be required to be implemented with future construction plans.

Summary:

The conditions outlined above influence City staff in determining the following: Both Rezoning Area A and Rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of this area as being Community Commercial. City staff has determined that the proposed rezoning for 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District is appropriate.

Staff has also determined that the proposed rezoning of 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development is also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

That the Plan & Zoning Commission recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

May 13, 2025

Plan and Zoning Commission
Attn: Eric Carstens
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rueter Property
Rezoning,

Dear Plan and Zoning Commission Members:

On behalf of Rueter Co, we are pleased to submit herewith the documents for the Rezoning for the proposed development of 72.01 acres of property south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The property is proposed to have 47.94 Acres of C-2 and 24.07 Acres of PUD. The site is proposing 22 lots for development. 19 lots for C-2 zoning and 3 lots for PUD zoning. The future public roadway is shown for planning purposes.

Please accept this submittal for consideration at the regular upcoming Plan and Zoning Commission meeting.

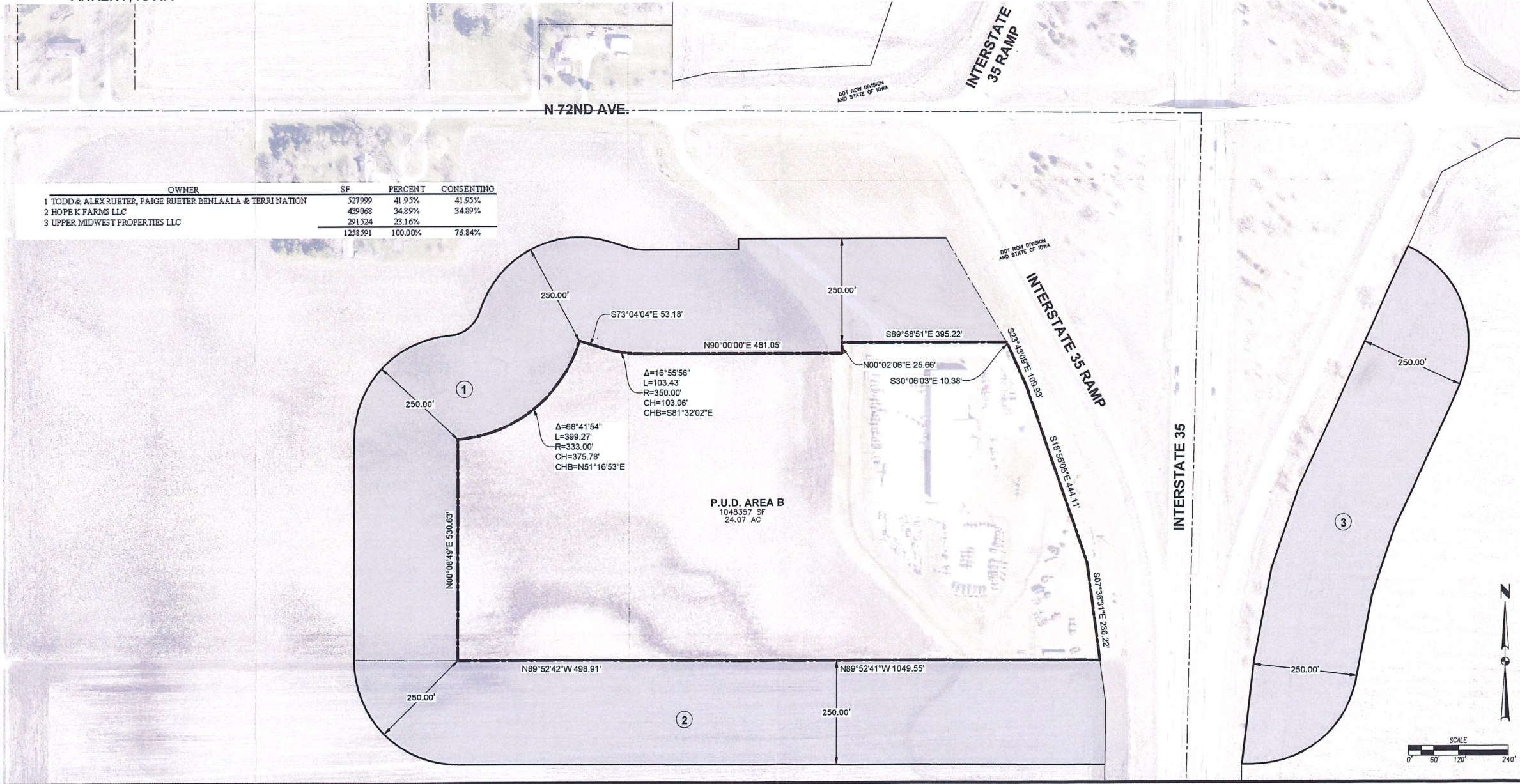
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach

cc: Todd Rueter, Rueter Co (via email)

FILE: H:\2022\2204256\DWG\2204256-REZONING.DWG
 FILE DATE: 5/8/25 DATE PLOTTED: 5/8/2025 11:21 AM
 PLOTTED BY: DOUG MANDERNACH COMMENT: ENG
 TECH



P.U.D. REZONING DESCRIPTION

A PART OF PARCEL "2022-1193" AND A PART OF PARCEL "2022-1194" AS SHOWN ON THAT PLAN OF SURVEY RECORDED IN BOOK 13278, PAGE 655 IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "2022-1194"; THENCE NORTH 89°52'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL "2022-1194" AND THE SOUTH LINE OF SAID PARCEL "2022-1193"; A DISTANCE OF 1548.46 FEET; THENCE NORTH 00°08'49" EAST, 530.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 399.27 FEET AND WHOSE CHORD BEARS NORTH 51°16'53" EAST, 375.78 FEET; THENCE SOUTH 73°04'04" EAST, 53.18 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 103.43 FEET AND WHOSE CHORD BEARS NORTH 81°32'02" EAST, 103.06 FEET; THENCE SOUTH 90°00'00" EAST, 481.05 FEET; THENCE NORTH 00°02'06" EAST, 25.66 FEET; THENCE SOUTH 89°58'51" EAST, 395.22 FEET TO THE EASTERLY LINE OF SAID PARCEL "2022-1194"; THENCE SOUTH 30°06'03" EAST ALONG SAID EASTERLY LINE, 10.38 FEET; THENCE SOUTH 23°43'09" EAST ALONG SAID EASTERLY LINE, 108.93 FEET; THENCE SOUTH 18°56'05" EAST ALONG SAID EASTERLY LINE, 444.11 FEET; THENCE SOUTH 07°36'31" EAST ALONG SAID EASTERLY LINE, 236.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.07 ACRES (1,048,357 SQUARE FEET).

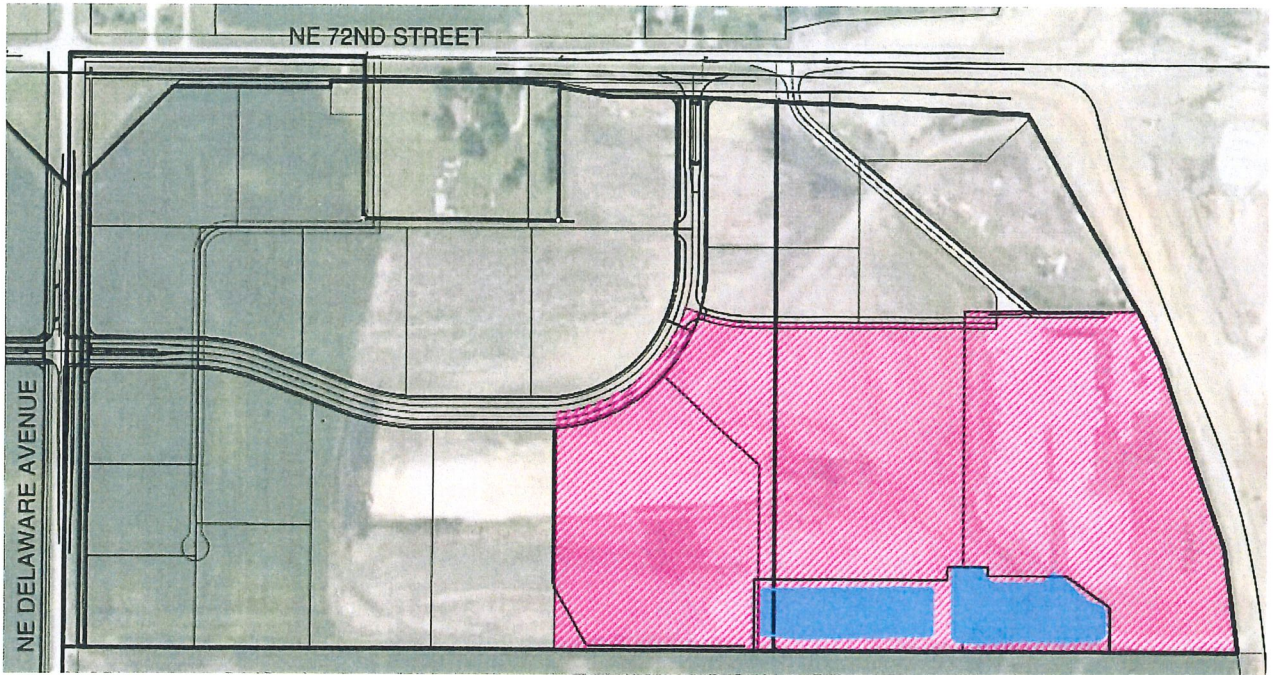
OWNER	SF	PERCENT	CONSENTING
1 TODD & ALEX RUETER, PAIGE RUETER BENLAALA & TERRI NATION	527999	41.95%	41.95%
2 HOPE K FARMS LLC	439068	34.89%	34.89%
3 UPPER MIDWEST PROPERTIES LLC	291524	23.16%	
	1238591	100.00%	76.84%

RUETER PROPERTY P.U.D.	CIVIL DESIGN ADVANTAGE
AREA B P.U.D. REZONING EXHIBIT	ANKENY, IOWA
2204.256	
1 / 1	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
ENGINEER: JUN	PM: DAM
CITY COMMENTS	
CONSENTING OWNERSHIP ADDED.	
PREPARED	
DATE	
REVISIONS	
	04/24/2025
	03/14/2025
	01/30/2025

RUETER PROPERTY

PLANNED UNIT DEVELOPMENT

CITY OF ANKENY



Applicant:

Prepared by:

RUETER'S



RECEIVED
MAY 01 2025
CITY OF ANKENY

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date <u>June 3, 2025</u>	
Ayes <u>5</u>	Nays <u>0</u>
Abstain <u>1</u>	Absent <u>1</u>
APPROVED	
<u>T. Rapp</u>	Chairperson
<u>B. Dugan</u>	Secretary

MAY 1, 2025

RUETER PROPERTY

Planned Unit Development

TABLE OF CONTENTS

1 THE PLAN

Overview Narrative
PUD Conceptual Plan
Bulk Regulations

2 REZONING REQUEST

Rezoning Petition
Rezoning Map

3 SUPPORTING EVIDENCE

Supporting Evidence Statement

4 ARCHITECTURAL REQUIREMENTS

Architectural Building materials

THE PLAN

Rueter Property - Ankeny

OVERVIEW NARRATIVE

The Rueter property consists of 24.07 acres offering a variety of Commercial and Light Industrial uses. The property is generally located west of interstate 35, south of NE 72nd Street and east of NE Delaware Avenue. The property is currently zoned R-1: One Family Residence District.

The property is being proposed as a Planned Unit Development with an underlying C-2 zoning that would allow a mix of commercial uses.

Architecture will be maintained to blend into the other commercial developments. Architecture Standards 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 and public street locations. 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 Rueter Property PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing some uses allowed with the M-1 zoning. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development and an increased tax base.

P.U.D. CONCEPTUAL PLAN

NOT TO SCALE



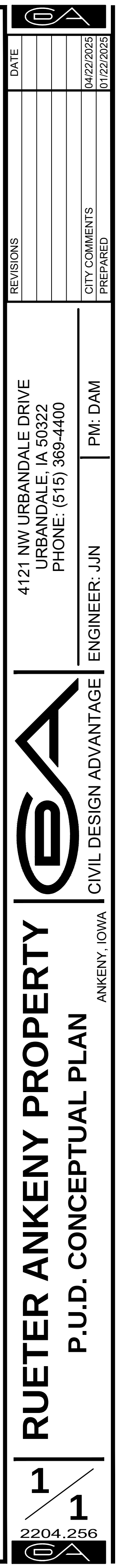
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ALEX RUETER, TERRI NATION,
PAIGE BENLAALA, TODD RUTER
2425 NE 126TH AVE ELKHART, IA 50073
CONTACT: TODD RUETER
EMAIL: TODD@RUETERCO.COM
PH: (515) 369-2571

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

EXISTING: R-1

PROPOSED: LOTS 4-6
RUETER PROPERTY P.U.D.



Rueter Property – Ankeny Planned Unit Development

BULK REGULATIONS

P.U.D.

- Use Restrictions. Permissible uses shall include the following:
 - C-2 permissible uses
 - Lumberyards and building materials sales yards.
 - Warehousing and storage, retail or wholesale (indoor and outdoor)
 - Contractor's equipment storage yard
 - Contractor rental of equipment commonly used by contractors
 - Machine and Fabrication shop
 - Advanced Manufacturing and Fabrication
 - Modular assembly of products
 - Professional Office
 - Training, Education and Innovation Centers
- Minimum Lot Width – No minimum
- Minimum Lot Area – No minimum
- Minimum Setback Requirements:
 - Front Yard: 50 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. When adjacent to any Residential district 150 feet.
- Maximum Height: 60 feet.
- Maximum Number of Stories: 4 stories
- Screening of Outdoor Storage areas.
- Uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way. Such screening shall consist of Type 'C' Screening per the City of Ankeny Code of Ordinances Section 194.02. Screening shall be deemed sufficient if it prevents visibility of such storage area by persons traveling on public rights-of-way or standing at grade level on the side or rear lot lines of such property. Such screening may be accomplished by any one of the following methods:
 - Wall or Fence. Such fence shall not be less than six feet in height and shall be constructed in such a manner as to effectively accomplish the requirements of this section.
 - Landscaped Strip. Such strip shall be designed and landscaped by a qualified architect, engineer, or landscape architect; predominant planting shall be evergreen type trees, shrubs and plants to assure year-round effectiveness. Density and height of plantings shall be adequate to serve as a screen.

REZONING REQUEST

Rezoning Application Form

Property Location (street address and/or boundary description):

West of I-35, south of NE 126th Ave., east of NE 22nd Street

Gross acreage of rezoning: _____

Current property zoning: R-1 (One Family Residence District)

Proposed property zoning: Rueter Property P.U.D.

Conditions: _____

Is property within Ankeny's corporate limits ☒ yes ☐ no

Applicant/Contact Person:

Full Name: Doug Mandemach Company: Civil Design Advantage, LLC

Address: 4121 NW Urbandale Drive

City, State, Zip: Urbandale, IA 50322

Office Phone: (515) 369-4400 Cell Phone: (515) 250-5947

E-mail: DougM@cda-eng.com

Property Owner:

Full Name: Todd Rueter Company: RuterCo

Address: 2425 NE 126th Ave.

City, State, Zip: Elkhart, IA 50073

Office Phone: (515) 369-2571 Cell Phone: _____

E-mail: Todd@RueterCo.com

Attorney

Full Name: _____ Firm Name: _____

Address: _____

City, State, Zip: _____

Office Phone: _____ Cell Phone: _____

E-mail: _____

Land Surveyor/Engineer: Mike Brooner Civil Design Advantage, LLC

Address: 4121 NW Urbandale Drive

City, State, Zip: Urbandale, IA 50322

Office Phone: (515) 369-4400 Cell Phone: (515) 208-1317

E-mail: MikeB@cda-eng.com

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by: _____ Date: _____

(Applicant/Contact Person)

Note: No other signature may be substituted for the Property Owner's Signature

and:  Date: 4-25-25

(Property Owner)

Original signatures are required

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:

Attached

request that said real estate be rezoned from its present classification of R-1 to P.U.D. for the
purpose of allowing the following use(s):

Commercial and Industrial uses

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-1 to P.U.D.

Parcel owner(s) signatures

Todd Rueter , Manager, RPACT Holdings LLC

(owner name)

(Signature)

Alex Rueter

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope K Farms LLC

Address: 4500 Westown Parkway STE 227 West Des Moines, IA 50266

Signature:

Date:

Printed Name:

Title:

Property Owner:

Address:

Signature:

Date:

Printed Name:

Title:

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

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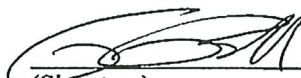
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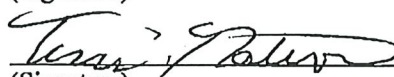
Paige Rueter Benlaala

(owner name)


(Signature)

Terri Nation

(owner name)


(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope K. Farms LLC

Address: 4500 Westown Parkway Ste 227, West Des Moines, IA 50266

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

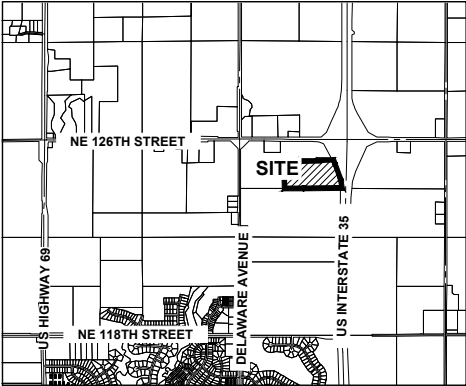
RUETER ANKENY REZONING DESCRIPTIONS
CDA PROJECT NUMBER 2304.238
PREPARED 11/12/2024

P.U.D. DESCRIPTION

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VICINITY MAP
NOT TO SCALE



ANKENY, IOWA

OWNER/APPLICANT

ALEX RUETER, TERRI NATION, PAIGE BENLAALA, TODD RUTER
2425 NE 126TH AVE ELKHART, IA 50073
CONTACT: TODD RUETER
EMAIL: TODD@RUETERCO.COM
PH: (515) 369-2571

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH: (515) 369-4400

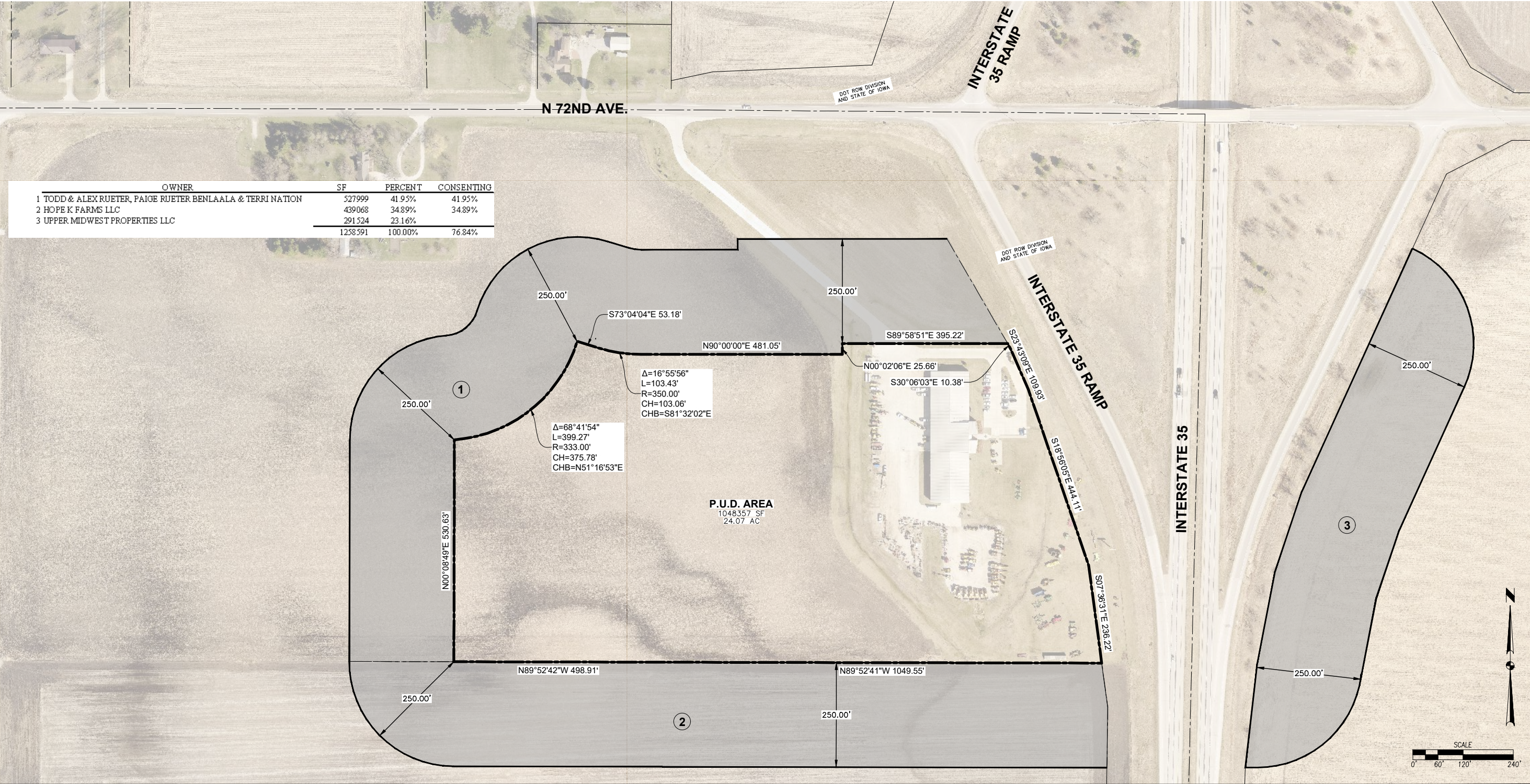
ZONING

EXISTING: R-1

PROPOSED: RUETER PROPERTY PUD

P.U.D. REZONING DESCRIPTION

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DATE: 5/1/2025 11:21 AM
DRAWN BY: J. MANDERNACH
CHECKED BY: J. MANDERNACH
COMMENT: ENG.

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RUETER PROPERTY P.U.D.

AREA B P.U.D. REZONING EXHIBIT

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

EA

ENGINEER: J. JN

PM: DAM

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DATE

04/24/2025

03/14/2025

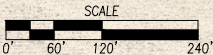
01/30/2025

REVISIONS

CITY COMMENTS

CONSISTING OWNERSHIP ADDED.

PREPARED



SUPPORTING EVIDENCE

Rueter Property - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to Rueter Property will be from future NE 72nd Street and NE Delaware Avenue which require 100' of ROW. The proposed public within the property will require 70' of public ROW. The roadway alignment will connect perpendicular to each of the existing roadways. A private drive will connect to east and west and provide internal circulation. A traffic study has been completed by Bolten and Menk for this property and surrounding properties. The study recommends several roadway improvements as development increases. The improvements will be implemented with future construction plans.

PEDESTRIAN CIRCULATION

5' wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities. Pedestrian ramps will be provided at all roadway intersections. A 5' sidewalk will be constructed along NE Delaware Avenue. An 8' sidewalk will be installed along the south side of NE 72nd Street.

UTILITIES

Sanitary sewer service will be provided by connecting into a proposed 12" trunk sewer at the south property line. The sanitary sewer will be extended through the Rueter Property to provide service to each lot. All sanitary sewer mains will be public and will be designed at acceptable design slopes.

Water main will be connected to an existing 12" main along the west side of NE Delaware Avenue approximately 1,000 feet south of the south property line. The 12" water main will cross to the east side of Delaware Avenue and be extended to NE 72nd Street. A 16" Watermain will be installed along the south side of NE 72nd Street across the street frontage. A 10" watermain will follow the alignment of the proposed roadway through the Rueter Property. All watermain will be public.

Storm sewer will be provided within public right-of-ways and sized per city code, ultimately discharging into the detention basins provided along the south property line.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements. These easements will be located adjacent to the public right-of-ways or within rear yards of the lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Rueter property generally drains from north to south discharging water to the southeast. A small portion of the property drains to the northwest. Detention for the portion that drains to the northwest will be provided with future development. All detention facilities shall be privately owned and maintained.

ARCHITECTURAL REQUIREMENTS

Rueter Property – Ankeny

ARCHITECTURAL

The buildings will be required to have a mix of quality durable materials within the PUD area. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites. Buildings will be required to meet the design standards set forth in Chapter 192.02 B. of the Ankeny Municipal Code.

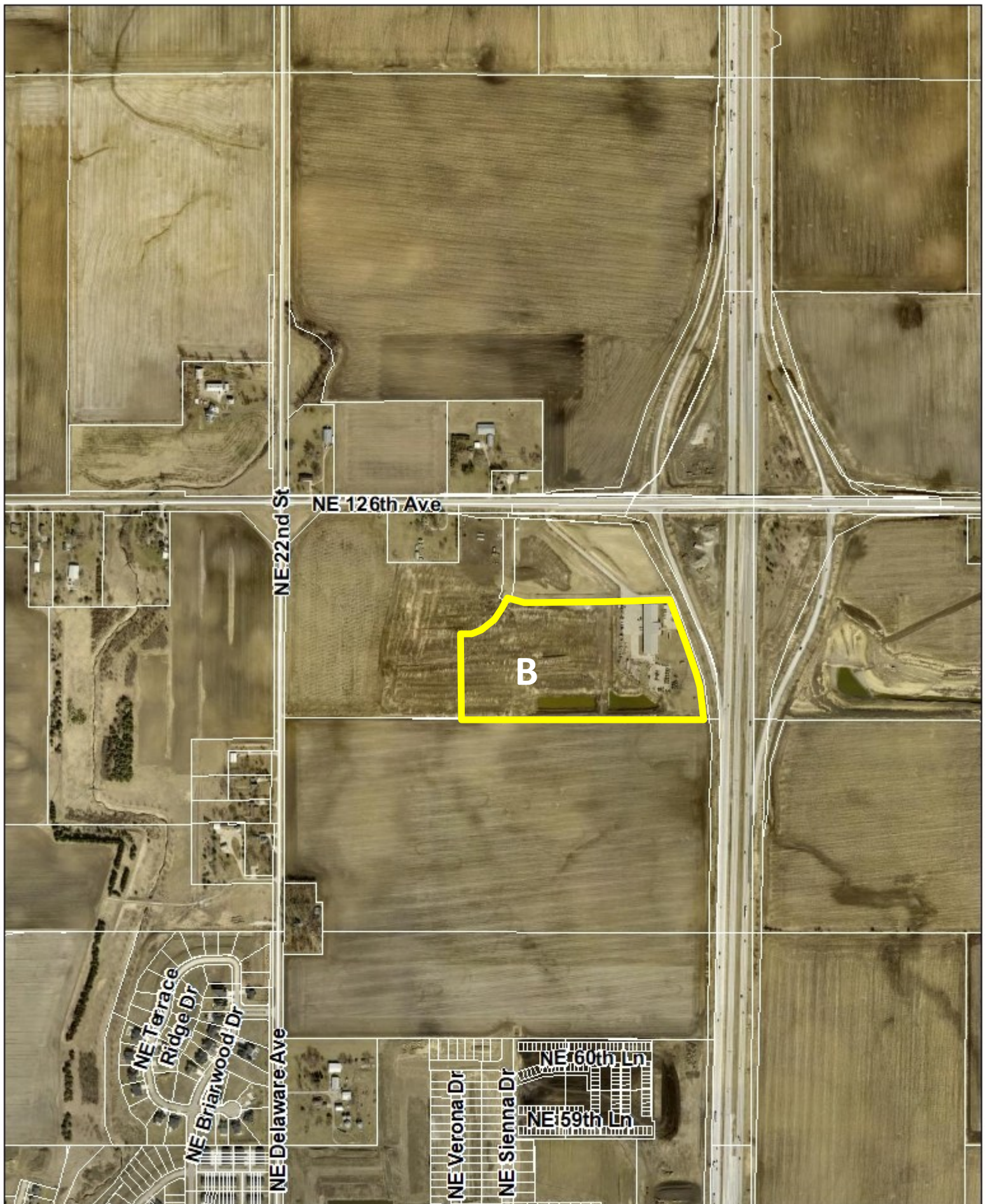
Primary material requirements:

- A. Public Facing: 60% primary material
- B. Other Facades: 40% primary material.

Exterior Building Examples:



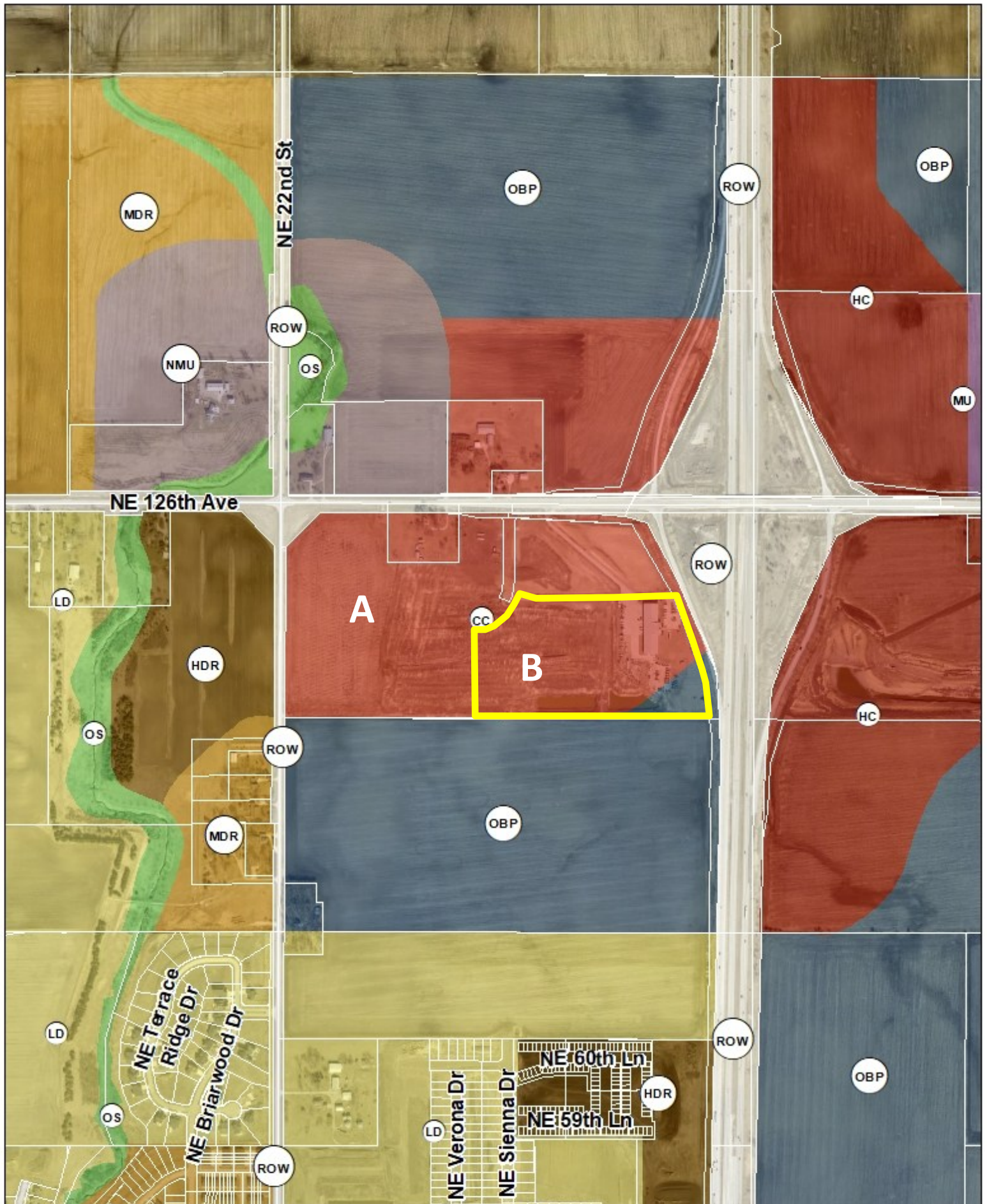


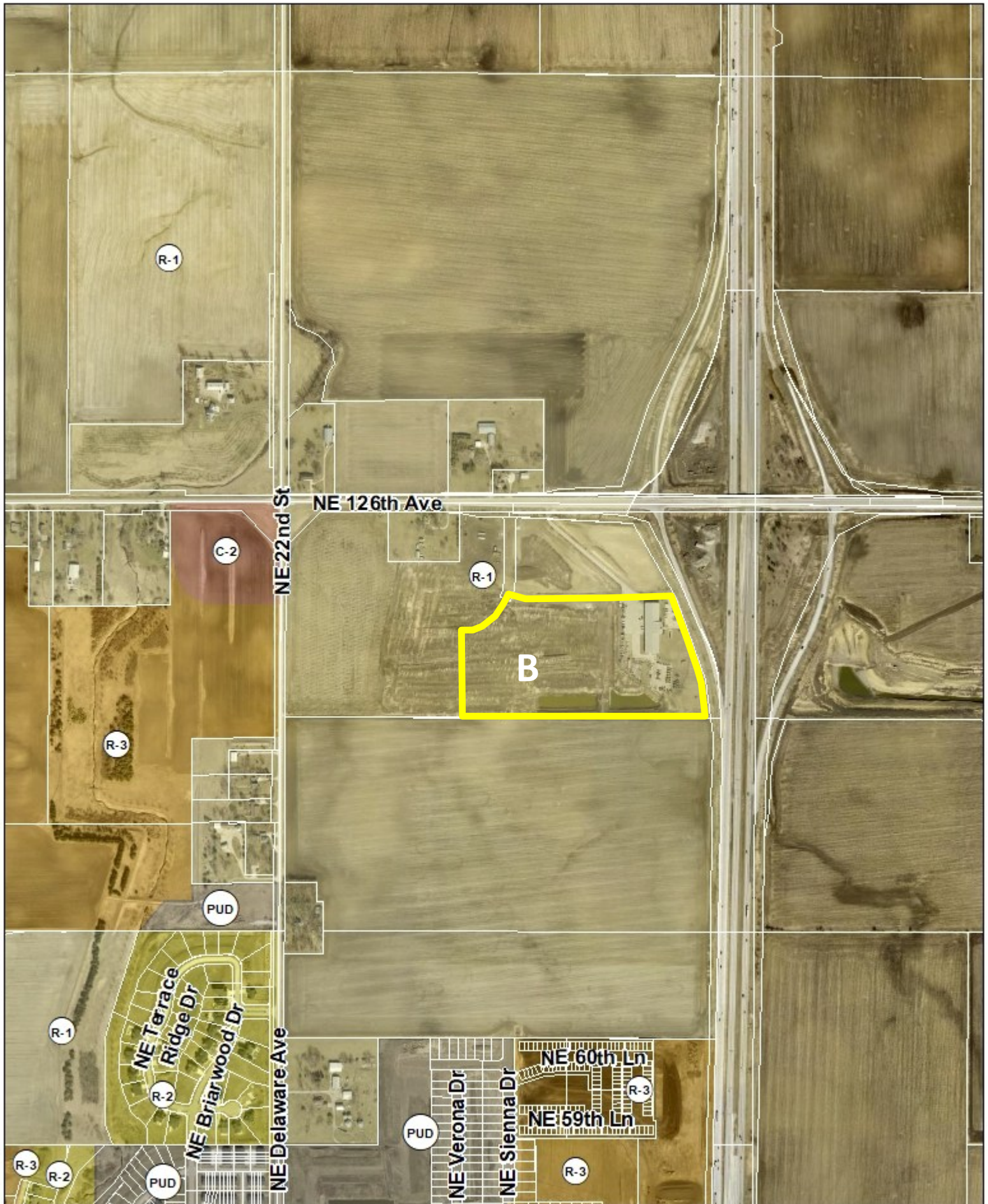


1 inch = 757 feet

Date: 4/16/2025

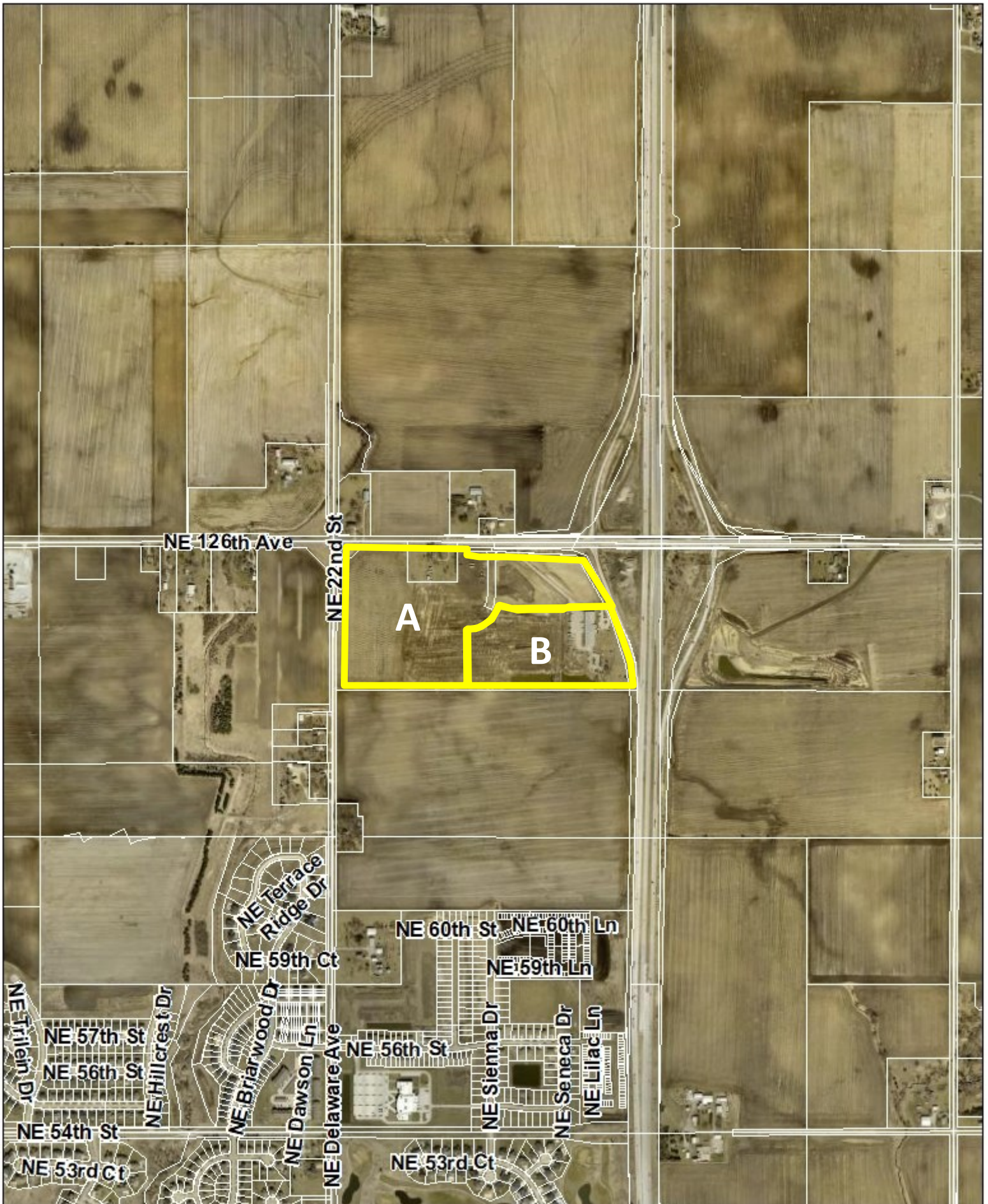
**Rueters Property Rezoing
R-1 to PUD
Aerial Map**

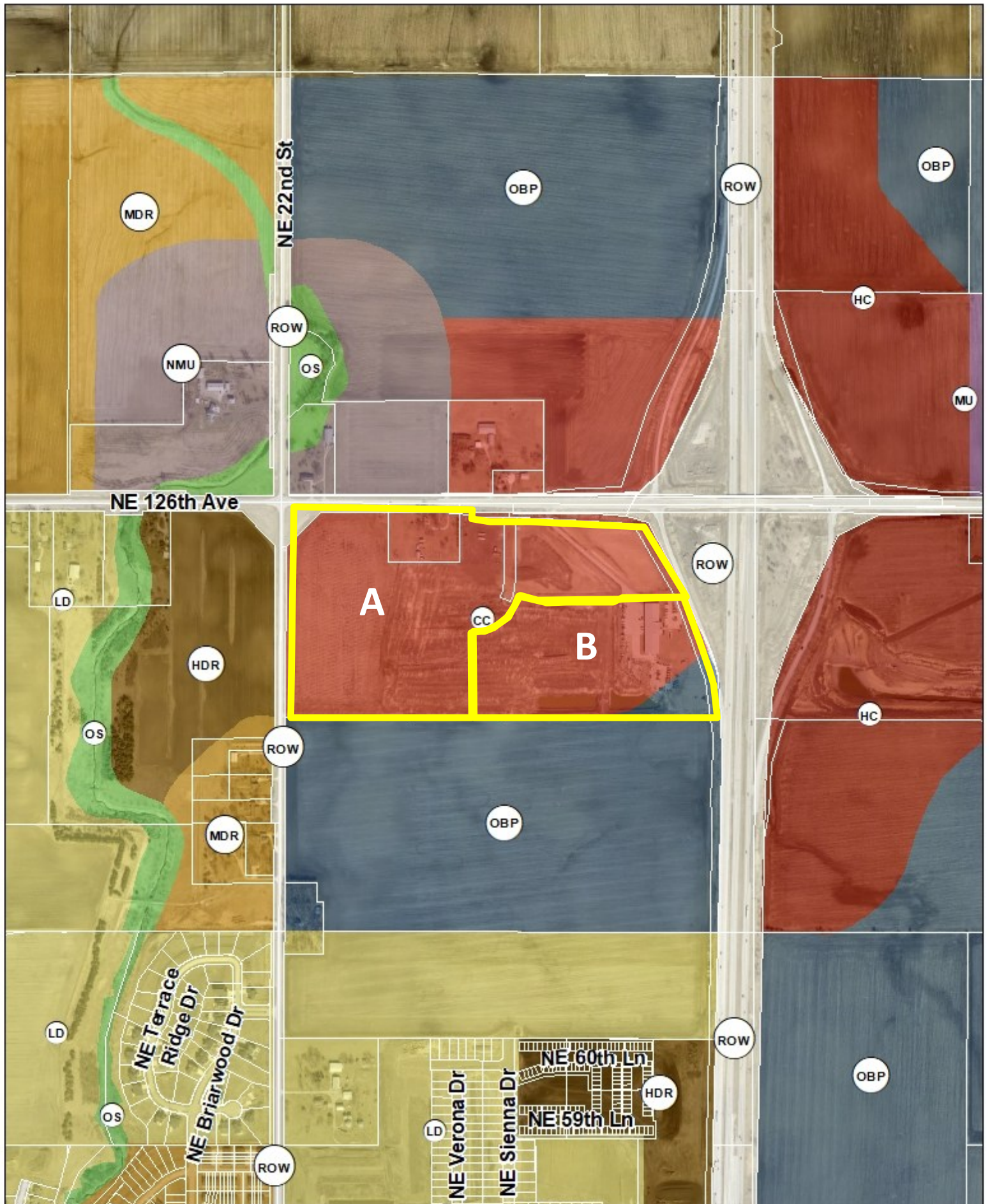


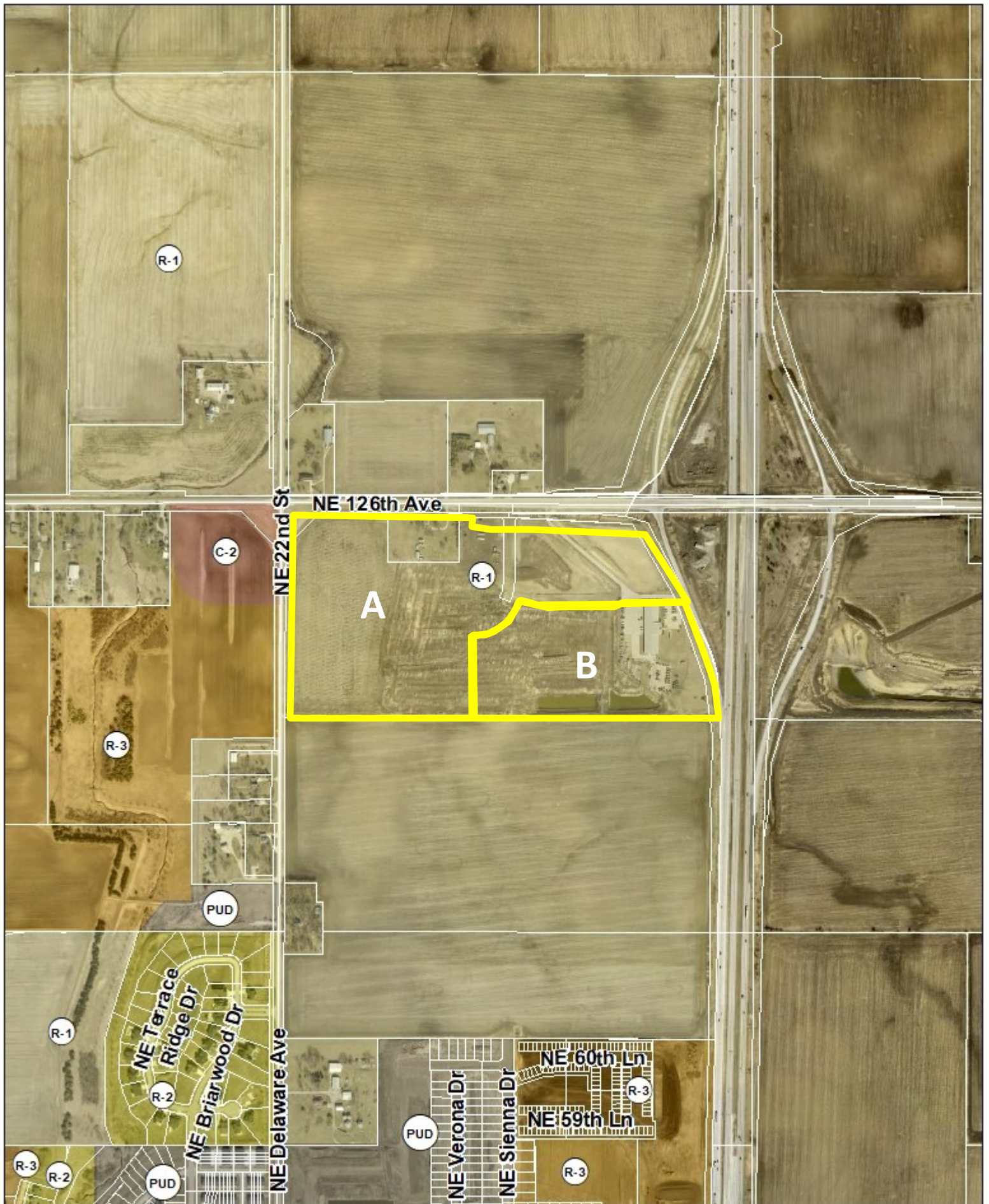


1 inch = 757 feet
Date: 4/16/2025

**Rueters Property Rezoning
R-1 to PUD
Zoning Map**







N



1 inch = 757 feet

Date: 4/16/2025

**Rueters Property Rezoning
R-1 to C-2 and R-1 to PUD
Zoning Map**



July 16, 2025

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning – Rueter property

Honorable Mayor and City Council;

On behalf of the Owners, we respectfully request to have the rezoning request associated with the Rueter Property to rezone from R-1: One-Family Residence District to C-2 (Area A) and Planned Unit Development (Area B) approved with the 2nd reading and to waive the 3rd reading due to a tight construction timeline. The proposed development has generated strong interest from potential buyers, and timely approval is critical to maintaining momentum and securing commitments. One potential buyer- who is a tremendous asset to the City of Ankeny and the development – is aiming to close by November 1, with the purchase contingent on the availability of a developed lot. Any extended timeline at this stage could affect our ability to meet construction deadlines and pending purchase commitments that are contingent on zoning approval.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach, Project Manager