ANKENY CITY COUNCIL

Regular Meeting
Monday, August 4, 2025
5:30 PM

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

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

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

ELECTRONIC MEETING INFORMATION

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

Meeting ID: 973 1299 2966
Passcode: 1234

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

PROCEDURAL ACTIONS:

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

CEREMONY:

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the August 4, 2025 Agenda

   Consider motion to approve and accept the August 4, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-59 Proposed 80/20 voluntary urbanized annexation of certain territory adjacent to the NE quadrant of Ankeny requested by DLE Four Way, L.C., Putco, INC., Upper Midwest Properties and Threshold Capital, LLC.

Consider motion to close Public Hearing 2025-59.

Consider motion to receive and file the June 9, 2025 Consultation Meeting Report.

Consider motion to file correspondence.

Consider motion to adopt RESOLUTION annexing certain territory located adjacent to the northeast quadrant of Ankeny requested by DLE Four Way, L.C., Putco, INC., Upper Midwest Properties and Threshold Capital, LLC.

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 21, 2025 as published, subject to correction, as recommended by the City Clerk.

CA - 2. Receive and file minutes of the Plan and Zoning Commission meeting of June 3, 2025.

CA - 3. Receive and file minutes of the Zoning Board of Adjustment meeting of June 3, 2025.

CA - 4. Receive and file minutes of the Library Board of Trustee meeting of June 19, 2025.

- **LICENSES AND PERMITS**

CA - 5. Consider motion to approve the issuance of a special permit to Eric Weichers for the purpose of bow hunting on private property within the city limits pursuant to Municipal Code Section 41.11(3).

CA - 6. Consider motion to approve the issuance of liquor licenses and beer/wine permits.

- **FINANCE/BUDGET**

CA - 7. Consider motion to approve Payment #2 in the amount of $17,434.00 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr - Concept Study project.

CA - 8. Consider motion to approve Payment #9 in the amount of $31,105.00 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr - NW 9th St & NW Ash Dr Intersection Improvements project.

CA - 9. Consider motion to approve Payment #4 in the amount of $10,010.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.

CA - 10. Consider motion to approve Payment #13 in the amount of $96,672.40 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.

CA - 11. Consider motion to approve Payment #5 in the amount of $4,725.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary

Sewer Study project.

CA - 12. Consider motion to approve Payment #24 in the amount of $3,421.25 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements - Phase 2 project.

CA - 13. Consider motion to approve Payment #16 in the amount of $9,277.89 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordnance Road Water Main project.

CA - 14. Consider motion to approve Payment #5 in the amount of $41,679.49 to Olsson, Inc., for engineering services on the SW Oralabor Road & SW Irvinedale Drive Intersection Improvements project.

CA - 15. Consider motion to approve Payment #11 in the amount of $14,262.51 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.

CA - 16. Consider motion to approve Payment #5 in the amount of $14,771.00 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.

CA - 17. Consider motion to approve Payment #12 in the amount of $1,438.40 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.

CA - 18. Consider motion to approve Payment #17 in the amount of $23,042.05 to Snyder & Associates for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th Street project.

CA - 19. Consider motion to approve Payment #47 in the amount of $12,062.55 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.

CA - 20. Consider motion to approve the August 4, 2025 Accounts Payable.

CA - 21. Consider motion to receive and file the Adopted Annual Budget Document for Fiscal Year 2026.

CA - 22. Consider motion to approve the purchase of a 2026 Chevrolet Silverado 3500 Truck for the Fire Department for an amount not to exceed $53,298.75.

- **PERSONNEL ITEMS**

CA - 23. Consider motion to approve the side letter agreement with the Ankeny Police Department Teamsters Local Union #238 amending the parental leave language and to authorize the City Manager to execute the agreement.

- **COMMUNITY DEVELOPMENT ITEMS**

CA - 24. Consider motion to adopt **RESOLUTION** accepting a Public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located in Northstar Power Plat 1 and associated with the development of the New Horizon Cuisine Site Plan at 7405 SE Northstar Drive.

CA - 25. Consider motion to adopt **RESOLUTION** accepting a Public Storm Water Management

Facility Maintenance and Permanent Easement Agreement, located on Lot 21, Ankeny Industrial Park Plat 1 and Lot 1, Ankeny Industrial Park Plat 2 E. 440', W. 515', N. 520', S631.7' of Sec. 25-80-24, in the City of Ankeny Iowa and associated with the development of the Mrs. Clark's Foods West Production Facility Site Plan at 700 SE Dalbey Drive.

CA - 26. Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa to consider a request to vacate a Public Utility Easement located on Lot 1, Harvest Ridge Plat 1 and Lot 1, Harvest Ridge Plat 2 (date of hrg: 8/18/2025 @ 5:30 p.m.)

CA - 27. Consider motion to adopt **RESOLUTION** accepting a Public Utility Easement associated with the development of Canyon Landing Townhomes Plat 2.

CA - 28. Consider motion to adopt **RESOLUTION** accepting a Public No Build Easement, located on Lot 1, Ankeny Industrial Park Plat 2; and associated with the development of Mrs. Clarks Food Warehouse West Food Production Facility Site Plan at 700 SE Dalbey Drive.

- **ENGINEERING ITEMS**

CA - 29. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (1st Street Flats, LLC)

CA - 30. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (1906 Residential Housing Cooperative)

CA - 31. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (Martin Investments, LLC)

CA - 32. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (Ankeny Christian Academy)

CA - 33. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (Scott and Rebekah Jo ller)

CA - 34. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent ingress/egress easement and temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (1913 W 1st Street Housing Cooperative Association)

CA - 35. Consider motion to adopt **RESOLUTION** accepting public improvements in Berwick Estates Plat 1 for utilities, paving, and subgrade.

CA - 36. Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance bond, and maintenance bond for the construction of

traffic signals in Plaza 36 Plat 1.

CA - 37. Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance bond, and maintenance bond for the construction of SW Plaza Parkway & SW State Street Intersection Improvements project.

- **CAPITAL IMPROVEMENT PROJECTS**

CA - 38. Consider a motion to adopt **RESOLUTION** accepting a proposal from Howser Concrete Unlimited, in the amount of $87,654.00 for the construction of the Prairie Ridge Softball Batting Cages project.

CA - 39. Consider motion to adopt **RESOLUTION** accepting a proposal from OnTrack Construction LLC in the amount of $133,903.00 for the construction of the Vintage Business Park - North Lake Maintenance Phase 2 project.

- **ORDINANCES**

CA - 40. Consider motion to accept third consideration of **ORDINANCE 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, sending it on its final passage and publication as required by law.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-40

   Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-40.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS:

G. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES:**

41. Ord 2234 An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 197, Zoning Regulations.

Consider motion to accept second consideration of ORDINANCE 2234.

42. Ord 2235 An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 41, Public Health and Safety.

Consider motion to accept first consideration of ORDINANCE 2235.

H. OLD BUSINESS:

I. NEW BUSINESS:

1. $1,356,000 Water Revenue Capital Loan Notes, Series 2025

   Consider motion to adopt RESOLUTION approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Ankeny and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $1,356,000 Water Revenue Capital Loan Notes, Series 2025, of the City of Ankeny, State

of Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of the Notes; approval of Tax Exemption Certificate.

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:**

  • Council Action Planning Session - 8/11/25 @ 5:30 p.m.
  • Public Hearing - Trestle Ridge Park Improvements - 8/18/25 @ 5:30 p.m.
  • Public Hearing - vacate PUE - Harvest Ridge - 8/18/25 @ 5:30 p.m.

K. ADJOURNMENT

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 August 4, 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 August 4, 2025 agenda, with or without amendment.

ATTACHMENTS
None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 2025-59 Proposed 80/20 voluntary urbanized annexation of certain territory adjacent to the NE quadrant of Ankeny requested by DLE Four Way, L.C., Putco, INC., Upper Midwest Properties and Threshold Capital, LLC.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
Public Hearing
LEGAL

EXECUTIVE SUMMARY

The City of Ankeny has received a request for the annexation of certain territory adjacent to the City's northeastern boundary. The annexation known as the DLE Four Way LC 80/20 Voluntary Urbanized Annexation is generally located east of Interstate 35, west of NE Four Mile Drive/NE 29th Street, south of NE 126th Avenue/NE 72nd Street, north of NE 40th Street. The annexation is located within two miles of the City of Elkhart and the City of Alleman, which, per Iowa Code, classifies the request as an urbanized annexation. The annexation territory encompasses approximately 565.05 acres (+/-), 439.81 acres (+/-) of which are owned by property owners who have signed a petition consenting to the annexation, while 55.63 (+/-) acres are owned by property owners who have not signed a petition consenting to the annexation. The non-consenting properties are included in the annexation request to avoid the creation of islands and to create uniform boundaries, which is required per Iowa Code. Approximately 81.65 (+/-) acres of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all county road right-of-way to the centerline of the adjacent road. Additionally, this annexation includes the adjacent full right-of-way of Interstate 35 lying in Section 6-80-23 and in Section 31-81-23.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and adopt resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The City Council initiated the DLE Four Way LC 80/20 Voluntary Urbanized Annexation at their meeting on May 19, 2025.

The Plan and Zoning Commission recommended City Council approval of the DLE Four Way LC 80/20 Voluntary Urbanized Annexation at their meeting on June 3, 2025.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Consultation meeting held on June 9, 2025.

Legal publication and notification.

ACTION REQUESTED

Consider motion to close Public Hearing 2025-59.

Consider motion to receive and file the June 9, 2025 Consultation Meeting Report.

Consider motion to file correspondence.

Consider motion to adopt **RESOLUTION** annexing certain territory located adjacent to the northeast quadrant of Ankeny requested by DLE Four Way, L.C., Putco, INC., Upper Midwest Properties and Threshold Capital, LLC.

ATTACHMENTS

1. PH Coversheet
2. Resolution
3. PZ Minutes
4. Staff Report
5. Aerial Map
6. Annexation Map
7. Annexation Applications
8. Consultation Meeting Report
9. Proximity Map
10. Future Land Use Map
11. Zoning Map
12. Utility Map

PUBLIC HEARING 2025-59 **5:30 P.M.** **AUGUST 4, 2025**

PROPOSED ANNEXATION OF CERTAIN TERRITORY LOCATED ADJACENT TO THE NORTHEAST QUADRANT OF ANKENY REQUESTED BY DLE FOUR WAY, LC, PUTCO, INC., UPPER MIDWEST PROPERTIES AND THRESHOLD CAPITAL, LLC

Mayor:

This is the time and place for a public hearing on the matter of annexation of certain territory adjacent to the northeast quadrant of Ankeny requested by DLE Four Way, L.C., Putco, Inc., Upper Midwest Properties and Threshold Capital, LLC.

Layman's Description: Approximately 439.81 acres (+/-) of land adjacent to the northeast quadrant of Ankeny and generally located south of NE 126th Avenue, west of NE 29th Street and east of Interstate 35.

And

Layman's Description: Approximately 55.63 acres (+/-) of land adjacent to the northeast quadrant of Ankeny and generally located south of NE 126th Avenue, west of NE 29th Street and east of Interstate 35.

Notices were mailed to affected property owners as required by law and 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 on this proposed annexation?"

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 annexation."

After Report:

"Because this is an electronic meeting if there is anyone who wishes to be heard for or against this requested annexation, please indicate by raising your hand on the video conference call OR if you are connected by phone you may press star 9 (*9). When you are called upon, please 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 PH 2025-59.
- Consider **MOTION** to receive and file the June 9, 2025 Consultation Meeting Report.
- Consider **MOTION** to file correspondence.
- Consider **MOTION** to adopt **RESOLUTION** annexing certain territory located adjacent to the northeast quadrant of Ankeny requested by DLE Four Way, L.C., Putco, Inc., Upper Midwest Properties and Threshold Capital, LLC.

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive Ankeny, IA 50023 Phone: 515-963-3544

RESOLUTION 2025-

A RESOLUTION ANNEXING CERTAIN TERRITORY LOCATED ADJACENT TO THE NORTHEAST QUADRANT OF ANKENY REQUESTED BY DLE FOUR WAY, L.C., PUTCO, INC., UPPER MIDWEST PROPERTIES AND THRESHOLD CAPITAL, LLC

WHEREAS, the titleholders of the following described property have made application for annexation of the same to the City of Ankeny, Iowa:

LEGAL DESCRIPTION:

THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS PARCEL "C" ON THE PLAT OF SURVEY FILED MARCH 13, 2012 IN BOOK 14193, PAGE 544 IN THE OFFICE OF THE POLK COUNTY RECORDER. ALSO KNOWN AS THE NORTH HALF, THE SOUTHWEST QUARTER, AND PARCEL B IN THE SOUTHEAST QUARTER, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. (Owner(s): DLE FOUR WAY LC)

AND

THE NW FRACTIONAL ¼ OF THE NE FRACTIONAL ¼ (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION AS RECORDED IN BOOK 3580, PAGE 24) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. (Owner(s): DLE FOUR WAY LC)

AND

THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 3580, PAGE 426. (Owner(s): DLE FOUR WAY LC)

AND

THE EAST ½ OF THE NE FRACTIONAL ¼ OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS. (Owner(s): DLE FOUR WAY LC)

AND

THE EAST 66.68 ACRES, MORE OR LESS, IN THE N ½ OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER. (Owner(s): UPPER MIDWEST PROPERTIES LLC)

AND

THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE1/4 OF SAID SECTION 31, SAID POINT BEING 366 FEET NORTH OF THE E1/4 CORNER OF SAID SECTION 31; THENCE N 0°00' ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' W 282 FEET; THENCE S 0°00' W 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AS SHOWN BY THE SURVEY FILED OF RECORD JANUARY 12, 2001 AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS. (Owner(s): PUTCO INC)

AND

AN UNDIVIDED ONE-HALF INTEREST IN THE SW 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT 2.7 ACRES HIGHWAY AND EXCEPT THE PARCEL LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE 1/4 DEED TO THE STATE OF IOWA FILED JULY 28, 2010 IN BOOK 13519, PAGE 616) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. (Owner(s): THRESHOLD OTTER CREEK LLC)

LAYMAN'S DESCRIPTION:

Approximately 439.81 acres (+/-) of land adjacent to the northeast quadrant of Ankeny and generally located south of NE 126th Avenue, west of NE 29th Street and east of Interstate 35.

WHEREAS, it was understood by the applicants that all streets, alleys, boulevards, sewers, water service and other public utilities located within the above described real estate were to be installed at the sole expense of the developer of said real estate; and

WHEREAS, it appears that the owners are the only titleholders of the respective, above-described real estate; and

WHEREAS, in order to avoid the creation of islands or to create more uniform boundaries, the City, based on its authority in Section 368.7 State Code of Iowa, as amended, has chosen to annex the following described real estate;

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 31, TOWNSHIP 81N, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, CONTAINING 10.7 ACRES MORE OR LESS EXCEPT PARCEL B AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14009 PAGE 232. (Owner(s): JEFFREY & BETH HOWARD)

AND

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. (Owner(s): KATHERINE E MOECKLY TRUST)

AND

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-ONE (81) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., SAID POINT BEING 366 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°00', ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' WEST 282 FEET, THENCE S 0°00' WEST 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS. (Owner(s): MARK W HARRIS)

AND

PARCEL "A" OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED OF RECORD ON JANUARY 12, 2001, AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA; EXCEPT THAT COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE SOUTH 00°00'00"W, 0.44 FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA. (Owner(s): WESTSIDE HOLDINGS JTS LLC)

AND

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23- WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE WEST ALONG THE SECTION LINE 1323.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 347.0 FEET; THENCE EAST 360.0 FEET; THENCE NORTH 347.0 FEET; THENCE WEST ALONG THE SECTION LINE 360.0 FEET TO THE POINT OF BEGINNING. (Owner(s): RONALD & BARBARA MEEKER)

AND

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE N00'00'00"E (ASSUMED), ALONG THE EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00'00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90'00'00"W, 282.0 FEET; THENCE S00'00'00"W, 0.44 FEET; THENCE S90'00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA. (Owner(s): DONALD FIX)

LAYMAN'S DESCRIPTION:

Approximately 55.63 acres (+/-) of land adjacent to the northeast quadrant of Ankeny and generally located south of NE 126th Avenue, west of NE 29th Street and east of Interstate 35.

WHEREAS, Section 368.5, Code of Iowa, provides that cities may, in connection with an annexation, annex property owned by the State of Iowa and County. The annexation includes any and all County road right-of-way to the centerline of the adjacent road and the adjacent full right of way of interstate 35 lying in section 6-80-23 and in section 31-81-23.

WHEREAS, the non-petitioning property owners of the above parcels have been notified 14 days prior to the date of this resolution by certified mail; and

WHEREAS, each owner of property that adjoins the territory, the Chairperson of the County Board of Supervisors, all non-consenting owners of property and each public utuility which serves the area have been notified 14 business days prior to the date of this resolution by regular mail; to the Chairperson of the County Board of Supervisors and the Iowa Attorney General, Polk County Attorney, the Metropolitan Planning Organization, Regional Planning Authority, all affected public utilities, all non-consenting landowners and each city within two miles of the territory have been notified 14 business days prior to the date of this resolution by certified mail and, further, notice of the proposed annexation was published at least 10 business days prior to the date of this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny Iowa, that the above-described real estate should be annexed and is hereby annexed to and made a part of the City of Ankeny, Iowa, subject only to its approval by the City Development Board in accordance with Iowa Code Section 368.7(1).

BE IT FURTHER RESOLVED by the City Council of the City of Ankeny, Iowa, that the City Clerk is hereby authorized to obtain from the Iowa Secretary of State an acknowledgment of its receipt of the herein-referred to map and resolution and the City Clerk is hereby authorized and directed to certify, upon the completion of such acts, the filing of the copies of map and resolution with the Polk County Recorder and the filing of the copies of the resolution, map and legal description of the territory involved with the Iowa Department of Transportation, all as provided in the Code of Iowa.

PASSED AND APPROVED this 4th day of August, 2025.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

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 #4. Request by DLE Four Way LC, Putco Inc, Upper Midwest Properties LLC and Threshold Capital LLC for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny
Staff Report: J.Heil reported the city has received a request for an 80/20 Voluntary Urbanized Annexation, also known as the DLE Four Way LC annexation. The proposed annexation is adjacent to the City's northeastern boundary, generally located east of Interstate 35, west of NE Four Mile Drive/NE 29th Street, south of NE 126th Avenue/NE 72nd Street, north of NE 40th Street. The annexation territory encompasses approximately 565.05 acres. 439.81 acres of which are owned by property owners who have signed a petition consenting to the annexation, while 55.633 acres are owned by property owners who have not signed a petition consenting to the annexation; and approximately 81.65 acres of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all county road right-of-way to the centerline of the adjacent road. He noted that this annexation includes the adjacent full right-of-way of Interstate 35 lying in Section 6-80-23 and in Section 31-81-23. He stated that since petitions were not received for all 13 properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. The city has received verification of the land area from the Polk County auditor. This is an urbanized annexation due to the proximity of the City of Elkhart and City of Alleman to this territory. J.Heil noted the current land uses per the Polk County Zoning Map for this territory along with identifying the area on the City of Ankeny Future Land Use Plan Map. He stated that if annexed, the properties will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. The current land uses may continue in their current capacities; however, any proposed development or redevelopment must align with the allowable uses in the R-1 zoning district. J.Heil presented an aerial map illustrating the surrounding roads and the current location of the sanitary sewer and water mains. He said the City of Ankeny has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory, this annexation area is partially within the City of Ankeny Fire Protection District and fully covered for EMA and noted that the additional area and population will affect police coverage areas, as does all new development. J.Heil shared that members of the police department regularly attend Technical Review Committee meetings and work with the planning and engineering staff on design concerns. This annexation area lies within the Ankeny and North Polk Community School Districts. He said that a consultation meeting is scheduled to be held on June 9th, 2025. The proposed annexation complies with the City of Ankeny's annexation policy and is identified as a future growth area in the Ankeny Plan 2040 Comprehensive Plan. Public utilities exist in and around the annexation area, which can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the DLE Four Way LC 80/20 Voluntary Urbanized Annexation.

R.Weisheit asked staff where the dividing line is between Ankeny and North Polk Community School Districts. J.Heil responded that it is located along NE 54th Street.

Motion by R.Weisheit to recommend City Council approval of the DLE Four Way LC 80/20 Voluntary Urbanized Annexation. Second by L.West. All voted aye. Motion carried 5 – 0.

city of Ankeny
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Plan and Zoning Commission
Staff Report

Meeting Date: June 3, 2025

Agenda Item: DLE Four Way LC - 80/20 Voluntary Urbanized Annexation
Report Date: May 29, 2025
Prepared By: Jake Heil ESC
Associate Planner

Recommendation:

That the Plan and Zoning Commission recommend that City Council approve the DLE Four Way LC 80/20 Voluntary Urbanized Annexation.

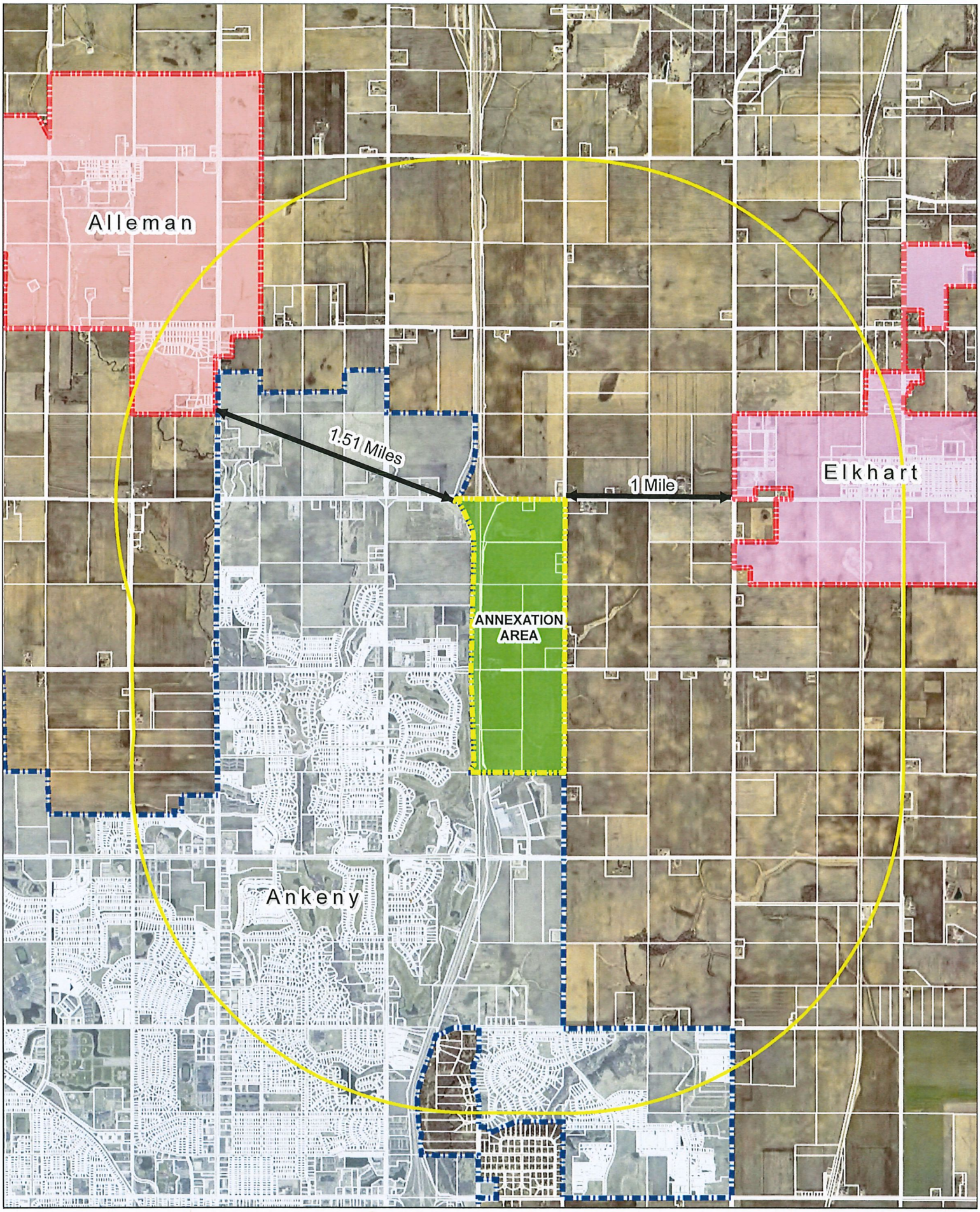
Discussion:

The City of Ankeny has received a request for the annexation of certain territory adjacent to the City's northeastern boundary, generally located east of Interstate 35, west of NE Four Mile Drive/NE 29th Street, south of NE 126th Avenue/NE 72nd Street, north of NE 40th Street.

The annexation territory encompasses approximately 565.05 acres (+/-), 439.81 acres (+/-) of which are owned by property owners who have signed a petition consenting to the annexation, while 55.633 acres (+/-) are owned by property owners who have not signed a petition consenting to the annexation.
The total land area petitioned for annexation is 565.05 acres (+/-). The non-consenting properties are included in the annexation request to avoid the creation of islands and to provide for uniform boundaries, which is required by Iowa Code. Approximately 81.65 acres (+/-) of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all county road right-of-way to the centerline of the adjacent road. Additionally, this annexation includes the adjacent full right-of-way of Interstate 35 lying in Section 6-80-23 and in Section 31-81-23.

At this time, 7 of the 13 properties included in the proposed annexation have provided petitions consenting to the request. If petitions are not received for all 13 properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. The current petitioned land area is approximately 439.81 acres (+/-), which equals 88.77% of the 495.44 (+/-) total calculated acres, excluding Interstate 35 road right-of-way. The land area of the 6 non-petitioned properties total 55.633 acres (+/-), equaling 11.23% of the calculated land area, excluding Interstate 35 road right-of-way.

The annexation area is currently identified in the Comprehensive Plan as primarily Office Business Park, with Highway Commercial in the northern portion along NE 126th Avenue/NE 72nd Street, High Density Residential areas along NE Four Mile Drive/NE 29th Street from NE 36th Street up to NE 118th Avenue/NE 54th Street, and a small area of Neighborhood Commercial in the northwest corner of the NE Four Mile Drive/NE 29th Street and NE 118th Avenue/NE 54th Street intersection. If the property is annexed, it will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. A map has been included to show the annexation area in relation to the Ankeny City limits.



N

1 inch = 3,800 feet

Date: 1/28/2025

DLE Four Way, LC Annexation
80/20 Voluntary Urbanized Annexation
Urbanized Proximity

Ankeny
bringing it all together

EXHIBIT 'A'

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

OWNER / REQUESTED BY

DENNY ELWELL COMPANY
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886

NOTES

1. BEARINGS, DISTANCES AND AREAS SHOWN ARE FROM POLK COUNTY AUDITOR MAPPING AND ARE FOR REFERENCE ONLY. PROPERTY TO BE FINAL PLATTED PRIOR TO DEVELOPMENT.
2. THIS ANNEXATION INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD AND THE ADJACENT FULL RIGHT OF WAY OF INTERSTATE 35 LYING IN SECTION 6-80-23 AND IN SECTION 31-81-23.

AREA

TOTAL:	565.05 ACRES
I-35 ROW:	69.60 ACRES
NET:	495.45 ACRES

PROPERTY OWNERS

	PROPERTY OWNER	AREA	PERCENT	CONSENTING
1	DLE FOUR WAY LC	262.78	53.04%	X
2	PUTCO INC	73.51	14.84%	X
3	UPPER MIDWEST PROPERTIES LLC	66.76	13.47%	X
4	THRESHOLD OTTER CREEK LLC	36.76	7.42%	X
5	JEFFREY & BETH HOWARD	9.03	1.82%	
6	KATHERINE E MOECKLY TRUST	39.93	8.06%	
7	MARK W HARRIS	1.68	0.34%	
8	WESTSIDE HOLDINGS JTS LLC	2.13	0.43%	
9	RONALD & BARBARA MEEKER	2.86	0.58%	
10	DONALD FIX	0.003	0.0006%	
		495.45	TOTAL	88.77%

LEGAL DESCRIPTION

WARRANTY DEED BOOK 18115 PAGE 134 (DLE FOUR WAY LC)
THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS PARCEL 'C' ON THE PLAT OF SURVEY FILED MARCH 13, 2012 IN BOOK 14193, PAGE 544 IN THE OFFICE OF THE POLK COUNTY RECORDER. ALSO KNOWN AS THE NORTH HALF, THE SOUTHWEST QUARTER, AND PARCEL B IN THE SOUTHEAST QUARTER, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE NW FRACTIONAL ¼ OF THE NE FRACTIONAL ¼ (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION AS RECORDED IN BOOK 3580, PAGE 24) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 3580, PAGE 426.

AND

THE EAST ½ OF THE NE FRACTIONAL ¼ OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

WARRANTY DEED BOOK 14214 PAGE 578 (UPPER MIDWEST PROPERTIES LLC)
THE EAST 66.68 ACRES, MORE OR LESS, IN THE N ½ OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER

WARRANTY DEED BOOK 12267 PAGE 382 & BOOK 12267 PAGE 394 (PUTCO INC)
THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE1/4 OF SAID SECTION 31, SAID POINT BEING 368 FEET NORTH OF THE E1/4 CORNER OF SAID SECTION 31; THENCE N 0°00' ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' W 282 FEET; THENCE S 0°00' W 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AS SHOWN BY THE SURVEY FILED OF RECORD JANUARY 12, 2001 AT BOOK 8581, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

WARRANTY DEED BOOK 17233 PAGE 237 & BOOK 17212 PAGE 89 (THRESHOLD OTTER CREEK LLC)
AN UNDIVIDED ONE-HALF INTEREST IN THE SW 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT 2.7 ACRES HIGHWAY AND EXCEPT THE PARCEL LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE 1/4 DEED TO THE STATE OF IOWA FILED JULY 28, 2010 IN BOOK 13519, PAGE 616) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

WARRANTY DEED BOOK 10280 PAGE 132 (JEFFREY & BETH HOWARD)
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 31, TOWNSHIP 81N, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, CONTAINING 10.7 ACRES MORE OR LESS EXCEPT PARCEL B AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14009 PAGE 232.

DEED CORRECTED BOOK 10406 PAGE 247 (KATHERINE E MOECKLY TRUST)
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

WARRANTY DEED BOOK 11018 PAGE 568 (MARK W HARRIS)
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-ONE (81) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., SAID POINT BEING 368 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°00', ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' WEST 282 FEET, THENCE S 0°00' WEST 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS

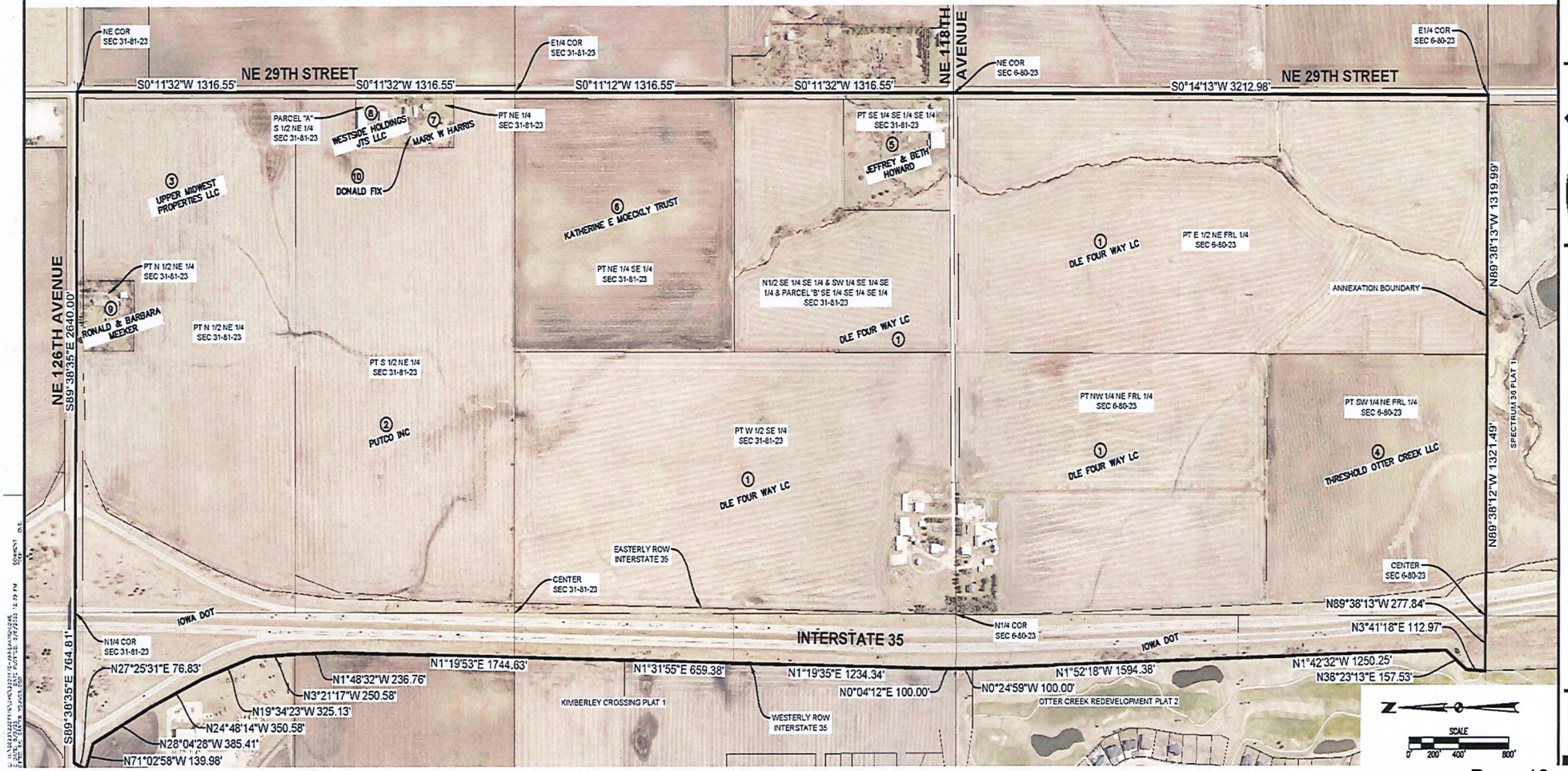
WARRANTY DEED BOOK 16337 PAGE 192 WESTSIDE HOLDINGS JTS LLC)
PARCEL "A" OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED OF RECORD ON JANUARY 12, 2001, AT BOOK 8581, PAGE 220 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA; EXCEPT THAT COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE SOUTH 00°00'00"W, 0.44 FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA

WARRANTY DEED BOOK 5754 PAGE 798 (RONALD & BARBARA MEEKER)
THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23- WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE WEST ALONG THE SECTION LINE 1323.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 347.0 FEET; THENCE EAST 360.0 FEET; THENCE NORTH 347.0 FEET; THENCE WEST ALONG THE SECTION LINE 360.0 FEET TO THE POINT OF BEGINNING.

WARRANTY DEED BOOK 6348 PAGE 896 (DONALD FIX)
COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE S00°00'00"W, 0.44 FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

INTERSTATE-35 RIGHT-OF-WAY
ALL OF INTERSTATE-35 RIGHT-OF-WAY LYING WITHIN THE NORTH FRACTIONAL HALF OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND ALL OF INTERSTATE-35 RIGHT-OF-WAY LYING WITHIN SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN POLK COUNTY, IOWA.

ALL BEING A PART OF POLK COUNTY, IOWA AND CONTAINING 565.05 ACRES INCLUDING 69.60 ACRES OF INTERSTATE-35 RIGHT-OF-WAY.



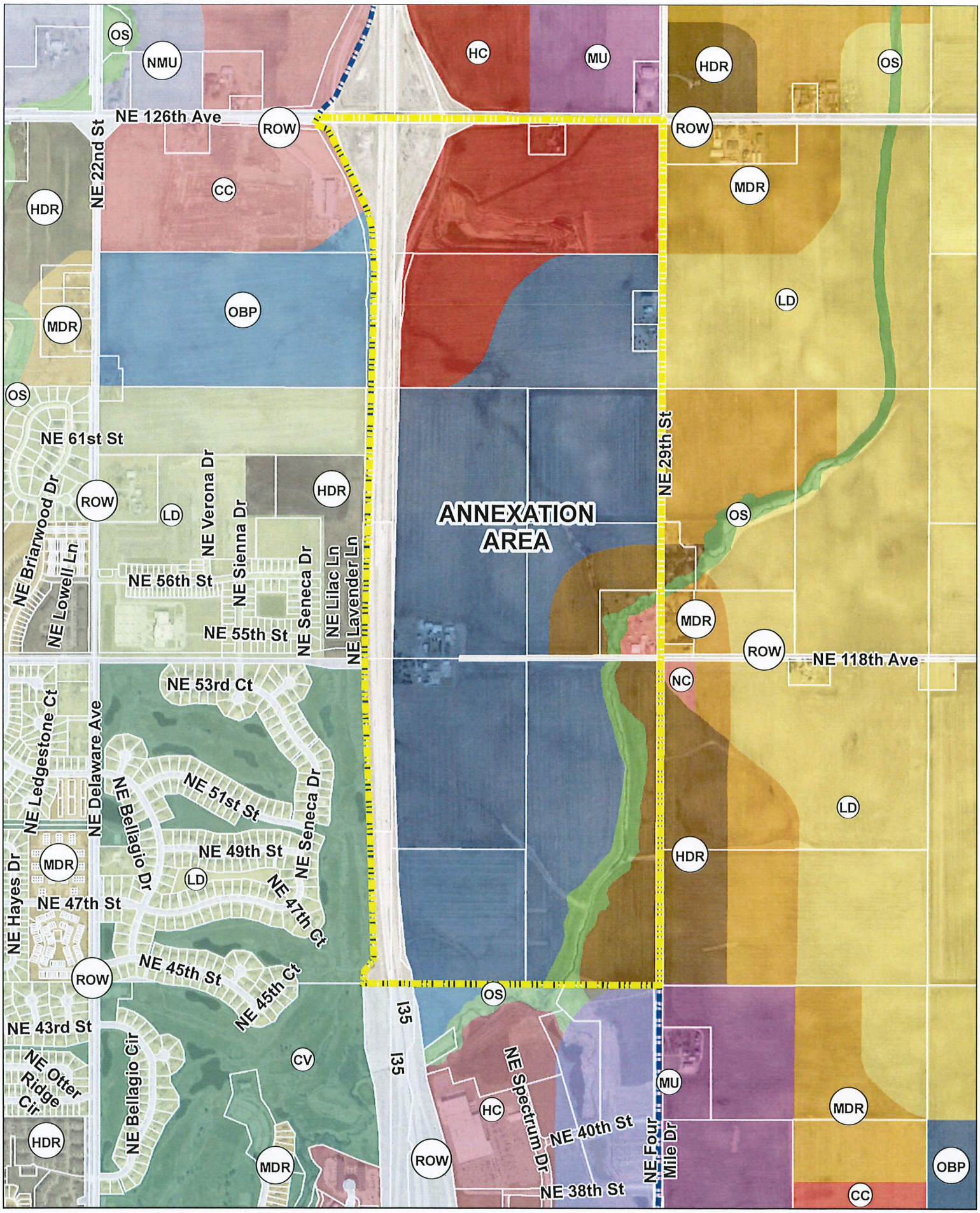
REVISIONS	DATE
REVISED	03/05/2025
REVISED	04/01/2025
REVISED	03/31/2025
REVISED	03/25/2025
REVISED	04/15/2025
PREPARED	02/20/2023

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: RDR | TECH:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

DLE FOUR WAY, LC
ANNEXATION MAP

1/1
2307.476



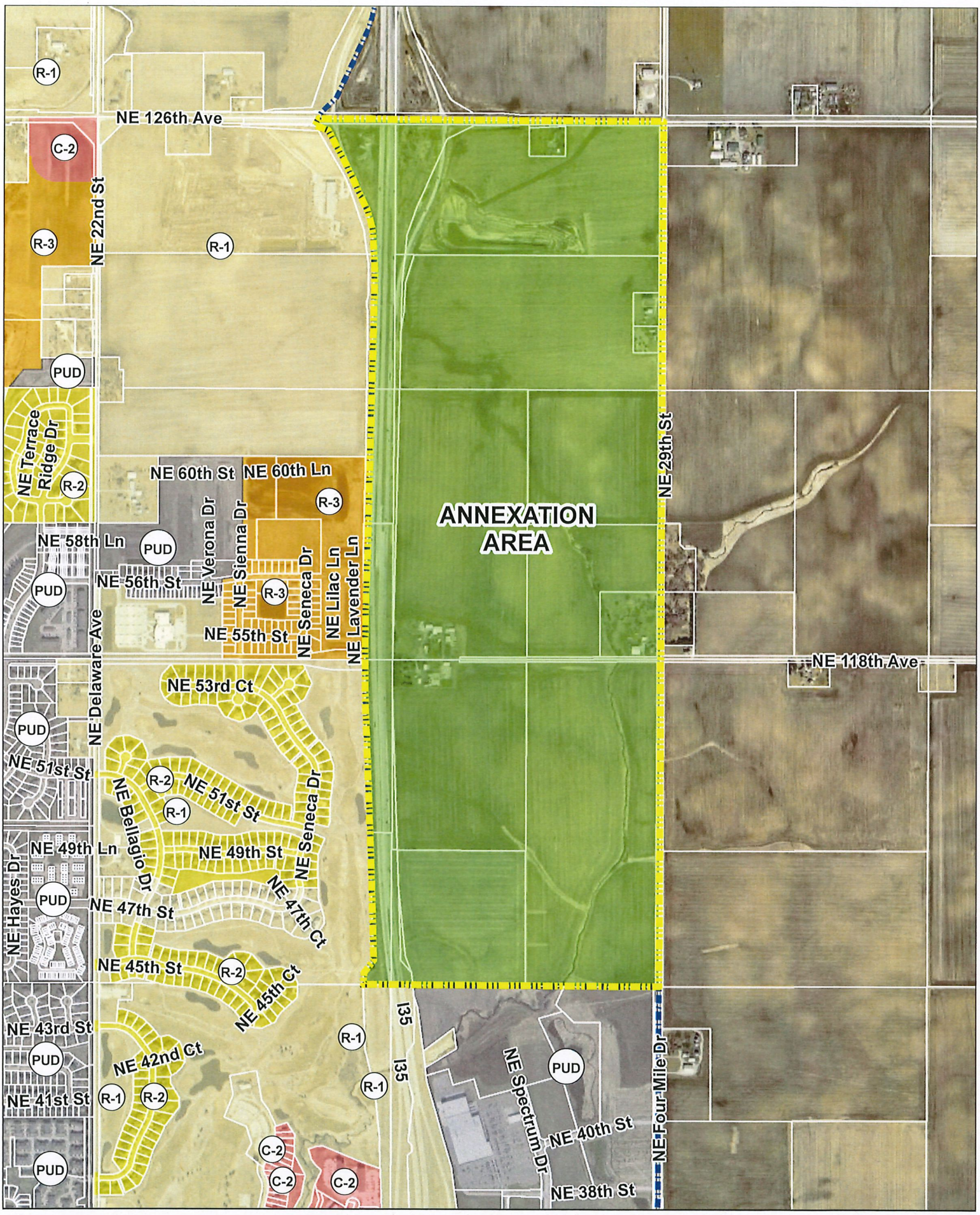
N

1 inch = 1,200 feet

Date: 1/28/2025

DLE Four Way, LC Annexation
80/20 Voluntary Urbanized Annexation
Future Land Use Map

Ankeny
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N

1 inch = 1,200 feet

Date: 1/28/2025

DLE Four Way, LC Annexation
80/20 Voluntary Urbanized Annexation
Zoning Map

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N

1 inch = 1,200 feet

Date: 1/28/2025

DLE Four Way, LC Annexation
80/20 Voluntary Urbanized Annexation
Utility Map

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A. Consenting Property Owners' Petitions:

The City of Ankeny received written voluntary annexation petitions from the following property owners:

Consenting Properties	Acreage
Upper Midwest Properties LLC	66.76
Putco Inc	73.51
DLE Four Way LC	262.78
Threshold Otter Creek LLC	36.76
Total Consenting Property Acreage	**439.81**

B. General Statement of Proposal / Integration of Smart Planning Principles:

This 80/20 voluntary urbanized annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principles of Chapter 18B of the Iowa Code.

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. It does not dictate how the community is to be developed, but it is meant to outline a possible future that could occur over time through the use of planning and investment policies, and regulatory tools. The Comprehensive Plan contains policy goals for many aspects of the community including land use, transportation, housing, parks and open space, infrastructure, community facilities and economic development. The Ankeny Plan's 2040 goals are as follows:

1. Ensure that growth occurs within the context of new "neighborhoods', and not separate disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential.
3. Ensure that new development is marked by attractive design and contributes to the community's character.
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmentally responsibility and adheres to the City's long-term growth goals.
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands.
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.
10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.
12. Promote a sense of community and premier quality of life as growth occurs.
13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

This annexation furthers the foregoing goals, adds land to the City of Ankeny's developable land inventory, and assures compact, efficient development to urbanized standards.

C. Current and Projected Land Uses:

The annexation area is currently identified in the Comprehensive Plan as primarily Low Density Residential with an area of Neighborhood Mixed Use and Medium Density Residential located west of NE 22nd Street and north of NE 126th Avenue. The Ankeny Plan 2040 defines those uses as the following:

Office/Business Park (OBP): This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 acre or more stories tall. Limited office support type retail uses (including restaurants, office supply stores, coffee shops, dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Highway Commercial (HC): This land use category is designed to be located along major highways with the intent of providing commercial products and services to the local, regional, and general motoring public. Typical uses include gas stations, car washes, car dealerships, fast food and sit-down restaurants, convenience stores, hotels, banks, and auto repair shops. Maximum size should be around 50 acre per intersection quadrant, with a maximum of 100 acres. Sites for highway commercial should be located only along major highway and interstate interchanges.

High Density (HDR): This land use category is for multi-family dwelling units both horizontally and vertically attached with two more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Neighborhood Commercial (NC): This land use category is for smaller neighborhood scale retail and office uses located close to residential areas and are intended to serve the daily retail needs for the residents. Retail buildings are typically 1 story tall and less than 35,00 sf for single-tenant buildings and less than 50,000 sf for multi-tenant buildings. Retail uses are intended to provide access to a limited range of products and services to the local residential area, the community, and/or the regional area. Sites are generally 5 to 20 acres. Site and building design should include features to minimize negative impacts from noise, light, and vehicular traffic and accommodate pedestrian and bicycle circulation as well as vehicular access.

The proposed annexation area consists of single-family residential and agricultural land uses. If annexed, the properties will be initially zoned R-1, One-Family Residence District, as is all newly annexed land. The current land uses may continue in their current capacities; however, any proposed development or redevelopment must align with the allowable uses in the R-1 zoning district (single-family residential, churches, schools, public facilities, or non-retail agricultural uses). If a property is to be developed as anything not allowed in the R-1 zoning district, appropriate rezoning will be required. Development concepts will be evaluated as part of the rezoning and platting processes to ensure that proposed development plans align with the Comprehensive Plan. Any proposed changes to the future land uses identified in the Comprehensive Plan would require a land use plan amendment prior to consideration for rezoning.

D. Current Municipal Services:

The City of Ankeny presently provides no municipal services (other than partial fire and EMS) to the annexation territory, but has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory.

E. Reasons for Annexation:

1. City Council annexation policy.

The City Council has adopted a policy document regarding the annexation of land into the City of Ankeny, requiring all annexations to be consistent with Comprehensive Plan of the City. These annexation policies set forth a framework for managing the growth of the City of Ankeny. The primary goal of these policies is to ensure that adequate land is available to accommodate future growth, while allowing for efficient delivery of public services in a manner that is most beneficial to the current and future citizens of the community. The relevant policy statements are discussed below:

d. Comprehensive planning and zoning.

I. Ankeny will consider annexations within the urban growth area established in the Ankeny Comprehensive Plan.

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future Land Use Map of the Comprehensive Plan. As previously indicated, the annexation area is located within the City's Planning Boundary.

e. Extension of services.

I. Ankeny will support extensions of public water and sewer services within the urban growth area that are consistent with...applicable studies authorized and/or adopted by the Ankeny City Council.

V. The City of Ankeny will use development policies such as utility extension policies and development fees to encourage growth consistent with the City's ability to effectively manage such growth.

The City will utilize tools such as the infrastructure extension requirements of the City's Subdivision Ordinance and financing mechanisms via connection fee districts or development agreements when making annexation decisions to encourage orderly growth. The annexation area is adjacent to existing public infrastructure which can be extended to serve the area.

2. The City of Ankeny has a need for developable land.

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 70,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. In 2024, the City of Ankeny recorded 22 plats creating 542 lots on 378 acres, permitted 834 new dwelling units and 18 new commercial and industrial buildings, and added $379,787,139 in valuation. While the northeastern quadrant is comprised primarily of residential, community commercial land uses, the Ankeny Plan 2040 still identifies the northeastern quadrant of Ankeny as a suitable area to further fill the need for developable property over the next decade.

3. **The annexation territory is in accord with Smart Planning Principles integrated into The Ankeny Plan 2040 Comprehensive Plan.**

This annexation is accordance with the Ankeny Plan 2040 Comprehensive Plan, which takes into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

4. **The City of Ankeny has fiscal and physical capabilities of providing municipal services to the annexation territory.**

Consistent with the foregoing, the City of Ankeny has the fiscal and physical capabilities of providing substantial municipal services to the annexation territory:

a. Sanitary Sewer:

Existing sanitary sewer via the City of Ankeny is shown on the provided utility map. Currently, the City has a 24" sanitary trunk main that exists along the creek on the south side of the annexation boundary. This sanitary trunk main will service the entire annexation area, and is proposed to be extended north along the unnamed creek. Any sanitary sewer constructed within the development will be the developer's responsibility; however, the City will provide cost sharing opportunities for sanitary sewer oversizing. City staff expects future sanitary sewer trunk line extensions to be required at the time of development.

b. Water:

Existing City of Ankeny, County and/or Des Moines Water Works water mains, within and adjacent to the proposed annexation, area is shown on the provided utility map. Currently, the City of Ankeny has a 12" water main the runs north/south along NE Four Mile Drive/NE 29th Street. This stub for this main currently is at NE 40th Street, but would continue north as Spectrum 36 develops. These current water mains along with the County or Des Moines Water Works water mains are shown on the provided utility map. These water mains will be extended into the annexation area to serve the future development at such time as this area develops. The developer is responsible for the construction of all water mains within their developments. The City will participate in cost sharing, paying for the over-sizing of water mains, for those mains to be installed that are 12" or larger and serve areas beyond the development. Also, larger water mains that are not located within a development but are extended to serve development are often installed through a connection fee district.

c. Law Enforcement:

Ankeny has a professional law enforcement department headed by the Police Chief, and supported by a Criminal Division comprised of 1 captain, 1 lieutenant, 8 detectives, 1 police technician, 1 records supervisor, and 5 records clerks and the Operations Division comprised of 1 captain, 2 lieutenants, 5 sergeants, 34 police officers and 3 community service officers. The Criminal Division provides crime scene response and investigation, and records requests, and the Operations Division provides basic police services while responding to calls for service.

The annexation area can be expected to develop with commercial and office business park type uses, in alignment with the City's Comprehensive Plan. The additional territory will impact police coverage areas, as does all new development. Members of the Ankeny Police Department regularly attend Technical Review Committee meetings, and coordinate with the Community Development Staff on design concerns. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

d. Fire and EMS:

All employees of the Ankeny Fire Department are public safety professionals who are trained in fire suppression, rescue and emergency medical services. The Fire Department provides Advanced Life Support (ALS) ambulances, fire suppression, extraction, boat-based water rescue, fire investigation, and other services 24 hours a day, 7 days per week via 3 fire stations. The Ankeny Fire Department's Emergency Medical Services Division provides Basic Life Support and Advanced Life Support service to the City of Ankeny, City of Alleman, City of Elkhart, and the surrounding area.

This annexation territory is currently located within the City of Ankeny Fire Protection District. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

e. Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering, Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

f. Community Development:

The City of Ankeny has a fully staffed Community Development Department consisting of a Director and 25 full-time employees. The Community Development Department is comprised of building, planning, permitting, rental housing, code enforcement and other related staff. These departments will oversee development of the annexation territory in accordance with the City's comprehensive plan and applicable ordinances. The Community Development Department's mission is to ensure that Ankeny is recognized as a safe and sustainable community. This ongoing effort is accomplished by managing city development in accordance with the Municipal Code, the Ankeny Comprehensive Plan, Plan and Zoning Commission recommendation and City Council policy; and by enforcing adopted construction, zoning, subdivision, housing and nuisance codes and ordinances.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

g. Municipal Utilities:

The City of Ankeny has a fully staffed Municipal Utilities Department consisting of a Director and 35 full-time employees. The Municipal Utilities Department is comprised of Development Engineering, Wastewater Utility, and Water Utility. These departments oversee the technical review process for private development within the City of Ankeny corporate limits, maintenance activities associated with wastewater collection system including two lift stations, activities related to the delivery of drinking water; including storage, pump stations and water mains.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

h. Library, Parks & Recreation:

The City of Ankeny has amenities such as the public library, multiple parks, the Albaugh Family Senior Center, and numerous recreation programs administered by the City's Parks and Recreation Department, which enhance the quality of life in Ankeny. The Parks and Recreation Department is staffed by a Director and 35 full-time employees, and the Library is staffed by a Director and 22 employees.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

i. Fiscal:

The City of Ankeny's bond rating is Aa1, and is currently bonded to 24% of its total bondable capacity. This high rating is due to its rapidly growing tax base; healthy financial profile characterized by prudent management, strong reserve levels, and significant revenue raising flexibility; elevated debt profile; and manageable exposure to unfunded pension liabilities based on participation in two statewide cost-sharing plans. Recognizing the City's financial stewardship, the Government Finance Officers Association of the United States and Canada has awarded the City the Distinguished Budget Presentation Award and the Certificate of Achievement in Financial Reporting. Ankeny maintains an overall property tax levy of $9.90 per $1,000 of taxable property valuation. This rate is the lowest among cities with populations of 5,000 or more within the Des Moines metropolitan area and also the lowest among Iowa's largest cities. The City of Ankeny is professionally managed, fiscally sound, and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

F. Urban Services Agreement and Boundary:

The City of Ankeny currently has an urban service agreement with Polk City; however, the boundary line agreed upon is west of the proposed annexation area. The urban service agreement with Polk City does not impact this proposal. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

G. Combined Legal Descriptions:

The composite legal description of the annexation territory is listed in the annexation map included with this report. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically Interstate 35, NE 126th Avenue, and NE 29th Street.

H. Polk County Auditor Verification:

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions, as well as a composite legal description of the entire annexation territory to the Polk County Auditor. The Polk County Auditor approved the previously mention documents on May 13, 2025.

I. Maps of the Annexation Territory and Two-Mile Notification Requirement:

The annexation territory is located within two miles of the urbanized area of the City of Elkhart, located one mile away, and the City of Alleman, located 1.51 miles away. A map has been included to show the annexation area in relation to the City of Elkhart and City of Alleman City boundaries.

J. State-Owned and County-Owned Right-of-Way:

The annexation territory includes any and all Polk County right-of-way to the centerline of the adjacent road and the adjacent full State of Iowa right-of-way of Interstate 35 lying in Section 6-80-23 and Section 31-81-23. There is approximately 69.5 acres (+/-) State of Iowa right-of-way, and approximately 12.05 acres of Polk County right-of-way, for a total of 81.65 acres (+/-) of right-of-way to be included with this annexation.

K. Certification of Compliance with Other Notice Requirements:

A consultation meeting is scheduled to be held on June 9th, 2025. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors and Lincoln Township Trustees; and by regular mail to Polk County Planning & Development, North Polk Community School District, and Ankeny Community School District. Written comments regarding the proposed annexation may be received by staff within seven days following the meeting.

L. Transition of Taxes:

The City of Ankeny is not offering property tax abatement with this annexation.

M. Identification of Non-Consenting Property Owners and Legal Descriptions:

The representation of non-consenting properties is outlined in the following table and legal descriptions below:

Non-Consenting Properties	Acreage
Jeffrey & Beth Howard	9.03
Katherine Moeckly Trust	39.93
Mark W Harris	1.68
Westside Holdings JTS LLC	2.13
Ronald S & Barbara S Meeker	2.86
Donald Fix	0.003
Total Non-Consenting Property Acreage	**55.633**

LEGAL DESCRIPTIONS:

1. **JEFFERY & BETH HOWARD**

   GEOPARCEL: 8123-31-400-008

   LEGAL DESCRIPTION:

   THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 31, TOWNSHIP 81N, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, CONTAINING 10.7 ACRES MORE OR LESS EXCEPT PARCEL B AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14009 PAGE 232.

   AREA OF PROPERTY: 9.03 ACRES

2. **KATHERINE E MOECKLY TRUST**

   GEOPARCEL: 8123-31-400-002

   LEGAL DESCRIPTION:

   THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

   AREA OF PROPERTY: 39.93 ACRES

3. **MARK W HARRIS**

   GEOPARCEL: 8123-31-200-004

   LEGAL DESCRIPTION:

   BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-ONE (81) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., SAID POINT BEING 366 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°00', ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' WEST 282 FEET, THENCE S 0°00' WEST 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

   AREA OF PROPERTY: 1.68 ACRES

4. **WESTSIDE HOLDINGS JTS LLC**

GEOPARCEL: 8123-31-200-006

LEGAL DESCRIPTION:

PARCEL "A" OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED OF RECORD ON JANUARY 12, 2001, AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA; EXCEPT THAT COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE SOUTH 00°00'00"W, 0.44 FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

AREA OF PROPERTY: 2.13 ACRES

5. **RONALD S & BARBARA S MEEKER**

GEOPARCEL: 8123-31-200-009

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23- WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE WEST ALONG THE SECTION LINE 1323.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 347.0 FEET; THENCE EAST 360.0 FEET; THENCE NORTH 347.0 FEET; THENCE WEST ALONG THE SECTION LINE 360.0 FEET TO THE POINT OF BEGINNING.

AREA OF PROPERTY: 2.86 ACRES

6. **DONALD FIX**

GEOPARCEL: 8123-31-200-011

LEGAL DESCRIPTION:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE N00'00'00"E (ASSUMED), ALONG THE EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00'00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90'00'00"W, 282.0 FEET; THENCE S00'00'00"W, 0.44 FEET; THENCE S90'00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

AREA OF PROPERTY: 0.003 ACRES

N. Parcel Acreage and Percentage of Consenting, Non-Consenting, and Public Right-of-Way:

The following table outlines the acreage of each property, as well as road right-of-way, within the annexation territory:

Consenting Properties	Acreage
Upper Midwest Properties LLC	66.76
Putco Inc	73.51
DLE Four Way LC	262.78
Threshold Otter Creek LLC	36.76
Total Consenting Property Acreage	**439.81**
Non-Consenting Properties	**Acreage**
Jeffrey & Beth Howard	9.03
Katherine Moeckly Trust	39.93
Mark W Harris	1.68
Westside Holdings JTS LLC	2.13
Ronald S & Barbara S Meeker	2.86
Donald Fix	0.003
Total Non-Consenting Property Acreage	**55.633**
Total Annexation Acres (minus right-of-way)	**483.4**
State of Iowa & Polk County Right-of-way	**81.65**
Total Annexation Acres	**565.05**

O. Map of Annexation Territory Related to the City of Ankeny:

Maps included depict the annexation territory, consenting landowners, public right-of-way, and the relationship of the annexation territory to Ankeny and surrounding cities.

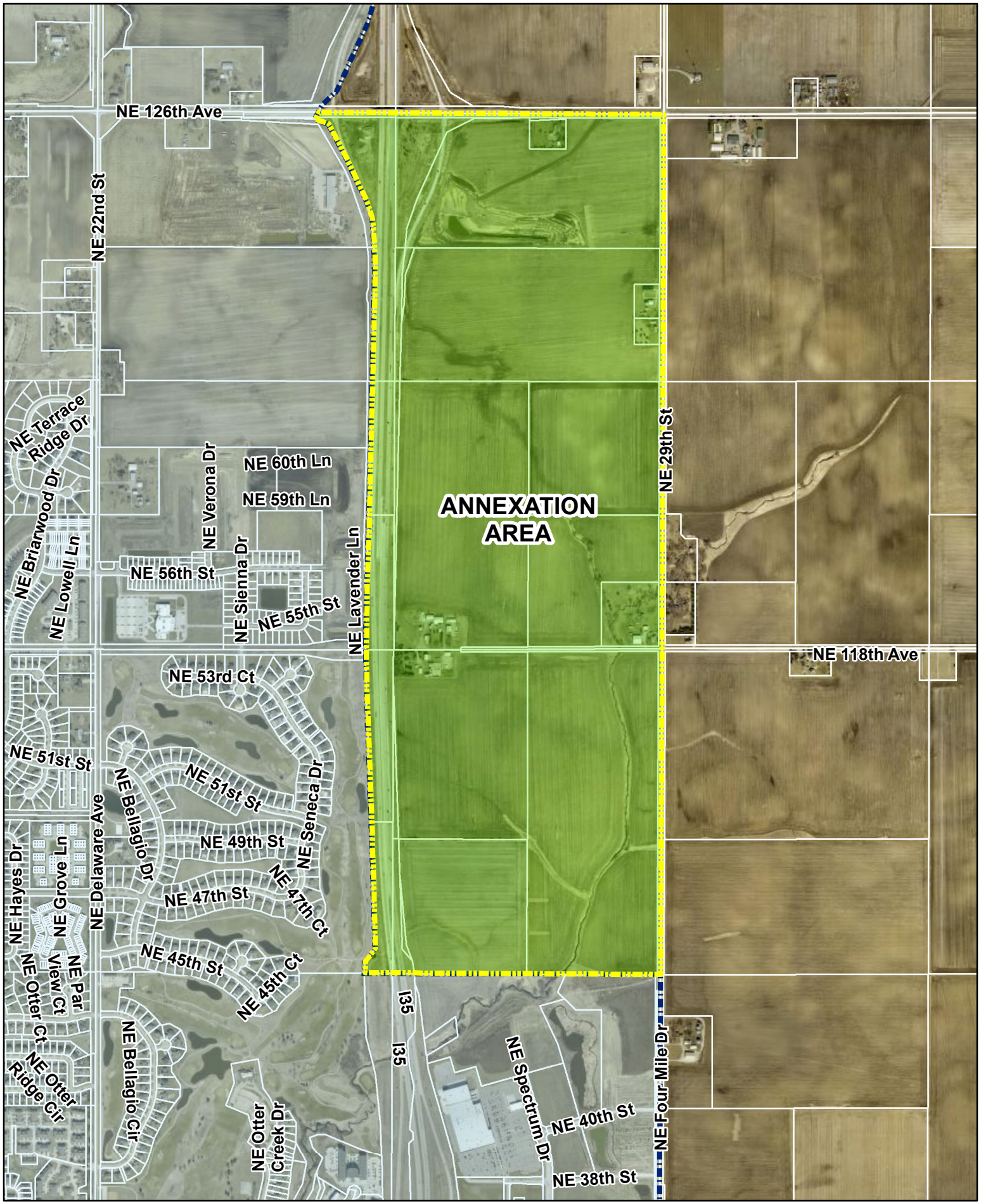
P. Property Taxes:

The following table sets forth an example of the property tax implications between Polk County and the City of Ankeny for a current residential property with an assessed valuation of $150,000. The City of Ankeny will not be offering any property tax abatement with this annexation.

Jurisdiction	Valuation	Gross Tax
Polk County	$150,000	$3,010.05*
City of Ankeny	$150,000	$3,368.50*
*These numbers are an example and for reference only.		

Q. Impact on Other Governmental and Quasi-Governmental Entities:

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities, except that the public water supply services will be transitioned from Des Moines Water Works to the City of Ankeny in accordance with the agreement for the transition of such services.



N

1 inch = 1,200 feet

Date: 1/28/2025

DLE Four Way, LC Annexation
80/20 Voluntary Urbanized Annexation
Aerial Map

Ankeny
bringing it all together.

EXHIBIT 'A'

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

OWNER / REQUESTED BY

DENNY ELWELL COMPANY
2401 SE TONES DR STE 17
ANKENY, IA 50021–8886

NOTES

1. BEARINGS, DISTANCES AND AREAS SHOWN ARE FROM POLK COUNTY AUDITOR MAPPING AND ARE FOR REFERENCE ONLY. PROPERTY TO BE FINAL PLATTED PRIOR TO DEVELOPMENT.
2. THIS ANNEXATION INCLUDES ANY AND ALL COUNTY ROAD RIGHT–OF–WAY TO THE CENTERLINE OF THE ADJACENT ROAD AND THE ADJACENT FULL RIGHT OF WAY OF INTERSTATE 35 LYING IN SECTION 6–80–23 AND IN SECTION 31–81–23.

AREA

TOTAL:	565.05 ACRES
I–35 ROW:	69.60 ACRES
NET:	495.45 ACRES

PROPERTY OWNERS

	PROPERTY OWNER	AREA	PERCENT	CONSENTING
1	DLE FOUR WAY LC	262.78	53.04%	X
2	PUTCO INC	73.51	14.84%	X
3	UPPER MIDWEST PROPERTIES LLC	66.76	13.47%	X
4	THRESHOLD OTTER CREEK LLC	36.76	7.42%	X
5	JEFFREY & BETH HOWARD	9.03	1.82%	
6	KATHERINE E MOECKLY TRUST	39.93	8.06%	
7	MARK W HARRIS	1.68	0.34%	
8	WESTSIDE HOLDINGS JTS LLC	2.13	0.43%	
9	RONALD & BARBARA MEEKER	2.86	0.58%	
10	DONALD FIX	0.003	0.0006%	
		495.45	TOTAL	88.77%

LEGAL DESCRIPTION

WARRANTY DEED BOOK 16115 PAGE 134 (DLE FOUR WAY LC)
THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS PARCEL 'C' ON THE PLAT OF SURVEY FILED MARCH 13, 2012 IN BOOK 14193, PAGE 544 IN THE OFFICE OF THE POLK COUNTY RECORDER. ALSO KNOWN AS THE NORTH HALF, THE SOUTHWEST QUARTER, AND PARCEL B IN THE SOUTHEAST QUARTER, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE NW FRACTIONAL ¼ OF THE NE FRACTIONAL ¼ (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION AS RECORDED IN BOOK 3580, PAGE 24) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 3580, PAGE 426.

AND

THE EAST ½ OF THE NE FRACTIONAL ¼ OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

WARRANTY DEED BOOK 14214 PAGE 578 (UPPER MIDWEST PROPERTIES LLC)
THE EAST 66.68 ACRES, MORE OR LESS, IN THE N ½ OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER

WARRANTY DEED BOOK 12267 PAGE 392 & BOOK 12267 PAGE 394 (PUTCO INC)
THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE1/4 OF SAID SECTION 31, SAID POINT BEING 366 FEET NORTH OF THE E1/4 CORNER OF SAID SECTION 31; THENCE N 0°00' ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' W 282 FEET; THENCE S 0°00' W 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AS SHOWN BY THE SURVEY FILED OF RECORD JANUARY 12, 2001 AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

WARRANTY DEED BOOK 17233 PAGE 237 & BOOK 17212 PAGE 89 (THRESHOLD OTTER CREEK LLC)
AN UNDIVIDED ONE–HALF INTEREST IN THE SW 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT 2.7 ACRES HIGHWAY AND EXCEPT THE PARCEL LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE 1/4 DEED TO THE STATE OF IOWA FILED JULY 28, 2010 IN BOOK 13519, PAGE 616) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

WARRANTY DEED BOOK 10280 PAGE 132 (JEFFREY & BETH HOWARD)
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 31, TOWNSHIP 81N, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, CONTAINING 10.7 ACRES MORE OR LESS EXCEPT PARCEL B AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14009 PAGE 232.

DEED CORRECTED BOOK 10406 PAGE 247 (KATHERINE E MOECKLY TRUST)
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

WARRANTY DEED BOOK 11018 PAGE 568 (MARK W HARRIS)
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY–ONE (31), TOWNSHIP EIGHTY–ONE (81) NORTH, RANGE TWENTY–THREE (23) WEST OF THE 5TH P.M., SAID POINT BEING 366 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°00', ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' WEST 282 FEET, THENCE S 0°00' WEST 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS

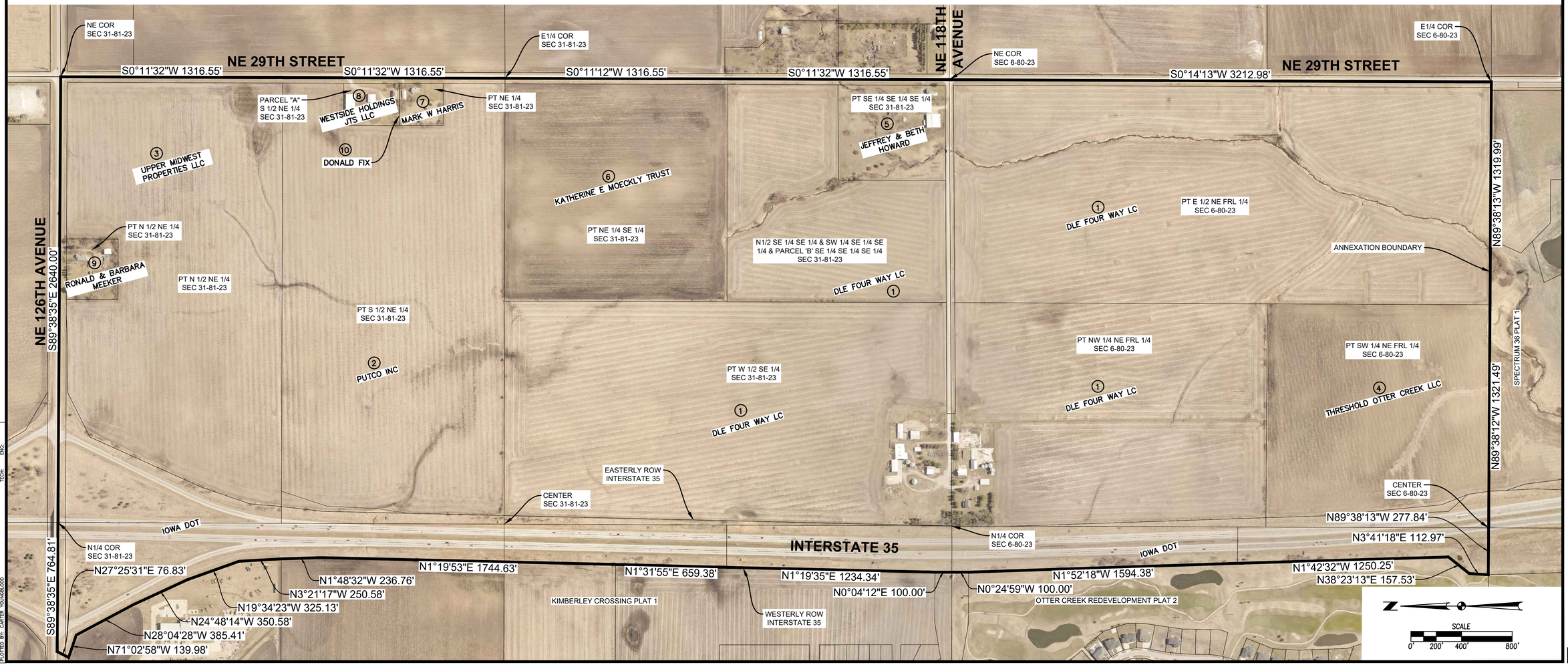
WARRANTY DEED BOOK 18337 PAGE 192 WESTSIDE HOLDINGS JTS LLC)
PARCEL "A" OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED OF RECORD ON JANUARY 12, 2001, AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA; EXCEPT THAT COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE SOUTH 00°00'00"W, 0.44 FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA

WARRANTY DEED BOOK 5764 PAGE 796 (RONALD & BARBARA MEEKER)
THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23– WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE WEST ALONG THE SECTION LINE 1323.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 347.0 FEET; THENCE EAST 360.0 FEET; THENCE NORTH 347.0 FEET; THENCE WEST ALONG THE SECTION LINE 360.0 FEET TO THE POINT OF BEGINNING.

WARRANTY DEED BOOK 6348 PAGE 996 (DONALD FIX)
COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE S00°00'00"W, 0.44 FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

INTERSTATE–35 RIGHT–OF–WAY
ALL OF INTERSTATE–35 RIGHT–OF–WAY LYING WITHIN THE NORTH FRACTIONAL HALF OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND ALL OF INTERSTATE–35 RIGHT–OF–WAY LYING WITHIN SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN POLK COUNTY, IOWA.

ALL BEING A PART OF POLK COUNTY, IOWA AND CONTAINING 565.05 ACRES INCLUDING 69.60 ACRES OF INTERSTATE–35 RIGHT–OF–WAY.



REVISIONS	DATE
REVISED	05/06/2025
REVISED	04/01/2025
REVISED	03/31/2025
REVISED	03/25/2025
REVISED	03/21/2025
PREPARED	08/26/2024

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: RDR | TECH:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

DLE FOUR WAY, LC
ANNEXATION MAP

1/1
2307.476

FILE: H:\2023\2307476\DWG\2307476-ANNEXATION.DWG
PLOTTED BY: CARTER YOUNGBLOOD PLOTTED: 5/7/2025 12:39 PM
COMMENT:
TECH:
ENG:

city of Ankeny
bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City**.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned One-Half Mile North of NE 36th Street & West of NE Four Mile Drive

Legal Description *(if necessary, provide attachment)* See attached Exhibit A

Property Owner(s): DLE Four Way, LC

Address: 2401 SE Tones Drive, Ste 17, Ankeny, IA 50021

Address:

Phone #: 515-964-1587

Signed by: _____ **Date:** 6/24/2025
Property Owner Signature*

Christian Murray
Name (Print/Type)

_____ **Date:** _____
Property Owners Signature

Name (Print/Type)

_____ **Date:** _____
Property Owners Signature

Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 24th day of June, 20 25, before me, a Notary Public in and for Polk County, personally appeared Christian Murray, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and Polk County, Iowa
Terry L Carlson

(Notary Stamp)

Terry L. Carlson
Notarial Seal Iowa
Commission Number 789004
My Commission Expires
March 12, 2027

STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

_____

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this __ day of _____, 20 ___, before me, a Notary Public in and for Polk County, personally appeared _____ _____, to me personally known, who being by me duly sworn, did say that that person is the ____ _____(title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that _____, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

_____

(Notary Stamp)

Applicant / Contact Christian Murray

Address: 2401 SE Tones Drive, Ste 17, Ankeny IA 50021

Phone #: 515-964-1587

Signed by: _____ **Date:** 6/24/2025

Applicant/Contact

Christian Murray, Manager

Name (Print/Type)

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT A

THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS PARCEL "C" ON THE PLAT OF SURVEY FILED MARCH 13, 2012 IN BOOK 14193, PAGE 544 IN THE OFFICE OF THE POLK COUNTY RECORDER. ALSO KNOWN AS THE NORTH HALF, THE SOUTHWEST QUARTER, AND PARCEL B IN THE SOUTHEAST QUARTER, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE NW FRACTIONAL ¼ OF THE NE FRACTIONAL ¼ (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION AS RECORDED IN BOOK 3580, PAGE 24) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 3580, PAGE 426.

AND

THE EAST ½ OF THE NE FRACTIONAL ¼ OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

PROPERTY MANAGEMENT AGREEMENT

THIS AGREEMENT is made as of the 1st day of July 2010, by and between **DLE FOUR WAY, L.C.**, (hereinafter called "Owner") and **DENNY ELWELL COMPANY L.C.** (hereinafter called "Agent").

WHEREAS, Owner is the record owner of real estate locally known and legally described in Exhibit A attached hereto (the "Properties").

WHEREAS, Owner and Agent desire to set forth herein their agreement pertaining to their respective obligations for property management services rendered by Agent at the Property.

NOW, THEREFORE, in consideration of the premises set forth herein, **IT IS AGREED** by the parties as follows:

1. **Employment of Manager.** In consideration of the property management services to be rendered by Agent, Owner hereby appoints the Agent to operate and manage the Property. The services of Agent in performing its duties and providing services pursuant to this Agreement shall be for the account of Owner. Owner agrees to be responsible for costs, expenses, and disbursements incurred by Agent under the terms of this Agreement in providing management, operational, and leasing services hereunder. The Agent will not incur any expenses or make any expenditure except as expressly permitted in this Agreement.

Agent shall manage, operate, and maintain the Property at a superior level of management and operation of quality retail buildings which shall include maintaining the buildings in a clean, safe, operable, attractive condition comparable to other like buildings located in the Des Moines metropolitan area. The Agent shall also act in a fiduciary capacity with respect to the proper protection of and accounting for the Owner's assets in respect to the Property of that Agent is in possession or which are subject to the control and management of Agent pursuant to the terms of this Agreement.

2. **Duties of Agent.** The Agent accepts the employment and agrees:

(a) To use its best skills and efforts to serve Owner and to furnish all services required therefore for the management and administration of said Property. Such duties shall include all aspects of tenant relations and CAM administration. Additionally, Agent shall supervise all labor required for the operation and maintenance of said Property;

(b) To report to Owner promptly any conditions or events at, on or about the Property which requires the attention of the Owner thereof;

(c) To keep full, detailed and adequate accounts and records of receipts and disbursements with reference to the Properties: to permit Owner and its representatives to examine the same at any time during business hours; and to render to Owner within twenty-five (25) days after the end of month, an outstanding receivables report and checking account activity report setting forth in reasonable detail all rents and charges received from tenants in the Property, all expenses incurred, and the details of all tenant delinquencies, together with a current occupancy schedule of tenants in the Property. The

specific format and content of this monthly report shall be mutually agreeable by the Owner and Agent and may be modified from time to time with mutual consent.

(d) To cause all of the Agent's employees who handle or are responsible for the rents and revenues from the Property or for payment of expenses from Owner's account to be bonded by a fidelity bond with corporate surety, at Agent's expense; said bond to be in an amount of at least $ 250,000, applicable to the Property.

(e) To deposit all rental receipts collected for Owner in a separate account maintained by Owner in a national or state institution qualified to engage in the banking business, separate from Agent's other Banking relationships.

(f) To timely file, (as outlined below) 1099-MISC forms as required by Section 6041 (a) of the Internal Revenue Code. If Agent makes direct payments to vendors from the "Operating Account" then the Agent is responsible for filing the 1099-MISC returns for reportable expenses. Agent shall appear as payer on the Form 1099.

Deadlines:	1099 Form to Recipient	January 31
	1099 Magnetic Tape to IRS	February 28

3. **Authority and Powers of Agent.** Owner hereby grants to the Agent the following authority and powers:

(a) Agent shall employ personnel, including but not limited to maintenance personnel of Denny Elwell Company LC who are reasonably required for the daily operation of the Property. All such persons shall be employees of the Agent fully included in Agent's Workers Compensation insurance coverage, evidence of which shall be delivered to Owner upon request. Agent shall designate such duties and pay such reasonable compensation as Agent deems necessary and as is stated in Exhibit "B". The cost of personnel for maintenance and daily operation shall not be charged against the Agent fee hereinafter set forth.

(b) Agent shall make or cause to be made and to supervise all repairs and minor alterations; to do all decorating and to purchase all materials necessary for the maintenance of the Property; to purchase all fuel, supplies, furniture, fixtures and equipment necessary for the operation of such Property; provided always, that the Agent shall obtain Owner's prior written approval on all expenditures in excess of $1,000.00 for any one item except budgeted, monthly, or recurring operating charges and except emergency repairs necessary to protect the Property from damage.

(c) Agent is specifically authorized to make and enter into contracts, competitively negotiated, in the name of Owner for terms not to exceed one year for public utilities, elevator maintenance, window cleaning, rubbish and garbage disposal, towel service, and other services as the Agent shall deem advisable. Owner agrees to assume the obligation of any such contracts that are still in effect at the termination of this Agreement so long as the obligations of Owner under such contracts are budget items approved by Owner. Owner shall have the right to approve or reject any vendor or provider of services engaged by Agent for the Property.

(d) Agent shall make disbursement for: sales taxes, utilities, maintenance costs, commissions and all expenses connected with management and operations of the Property within budget guidelines including where applicable, insurance premiums, property taxes and mortgage costs.

(e) Agent shall submit to Owner on or before November 30th of each calendar year, a proposed budget for the period of January 1 through December 31 of the following calendar year (the "Operating Budget"). This budget would be prepared on a monthly cash basis, setting forth the estimated income and operating expenses of the property (including the management fee), and any recommended capital expenditures or other non-recurring items.

4. **Management and Administration Fees.**

(a) In consideration of performance by Agent of its duties hereunder, Owner shall pay to Agent a fee for management and administration as stated in Exhibit "B". This fee is designed to be all inclusive for all aspects of the management, supervision and administration of the property; including all overhead and administrative costs of the Agent and Agent's profit.

5. **Term; Termination.**

(a) This Agreement shall be for an initial term commencing on the date hereof and terminating on December 31, 2010, but automatically renewable thereafter for successive twelve (12) month periods without further action by the parties, unless terminated with respect to any succeeding twelve (12) month period by not less than ninety (90) days' written notice given to the other party.

(b) Notwithstanding anything to the contrary set forth herein, except as otherwise provided, in the event Owner or Agent shall default with respect to any covenant, term, or provision of this Agreement, and the same shall not be cured or corrected within thirty (30) days following the receipt of written notice from the non-defaulting party specifying the nature of such default, the party not in default may terminate this Agreement. Upon ten (10) days written notice, Owner may elect to terminate this Agreement for "Cause" as defined hereafter, provided that Owner may terminate this agreement immediately, without notice and time to cure in the event Agent commits fraud against Owner or be convicted of an illegal act or misappropriates funds of Owner (acts by Agent and employees constituting acts of Agent). No fee shall be payable because of the termination of this Agreement.

(c) For purposes of this Agreement "Cause" shall mean the occurrence of any of the following:

(1) Any default, by Owner or Agent, which is not cured or corrected in accordance with the provisions of Section (b) above.

(2) **Termination by Bankruptcy:** If a petition for bankruptcy reorganization or rearrangement is filed under state or federal insolvency statues by or

against Agent or Owner, or either party shall make an assignment for the benefit of creditors or take advantage of any insolvency act, then the party not seeking credit or relief may terminate this Agreement upon ten (10) days written notice to the other party.

(3) **Fraud:** In the event Agent should commit fraud against Owner or be convicted of an illegal act or misappropriate funds of Owner.

(4) **Confidentiality:** In the event Agent breaches its duty of confidentiality with respect to Owner's business or the operating and management of the Property.

(d) Upon the termination of this Agreement, Agent shall promptly and in no event later than ten (10) days following the date of termination:

(1) **Deliver Records.** Deliver to Owner, or such other person or persons designated by Owner, copies of all books and records of the Property and all funds in the possession of Agent belonging to Owner or received by Agent pursuant to the terms of this Agreement.

(2) **Assignment.** Assign, transfer or convey to such person or persons as may be designated by Owner all service contracts and personal property relating to or used in the operation and maintenance of the Property except any personal property which was paid for and is owned by Agent.

(3) **Termination of Obligations; Rights to Compensation.** Upon any termination pursuant to this Section 5, the respective obligations of the parties hereto shall cease as of the date specified in the notice of termination provided Agent shall be entitled to receive any and all compensation which may be due Agent hereunder at the time of such termination or expiration.

a. Such compensation shall include any fees set forth (whether Management Fees or otherwise) prorated to the date of termination.

(e) Agent shall, within forty-five (45) days of the date of expiration or termination of this Agreement, deliver to Owner the following:

(1) An accounting reflecting the balance of income and expenses of the Property to the date of termination or expiration of the Agreement.

(2) Any balance of monies of Owner then held by Agent.

(3) All executed leases, receipts for deposits, insurance policies, unpaid bills, correspondence and other documents, books and records, which are the property of Owner in the possession of Agent.

Agent shall warrant that the property management reports and documents given to Owner are accurate and complete.

6. **Indemnification.**

(a) Owner agrees to indemnify and hold Agent and its directors, officers, employees, agents, and affiliates harmless against any and all damages, including but not limited to, attorney's fees and court costs incurred in defending any action seeking the award of such damages, incurred by Agent resulting from: (1) any failure of Owner to comply with the covenants or agreements of Owner hereunder, (2) Owner's failure or refusal. to comply with or abide by any rule, order, determination, ordinance or law of any federal, state or municipal authority, (3) any latent building defects or other defect or dangerous condition which a visual inspection would fail to disclose or any unsafe or dangerous condition or characteristic of the Property resulting from the design or initial construction of the Property, (4) Agent acting under the specific written direction of Owner, (5) any defects with respect to the Property which Agent has disclosed to Owner in writing and requested Owner's permission to correct or rectify, and (6) the negligent or willful acts or omission of Owner, its directors, officers, employees and agents; provided, however, that Owner shall have no obligation to indemnify Agent for the negligent acts or omissions or willful misconduct of Agent, its directors, officers, employees, or agents.

(b) Agent agrees to indemnify and hold Owner and its directors, officers, employees, agents, and affiliates harmless against any and all damages, including, but not limited to, attorney's fees and court costs incurred in defending any action seeking such damages, incurred by Owner resulting from: (1) any failure of Agent to comply with the covenants or agreements of Agent hereunder, (2) Agent's failure or refusal to comply with or abide by any rule, order, determination, ordinance or law of any federal, state or municipal authority, (3) any latent building defects or other conditions with respect to the Property which Agent discovers and fails to disclose to Owner in order for Owner to correct or rectify the defect or condition, (4) Owner acting under the specific written direction of Agent, (5) the negligent or willful acts or omissions of Agent, its directors, officers, employees and agents; provided however that Agent shall have no obligation to indemnify Owner for the negligent acts or omissions or willful misconduct of Owner, its directors, officers, employees or agents, and (6) claims made by Agent's employees for injuries sustained in the performance of their duties to the extent not caused by Owner's negligent acts or omissions or willful misconduct of Owner, its directors, officers, employees or agents.

(c) Owner and Agent shall notify each other within twenty-four (24) hours in the event Owner or Agent receives notice of any claim, loss, damage, or injury.

(d) Neither Owner nor Agent shall take any action which might bar the other party from obtaining protection afforded by any insurance policy Owner or Agent may hold.

(e) Agent agrees that Owner shall have the right, at its option, to conduct the defense of any claim, demand or suit within the limits prescribed by the Owner's insurance policy or

policies, but Agent shall retain the right to defend and allow its insurers to defend under Agent policies.

(f) The indemnity herein set forth is for the sole and exclusive benefit of Agent and is not assignable to, nor shall inure to the benefit of, by subrogation or otherwise, any third party, including but not limited to any party providing insurance coverage to either Owner or Agent.

7. **Bank Accounts and Funding by Owner.**

(a) Owner has established the demand deposit account described in Exhibit "C" attached hereto ("Owner's Account"). Owner and Agent shall notify the tenants of space in the building to deposit all gross rental payments required under the leases in the Owner's Account.

(b) Agent will establish the demand deposit account described in Exhibit "C" attached hereto (the "Operating Account"). On or before the fifteenth (15th) day of each month during the term of this Agreement, Owner shall transfer an amount from the Owner's Account to the Operating Account, which amount shall be equal to the current cash required to fund the common area maintenance ("CAM") expenses including payment fees and recommended capital expenditures shown for such calendar month on the Operating Budget then in effect.

(c) If the funds deposited by Tenants in the Owner's Account fall short of funding the CAM and other expenses shown on the Operating Budget for any month, Owner shall advance necessary funds based on the approved Operating Budget. If additional expenditures are approved by Owner after approval of the year's Operating Budget, Owner agrees to advance to Agent the funds so required to pay the expenditures authorized within fourteen (14) days of Agent's written notification to Owner. It is understood and agreed that Agent shall not be expected to advance its funds to pay obligations approved by Owner with respect to the Property.

(d) After funding the amounts payable by Owner to the Operating Account pursuant to Paragraphs 7(b) and (c) hereof, Owner shall fund from the Owner's Account all debt service with respect to financing for the Property; all property tax payments or payments to an escrow account with respect to such property tax payments, and subject to reconciliation of the Operating Account with the actual amounts of CAM expenses, management fees payable to the Agent, and capital expenditures paid or payable with respect to the Property. Owner's net cash flow with respect to the Property shall be distributed as directed by the Owner as the Owner, in its sole discretion, deems appropriate.

8. **Miscellaneous.**

(a) Agent shall have full authority to execute new leases, and to modify or cancel any existing leases. Agent shall obtain and maintain from tenants, certifications and reports required by the financing of the Property.

(b) Owner hereby designates Christian M. Murray as its representative to whom all notices, statements and from whom Agent may accept instruments and directives relative to the Property. Owner reserves the right to change its designated representatives at any time by written notice thereof to the Agent.

(c) Any notice required under the terms herein shall be deemed given upon placing of it by Certified Mail, postage prepaid, and addressed to the address designated below. Said address may be changed by either party at the last designated address of the other party as provided herein.

AGENT	**OWNER**
Denny Elwell Company, L.C. 2401 SE Tones Drive, Suite 17 P. O. Box 187 Ankeny, IA 50021 Attn: Chris Murray	DLE Four Way, L.C. 2401 SE Tones Drive, Suite 17 P.O. Box 187 Ankeny, Iowa 50021 Attn: Chris Murray

(d) This Agreement and all rights hereunder shall not be assignable by Agent. Subject to the foregoing limitations on assignment, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Whenever in this Agreement, a reference is made to any of the parties hereto; such reference shall be deemed to include a reference to the successors and assigns of such parties.

(e) By execution of this Agreement, Agent certifies that it is not in violation of any laws, ordinances, governmental rules or regulations to which it is subject and has all licenses, permits, franchise or other governmental authorizations necessary for the ownership and operation of its business and will remain in compliance with the above-specified items during the term of the Agreement.

(f) Agent is a limited liability company organized, validly existing and in good standing under the law of the State of Iowa and has all requisite power and authority to execute and perform this Agreement and the execution hereof has been duly authorized.

(g) This Agreement shall be governed by and construed in accordance with the law of the State of Iowa.

(h) In the event one or more provisions of this Agreement shall be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof.

(i) The pronouns used in this Agreement that referred to Agent shall be understood and construed to apply whether the Agent be an individual, partnership, corporation or an individual or individuals doing business under a firm or trade name.

(j) Any amendments, additions or deletions to this Agreement shall be null and void unless made by the parties in writing.

(k) All headings herein are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provision of this Agreement.

(l) Agent represents and warrants that it is qualified to manage the Property and perform all obligations assumed by Agent hereunder. Owner represents that it has clear title to the property or necessary authority and it is able to contract this management and leasing agreement.

(m)This Agreement supersedes and takes the place of any and all previous management agreements for the Property entered into between the parties hereto.

(n) For the term of this Agreement, and for two (2) years after its expiration or other termination, Owner agrees not to employ, either directly or indirectly, any employee of Agent engaged in providing property management services.

(o) In the event Owner shall lease the space within Property, Agent shall be engaged to act as the listing broker. The commission associated with this will be designated as described on Exhibit B, attached hereto and made a part of.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

OWNER:
DLE FOUR WAY, L.C.

By: _____
Name: Dennis L. Elwell
Title: Manager

AGENT:
DENNY ELWELL COMPANY L.C.

By: _____
Name: Christian M. Murray
Title: President and CEO

EXHIBIT A
PROPERTY DESCRIPTION

Legal Description: That part of 69 Olmsted Place; Tax Parcel #312-02214-002-000
Local Address: 7001 Douglas Avenue, Urbandale, Iowa 50322;

Legal Description: Lot 120 and except the West 60' of Lot 121 Highland Park Acres, City of Des Moines, Polk County, Iowa; Tax Parcel #270-01519-000-000
Local Address: 4771 NW 2nd Street, Des Moines, Iowa 50313;

Legal Description: Parcel B of Book 8708 Page 694 Lot 1 Interstate Business Park, City of Urbandale, Polk County, Tax Parcel #312-01042-301-004
Local Address: 11401 Meredith Drive, Urbandale, Iowa 50322;

Legal Description: Parcel A of Lot 5 less .4 acres of road easement in Foxbilt Place, City of Des Moines, Polk County, Iowa; Tax Parcel #270-01094-003-005
Local Address: 2020 NE 46th Avenue, Des Moines, Iowa;

Legal Description: That part of Parcel F NE ¼ 13-79-24, Des Moines, Polk County, Iowa; Tax Parcel #270-00311-003-005
Local Address: 5330 NE 22nd Street, Des Moines, Iowa;

Legal Description: Lots 5 and 6 Blacks Addition and West 10' Lot 4 Block 2, City of Ames, Story County, Iowa
Local Address: 222 Lincoln Way, Ames, Iowa;

Legal Description: Lots 14 and 23 Westgate Business Park Plat 2, City of Waukee, Dallas County
Local Address: 750 SE Alices Road, Waukee, Iowa;

Legal Description: Lot 1 Clark Street Properties, Plat 1, Clive, Polk County, Iowa
Local Address: 1649 NW 86th Street, Clive, Iowa 50325;

Legal Description: Except the North 25.5 ' of Lots 21, 22 and 23 Block 2 Rodgers Place; and except beginning 33' West of N ¼ corner then South 189.9' West 11.5' N 99' NW along the curve 56.4' West 49' N 50.5' East to point of beginning, West 100' E 133' N 189.9' NW ¼ 33-78-24; Parcel No. 120-07334-002-000
Local Address: 904 Army Post Road, Des Moines, Iowa 50315;

Legal Description: BEG S 89°44'20" W 50' & S 0°02'38" E 899.59' FR NE COR 20-1-1, SLM; S 89°44'40" W 400'; S 00°02'38" E300'; N 89°44'40" E 400'; N 00°02'38" W 300' TO BEG. LESS STREET 2.58 AC. 5440-1888 8408-5134 8550-5968 9075-2926
Local Address: 2221 South 3270 West, West Valley City, Utah;

Legal Description: Lot 12 Block 17 Bayliss & Palmer Addition, City of Council Bluffs, Pottawatamie County
Local Address: 1824 West Broadway, Council Bluffs, Iowa;

Legal Description: Parcel I NW ¼ 1998-5527 2008-01065
Local Address: 431 Lake Blvd., Muscatine, Iowa;

Legal Description: Amended Unit A of West Point Business Park Condominium
Local Address: 3930 West Cavalry Court, Lincoln, Nebraska;

Legal Description: Lot 1 Windfield Commercial Plat 1, Waukee, Dallas County, Iowa
Local Address: 30 East Highway 6, Waukee, Iowa;

Legal Description: -EX BEG 347.98F E & 224.8F NW OF SW COR OF SEC THN NW 14.05F N 163.35F E10F S 173.39F TO POB- & -EX BEG 347.98F E & 62.98F NW OF SW COR OF SEC THN NW 22.53F SE 229.71F S 6.67F W 213.69F TO POB- LOT 1 CROSSROADS PLAT 3 AND ALL OF LOT 7 PLAT 3
Local Address: 1905 SE 37th and 3600 SE Crossroads Drive, Grimes, Iowa;

Legal Description: ALL LOTS 1 THRU 8 & VAC E/W ALLEY LYG S & ADJ LOTS 1 THRU 17 & ALL LOTS 10 THRU 18 & ALL VAC ALLEY LYG E & ADJ LOT 18 DRAKE UNIVERSITY 3RD ADD
Local Address: 2300 University Avenue, Des Moines, Iowa;

Legal Description: Lots 34 thru 37 Drake University 3rd Addition, Des Moines, Polk County, Iowa
Local Address: 1156 23rd Street, Des Moines, Iowa;

Legal Description: That part South of the right of way B & Q ry Lot 49 less road Brooks & Cos Add, Des Moines, Polk County, Iowa
Local Address: 1422 Scott Street, Des Moines, Iowa;

Legal Description: Legal Description: Lot 1 Waters Edge Commercial Plat 1, Pleasant Hill, Polk County, Iowa
Local Address: 4420 East University, Pleasant Hill, Iowa;

Legal Description: Except parcels A & B East 106' West 116' North 160' & -ex North 160'-East 87' West 97' Lot 2 and all of Lots 3 and 4 Hurds Hickory Heights Plat 8, Pleasant Hill, Polk County, Iowa
Local Address: 5191 Maple Drive, Pleasant Hill, Iowa

EXHIBIT B
AGENT COMPENSATION

B.1 As compensation for the negotiation and consummation of leases executed by Owner covering portions of the Property. Owner shall pay to Agent upon commencement of the Lease or execution of the renewal or expansion the following additional fees, calculated on base rent:

2% on all new space;
4% on existing-previously occupied space;
6% on existing-previously occupied space that has been vacant for more than 1 year.

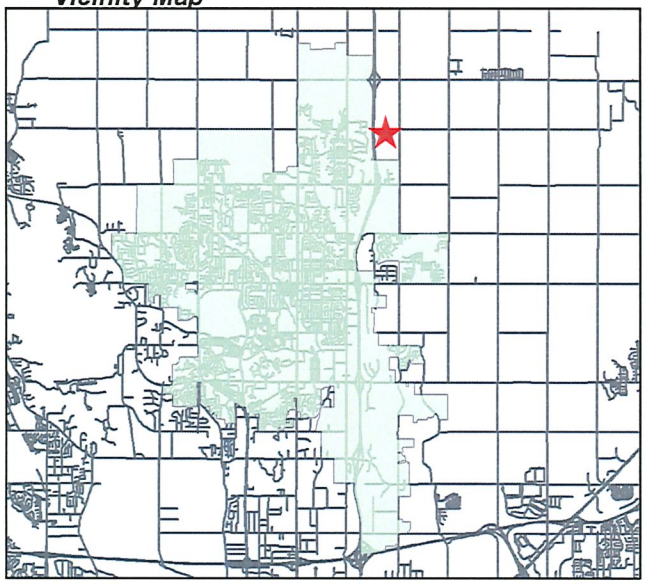
All transactions will pay a minimum of $200.00.

Transactions involving an outside Broker are subject to additional costs.

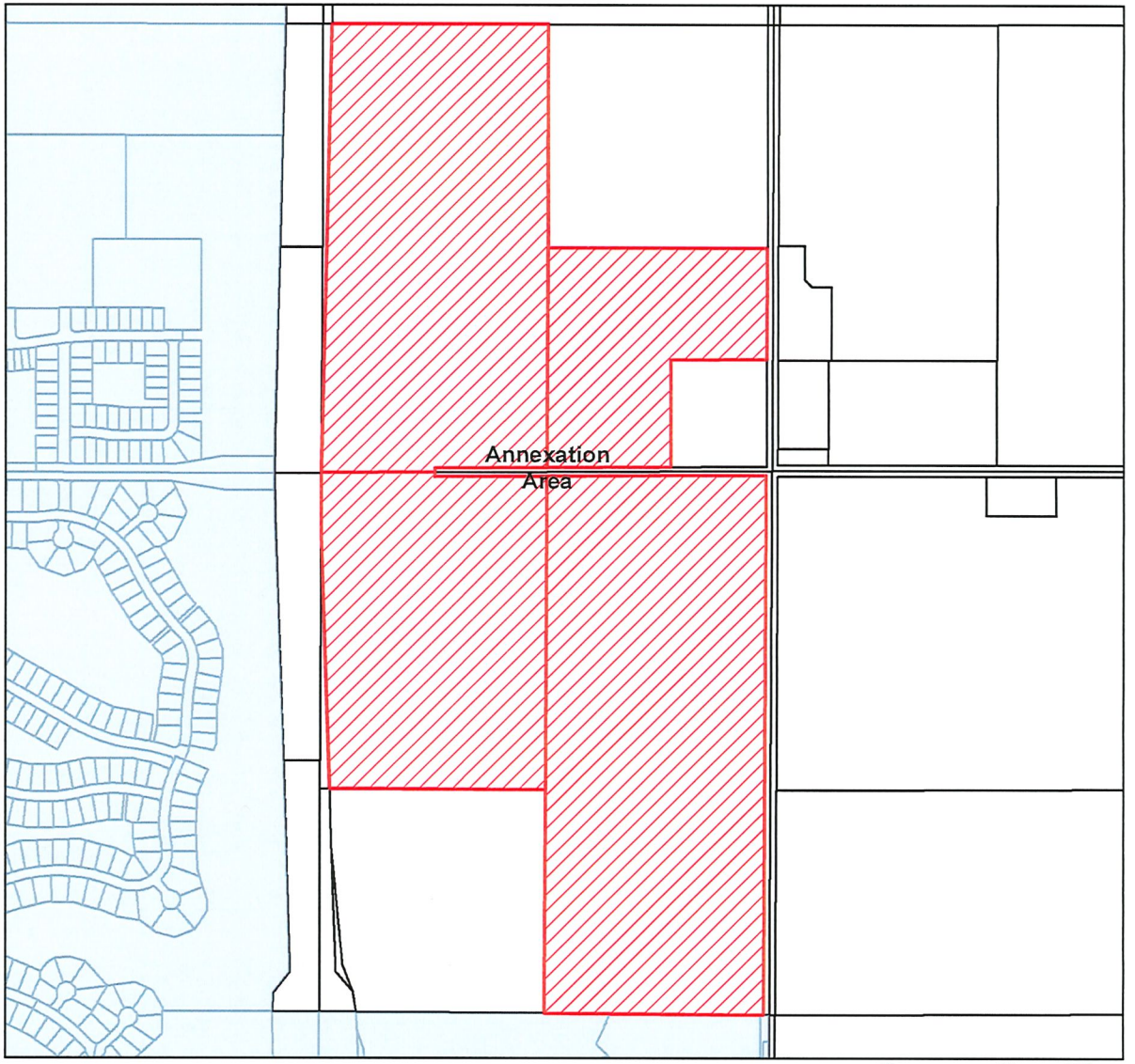
B.2 As compensation for the negotiation and consummation of a sale of Property. Owner shall pay to Agent upon closing the following additional fees:

2% of full purchase price.

Vicinity Map



LEGAL DESCRIPTION
THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS PARCEL "C" ON THE PLAT OF SURVEY FILED MARCH 13, 2012 IN BOOK 14193, PAGE 544 IN THE OFFICE OF THE POLK COUNTY RECORDER. ALSO KNOWN AS THE NORTH HALF, THE SOUTHWEST QUARTER, AND PARCEL B IN THE SOUTHEAST QUARTER, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA
AND
THE NW FRACTIONAL ¼ OF THE NE FRACTIONAL ¼ (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION AS RECORDED IN BOOK 3580, PAGE 24) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA
AND
THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 3580, PAGE 426.
AND
THE EAST ½ OF THE NE FRACTIONAL ¼ OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.



1 inch = 1,000 feet

Annexation Map

PROPERTY OWNER(S):
DLE FLOUR WAY, LC

City of Ankeny	**DLE Four Way LLC Annexation**		City of Ankeny, Iowa Planning and Building Department
			Drawn By: JH
		Sheet No. 1 of 1	Checked by:
			Date: April, 23 2025

city of Ankeny
bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City**.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned One-Quarter Mile South of NE 126th Avenue & West of NE Four Mile Drive

Legal Description *(if necessary, provide attachment)* See attached Exhibit A

Property Owner(s): Putco, Inc

Address: 5701 NE 22nd Street, Des Moines, IA 50313

Address:

Phone #: 515-964-1587

Signed by: _____ **Date:** 6/25/2025
***Property Owner Signature** *

James P. Elwell
Name (Print/Type)

_____ **Date:** _____
Property Owners Signature

Name (Print/Type)

_____ **Date:** _____
Property Owners Signature

Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 25th day of June, 2025, before me, a Notary Public in and for Polk County, personally appeared James P. Elwell, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and Polk County, Iowa

(Notary Stamp) Christian Michael Murray
Commission Number 722078
My Commission Expires
April 22, 2027

STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this __ day of _____, 20 ___, before me, a Notary Public in and for Polk County, personally appeared _____ _____, to me personally known, who being by me duly sworn, did say that that person is the ____ _____(title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that _____, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

_____

(Notary Stamp)

Applicant / Contact Same as Owner _____

Address: _____

Phone #: _____

Signed by: _____ **Date:** 6/25/2025

Applicant/Contact

_____

Name (Print/Type)

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT A

THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE1/4 OF SAID SECTION 31, SAID POINT BEING 366 FEET NORTH OF THE E1/4 CORNER OF SAID SECTION 31; THENCE N 0°00' ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' W 282 FEET; THENCE S 0°00' W 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AS SHOWN BY THE SURVEY FILED OF RECORD JANUARY 12, 2001 AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

CHESTER J. CULVER
Secretary of State
State of Iowa

STATEMENT OF CHANGE OF REGISTERED OFFICE AND/OR REGISTERED AGENT

172795

Pursuant to Iowa law, the undersigned submits this Statement to change the business entity's registered office and/or registered agent in Iowa. **Read the INSTRUCTIONS on the back of this form before completing the information and signing below.**

1. The NAME of the business entity is: Putco, Inc.

2. The street address of the **CURRENT** registered **OFFICE** as indicated on the Secretary of State's records is:
2401 SE Tones Dr. #9 (street) Ankeny (city) IA (state) 50021 (zip)

3. The street address of the **NEW** registered **OFFICE** is:
216 W. 1st Street (street) Story City (city) IA (state) 50248 (zip)

4. The name of the **CURRENT** registered **AGENT** as indicated on the Secretary of State's records is:
Dennis L. Elwell
(If more than one AGENT is registered, indicate which one is being replaced.)

5. The name of the **NEW** registered **AGENT** is: James P. Elwell

6. If the **REGISTERED AGENT** has changed, the **NEW** Registered Agent must sign here, consenting to their appointment, or attach their written consent to this form.
Signature of NEW Registered Agent
Complete **ONLY** if the Registered Agent changes.

7. If the **REGISTERED AGENT** changes the street address of their business office on this form, the Registered Agent must sign here indicating that NOTICE of the change has been given to the business entity.
Signature of Registered Agent
Complete **ONLY** if the Registered Agent changes the street address of their business office.

8. After any/all change(s) are made, the street address of the registered office and the street addr the registered agent will be identical.

9. Signature by authorized* representative: *See instruction #9 on back

PRINT Name and Title: James P. Elwell, President (8(
Name and Title

FILED
IOWA
SECRETARY OF STATE
1-10-2006
1:25 pm
W448309

SECRETARY OF STATE
FILED
JAN 10 PM 1:25

Iowa Secretary of State
321 East 12th Street
Des Moines, IA 50319
sos.iowa.gov

FILED
Date **4/16/2024 10:48 AM**
Corp No **172795**
Cert No **A24172795**

Iowa 2024 Biennial Report for an Iowa Corporation

Required by Iowa Code Chapter 490.1621

PUTCO, INC.
Name of the Corporation

Registered agent and registered Office

JAMES P ELWELL
Full Name

5701 NE 22ND ST
Address1 Address2

DES MOINES IA 50313 USA
City State Zip Country

Mailing Address of the Registered Office, if different from its street address

Address1 Address2

City State Zip Country

The corporation has no officers: ☐

The corporation has no directors: ☐

Officers

President Secretary Treasurer Director

Officer Type

JAMES P ELWELL

Full Name

5701 NE 22ND STREET

Address1 Address2

DES MOINES	IA	50313	USA
City	State	Zip	Country

Street Address of the Principal Office of the Corporation

5701 NE 22ND STREET

Address1 Address2

DES MOINES	IA	50313	USA
City	State	Zip	Country

Mailing Address of the Principal Office of the Corporation, if different from its street address

Address1 Address2

City	State	Zip	Country

Yes

Does the corporation hold an interest in agricultural land in Iowa?

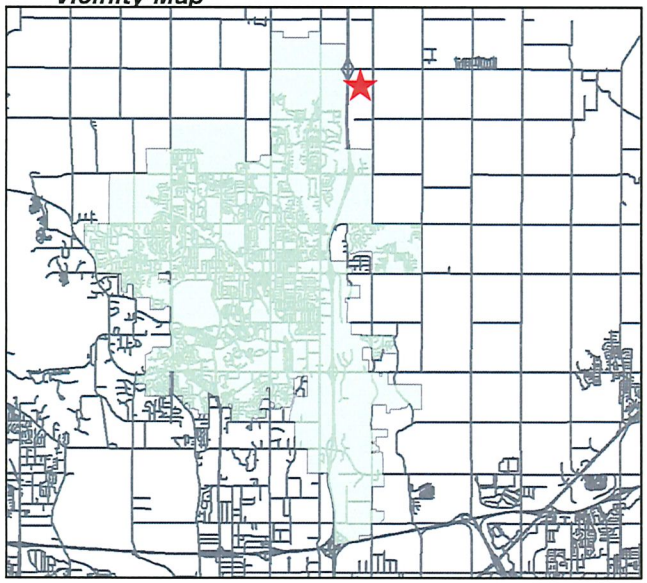
No

Is the corporation a "family farm corporation?"

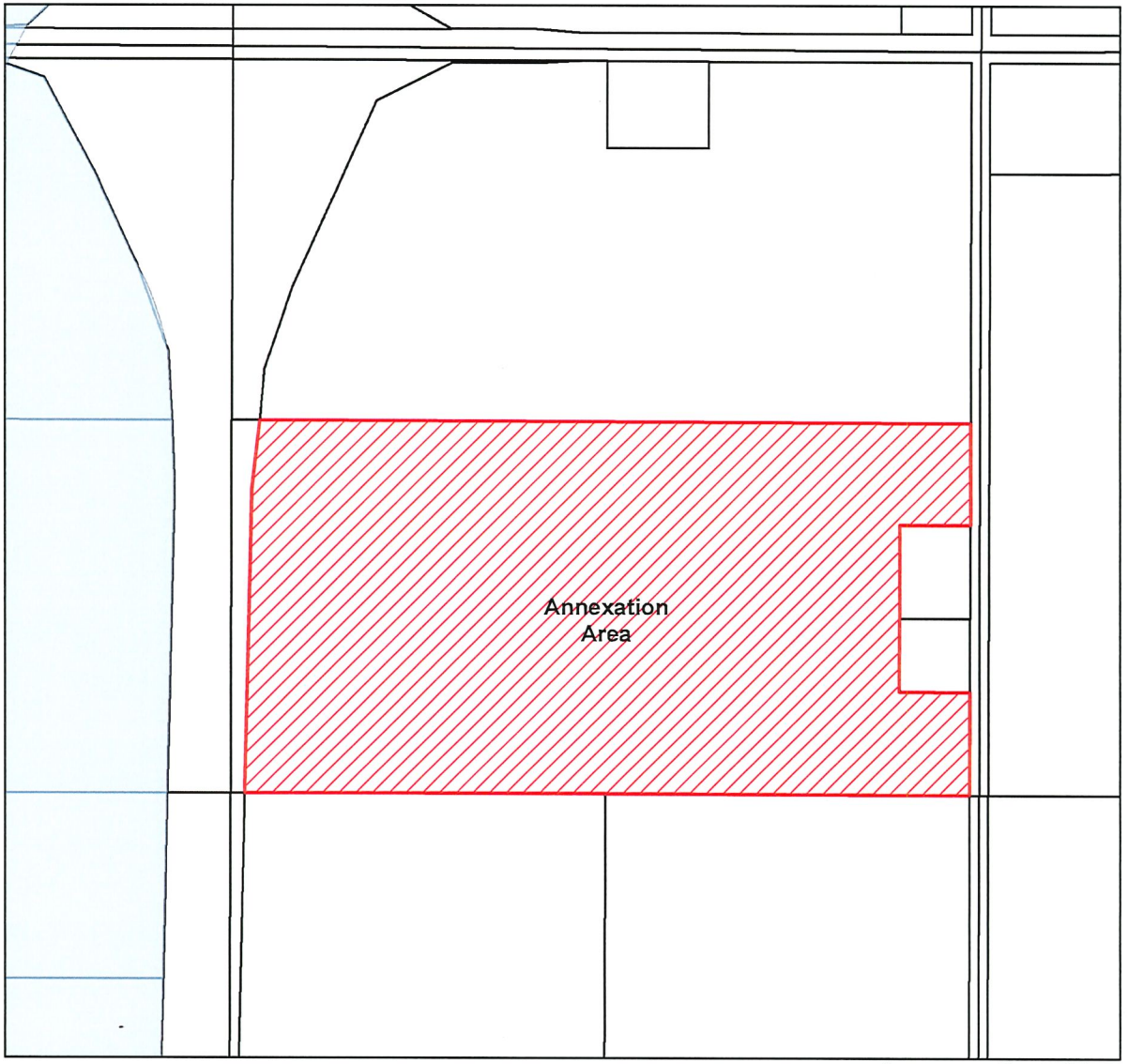
Signature

JENNIFER M LIGOURI	04/16/2024 10:45:49
Authorized Person	Date

Vicinity Map



LEGAL DESCRIPTION
THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE1/4 OF SAID SECTION 31, SAID POINT BEING 366 FEET NORTH OF THE E1/4 CORNER OF SAID SECTION 31; THENCE N 0°00' ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' W 282 FEET; THENCE S 0°00' W 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AS SHOWN BY THE SURVEY FILED OF RECORD JANUARY 12, 2001 AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS.



1 inch = 600 feet

Annexation Map

PROPERTY OWNER(S):
PUTCO INC

City of Ankeny	**DLE Four Way LLC Annexation**		City of Ankeny, Iowa Planning and Building Department
			Drawn By: JH
		Sheet No. 1 of 1	Checked by:
			Date: April, 23 2025

city of Ankeny
bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned -EX W 360F E 1323.5 N 347F- N 1/2 NE 1/4 LESS INST 35 ROW 9.8A & 3.16A RD SEC 31-81-23

Legal Description *(if necessary, provide attachment)*
SEE ATTACHED EXHIBIT 'A'

Property Owner(s): UPPER MIDWEST PROPERTIES LLC

Address: ~~317 6TH AVE STE 300~~ 505 5th Ave., Ste 1005

Address: DES MOINES, IA 50309-~~4127~~ - 2362

Phone #: 515-243-8157

Signed by: Eugene E. Olson, Manager **Date:** November 18, 2024
***Property Owner Signature** *

Eugene E. Olson
Name (Print/Type)

_____ **Date:** _____
Property Owners Signature

_____
Name (Print/Type)

_____ **Date:** _____
Property Owners Signature

_____
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and Polk County, Iowa

_____

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

_____

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this 18th day of November, 2024 before me, a Notary Public in and for Polk County, personally appeared _____ Eugene E. Olson, to me personally known, who being by me duly sworn, did say that that person is the ____ Manager (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that Eugene E. Olson, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

NOTARIAL SEAL IOWA
BRITNEY MILLER
Commission Number 848940
My Commission Expires
June 23, 2026

(Notary Stamp)

Notary Public in and for Polk County, Iowa

Britney Miller

Applicant / Contact SAME AS OWNER

Address: _____

Phone #: _____

Signed by: _____ **Date:** _____

Applicant/Contact

_____

Name (Print/Type)

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT A

THE EAST 66.68 ACRES, MORE OR LESS, IN THE N ½ OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER

433277

12 MAR 15 AM 9:04
SECRETARY OF STATE
IOWA

601841 CORG $50.00 DJC 2 3/15/12

CERTIFICATE OF ORGANIZATION

OF

UPPER MIDWEST PROPERTIES, L.L.C.

TO THE SECRETARY OF STATE
OF THE STATE OF IOWA:

The undersigned, desiring to form a limited liability company under the Revised Uniform Limited Liability Company Act (the "Act"), does sign, verify and deliver to the Secretary of State of the State of Iowa this Certificate of Organization for filing:

ARTICLE I
NAME OF COMPANY

The name of the limited liability company shall be **Upper Midwest Properties, L.L.C.**

ARTICLE II
ADDRESS OF INITIAL REGISTERED OFFICE OF LIMITED LIABILITY COMPANY

The street address which is also the mailing address of the limited liability company is:

317 6th Avenue, Suite 300
Des Moines, Iowa 50309

ARTICLE III
REGISTERED AGENT FOR SERVICE OF PROCESS

The name of the registered agent for service of process is Eugene E. Olson.

ARTICLE IV
REGISTERED AGENT'S OFFICE FOR SERVICE OF PROCESS

The address of the registered agent's office for service of process is 317 6th Avenue, Suite 300, Des Moines, Iowa 50309.

Date 3-15-12.

FILED
IOWA
SECRETARY OF STATE
3-15-12
9:54 AM
W778615

Eugene E. Olson
Eugene E. Olson, Organizer

Iowa Secretary of State
321 East 12th Street
Des Moines, IA 50319
sos.iowa.gov

FILED

Date	**1/16/2023 10:07 AM**
Corp No	**433277**
Cert No	**FT0232678**

Change of Registered Office

UPPER MIDWEST PROPERTIES, L.L.C.
The name of the business entity is

The current registered agent/office as indicated on the Secretary of State's records is

EUGENE E OLSON
Full Name

317 6TH AVE STE 300
Address1 Address2

DES MOINES	IA	50309	USA
City	State	Zip	Country

The street address of the new registered office is

EUGENE E OLSON
Full Name

505 5th Avenue — Suite 1005
Address1 Address2

Des Moines	IA	50309	USA
City	State	Zip	Country

If the registered agent changes the street address of their business office, the registered agent must sign here indicating that notice has been given to the business entity.

Eugene E. Olson — 01/16/2023 10:07:44
Current Agent — Date

Signature by authorized representative

Eugene E. Olson — 01/16/2023 10:07:44
Authorized Person — Date

Iowa Secretary of State
321 East 12th Street
Des Moines, IA 50319
sos.iowa.gov

FILED
Date **1/23/2025 09:53 AM**
Corp No **433277**
Cert No **A25433277**

Iowa 2025 Biennial Report for an Iowa Limited Liability Company

Required by Iowa Code Chapter 489.209

UPPER MIDWEST PROPERTIES, L.L.C.
Name of the limited liability company

Registered agent and registered Office

EUGENE E OLSON
Full Name

505 5TH AVENUE
Address1

SUITE 1005
Address2

DES MOINES
City

IA
State

50309
Zip

USA
Country

Name(s) of all active protected series associated with this Series LLC (If this is not a Series LLC this box will remain blank.)

Principal Office

505 5TH AVENUE
Address1

SUITE 1005
Address2

DES MOINES
City

IA
State

50309
Zip

USA
Country

No
Does the limited liability company hold an interest in agricultural land in Iowa?

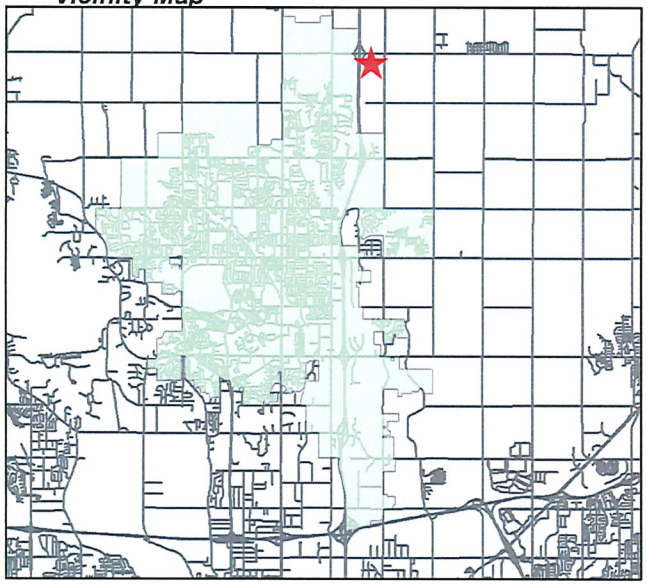
No
Is the limited liability company a "family farm limited liability company"?

Report must be signed by a person authorized by the company.

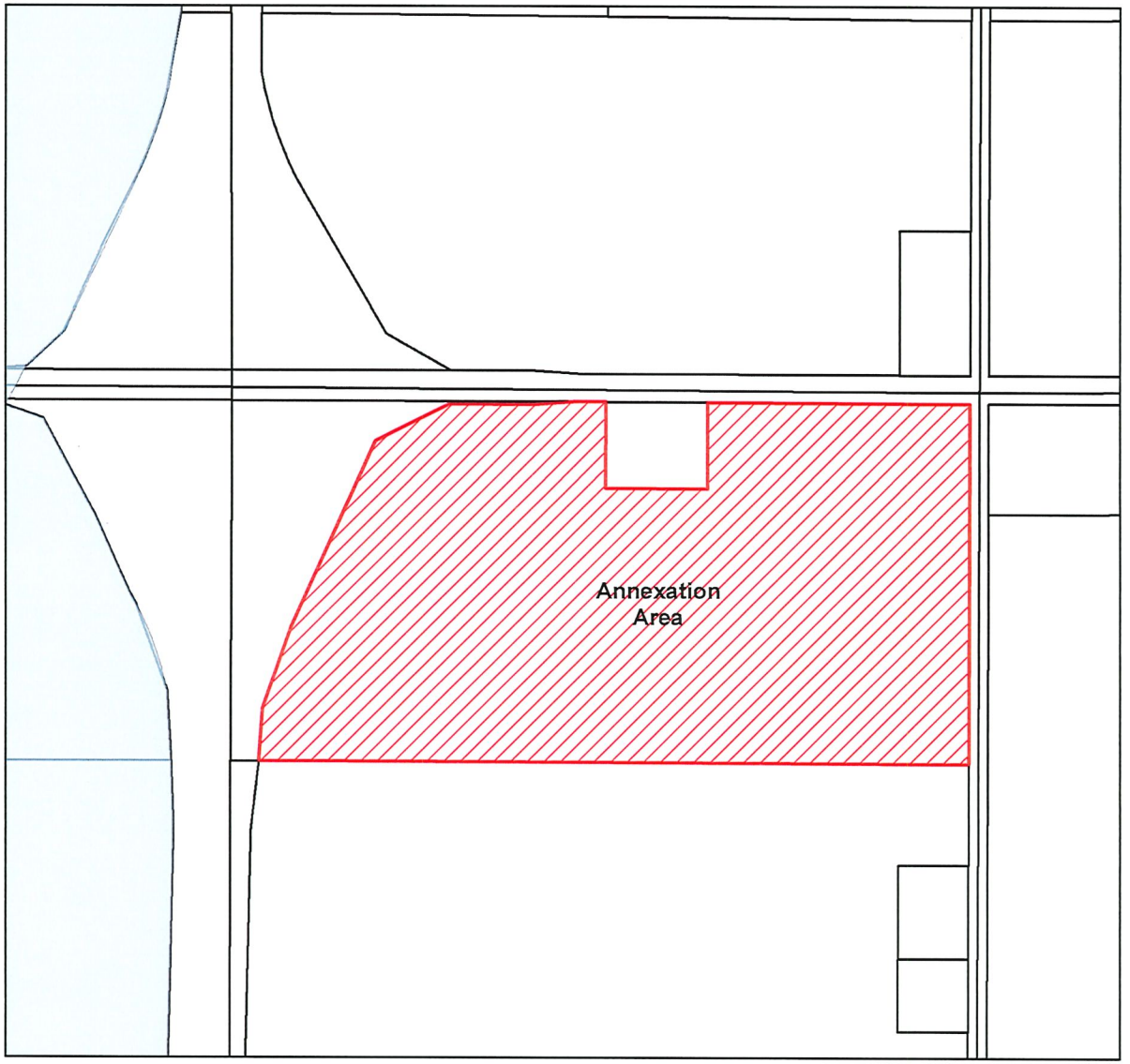
Eugene E. Olson
Authorized Person

01/23/2025 09:50:15
Date

Vicinity Map



LEGAL DESCRIPTION
THE EAST 66.68 ACRES, MORE OR LESS, IN THE N ½ OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER



1 inch = 600 feet

Annexation Map

PROPERTY OWNER(S):
UPPER MIDWEST PROPERTIES LC

City of Ankeny	**DLE Four Way LLC Annexation**		City of Ankeny, Iowa Planning and Building Department
			Drawn By: JH
		Sheet No. 1 of 1	Checked by:
			Date: April, 23 2025

city of Ankeny

bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned East of Interstate 35, approximately 1/2 mile north of NE 36th St

Legal Description *(if necessary, provide attachment)* See Attached

Property Owner(s): Threshold Otter Creek, LLC

Address: 7049 Vista Drive

Address: West Des Moines, Iowa 50266-9311

Phone #: _____

Signed by: _____ **Date:** 12/23/24

*Property Owner Signature **

Brian Martin

Name (Print/Type)

_____ **Date:** _____

Property Owners Signature

_____

Name (Print/Type)

_____ **Date:** _____

Property Owners Signature

_____

Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 23 day of December, 2024, before me, a Notary Public in and for Polk County, personally appeared Brian Martin to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

PAMELA OSBORN
Commission Number 729370
My Commission Expires
October 8, 2025

STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

_____

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this 23 day of December, 2024, before me, a Notary Public in and for Polk County, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is the Manager (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that Brian Martin, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

NOTARIAL SEAL IOWA

PAMELA OSBORN
Commission Number 729370
My Commission Expires
October 8, 2025

(Notary Stamp)

Notary Public in and for Polk County, Iowa

Pamela Osborn

Applicant / Contact Brian Martin

Address: 7049 Vista Dr. WDM, IA 50266

Phone #: _____

Signed by: _____ **Date:** 12/23/24

Applicant/Contact

Brian Martin

Name (Print/Type)

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT A

AN UNDIVIDED ONE-HALF INTEREST IN THE SW 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT 2.7 ACRES HIGHWAY AND EXCEPT THE PARCEL LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE 1/4 DEED TO THE STATE OF IOWA FILED JULY 28, 2010 IN BOOK 13519, PAGE 616) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

OPERATING AGREEMENT BY THE MEMBERS OF THRESHOLD OTTER CREEK, LLC

ARTICLE I
ORGANIZATION OF THE COMPANY

1.01 Formation. The parties to this Agreement have agreed to the formation and are Members of Threshold Otter Creek, LLC, a limited liability company organized under the provisions of the Iowa Act. A certificate of organization has been filed with the Iowa Secretary of State. The Managers may take such further actions as they deem necessary to permit the Company to conduct business as a limited liability company in any other jurisdiction.

1.02 Principal Office. The principal office of the Company shall be at 317 6th Avenue, Ste 620, Des Moines, Iowa 50309 or such place as may be designated from time to time by the Managers. The Managers may establish additional places of business for the Company.

1.03 Business of the Company. The Company may engage in any business permitted by Iowa law.

ARTICLE II
MEMBERS

2.01 Initial Members. The names and addresses of the Members, their Capital Contribution, and their share of the Net Profits and Net Losses of the Company are as follows:

Member	Address	Capital Contribution	Share of Net Profits and Net Losses
Brian Martin	317 6th Avenue, Ste 620 Des Moines, IA 50309	$_____	100%

2.02 Additional Members.

(a) A person other than a Transferee shall become a Member of the Company upon (i) the unanimous consent of the Members; (ii) payment of the agreed upon Capital Contribution to the Company by the person; and (iii) the person signing an addendum to this Agreement agreeing to be bound to its terms.

(b) A Transferee becomes a Member upon the (i) unanimous consent of the Members other than the transferor-Member and (ii) the Transferee signing an addendum to this Agreement agreeing to be bound to its terms.

(c) A Member who has transferred his or her entire Transferable Interest ceases to be a Member once the Transferees of his or her entire Transferable Interest become Members.

(d) Changes to the names and addresses of the Members and the names and addresses of new Members shall be identified by an addendum to this Operating Agreement.

(e) A person shall become a Member if, within ninety consecutive days after the Company ceases to have any Members, all of the following occur:

(1) The last person to have been a Member, or the legal representative of that person, designates a person to become a Member; and

(2) The designated person consents to become a Member.

2.03 Liability for Required Contributions. A Member is liable to the Company for his or her Capital Contribution. In addition, any Member who fails to make a required Capital Contribution may have his or her Transferable Interest forfeited and he or she may be expelled as a Member of the Company pursuant to Section 7.04.

A person's obligation to make a contribution to the Company is not excused by the person's death, disability, or other inability to perform personally. If a person does not make a required contribution, the person or the person's estate is obligated to contribute money equal to the value of the part of the contribution which has not been made, at the option of the Company.

2.04 Additional Capital; Limitation. Other than the contributions of the Members set forth in Section 2.01 and new Members as provided in Section 2.02, no Member shall be required to make any additional contributions to the capital of the Company nor be obligated to restore any negative Capital Account as defined in Section 4.01. No Member shall have any liability to the Company, to the other Members, or to the creditors of the Company on account of any deficit balance in such Member's Capital Account except to the extent such deficit arises from the failure of the Member to contribute the full amount of his or her Capital Contribution which he or she was obligated to contribute. No Member shall be entitled to interest on any Capital Contribution or on such Member's Capital Account.

2.05 Member Authority Limited. A Member is not an agent of the Company solely by reason of being a Member. Unless expressly authorized to do so by the Managers, no Member shall have any power or authority to bind the Company in any way or to render it financially liable for any purpose.

2.06 Liability of Members. The debts, obligations, or other liabilities of the Company, whether arising in contract, tort, or otherwise, belong solely to the Company and do not become the debts, obligations, or liabilities of a Member solely by reason of the Member acting as a Member.

ARTICLE III
MANAGEMENT OF THE COMPANY

3.01 Management by Managers.

(a) The Company is manager-managed by at least one (1) and no more than three (3) managers appointed by the majority vote of the Members. Brian Martin is hereby appointed as the Manager. The conduct of the Company's business and the management of its affairs will be exercised and conducted solely by the Managers and those persons designated by the Managers in accordance with this Agreement.

Each Manager has equal rights in the management and conduct of the activities of the Company. However, the Managers must receive the prior unanimous consent of the Members to do any of the following:

(1) Sell, lease, exchange, or otherwise dispose of all, or substantially all, of the Company's property, with or without the goodwill, outside the ordinary course of the Company's business;

(2) Approve a merger, conversion, or domestication involving the Company;

(3) Undertake any other act outside the ordinary course of the Company's business; or

(4) Amend this Agreement.

(b) Each Manager shall hold office until his or her death, incapacity, resignation, or removal. A person need not be a Member to be a Manager, but the dissociation of a Member who is also a Manager removes the person as a Manager. If a person who is both a Manager and a Member ceases to be a Manager, that cessation does not by itself dissociate the person as a Member.

A Manager may resign upon thirty (30) days prior written notice to the other Members. The Members may elect a new Manager to replace the resigning Manager at a meeting called for that purpose within thirty (30) days of delivery of the notice of resignation by such Manager.

A Manager may be removed as a Manager at any time with or without cause by a majority vote of the Members.

3.02 Officers. The Managers may appoint themselves or other individuals (whether or not employees or Members of the Company) as officers of the Company, which may include, but shall not be limited to, any one or more of the following: (1) a President; (2) one or more Vice Presidents; (3) a Secretary; and (4) a Treasurer.

The Managers may delegate day-to-day management responsibilities to any such officers, as determined by the Managers from time to time, and such officers shall have the authority to contract for, negotiate on behalf of and otherwise represent the interests of the Company as so authorized by the Managers. Unless the Managers decide otherwise, if the title is one commonly used for officers of a business corporation formed under the Iowa Business Corporation Act, the assignment of such title shall constitute the delegation to such individual of the authority and duties that are normally associated with that office and that are set forth in the contract or resolution appointing such officer or officers, subject, however, to any specific delegation of authority and duties or specific restriction on the authority and duties as may be made under or set forth in any such contract or resolution. In all events, the officers shall be subject to the direction and control of the Managers. Such delegation by the Managers shall not cause any Manager to cease to be a Member or Manager of the Company.

If the Managers determine to appoint one or more officers for the Company, each such officer shall hold office until his or her death, resignation, or removal.

An officer may resign at any time by delivering notice to the Managers. A resignation is effective when the notice is delivered unless the notice specifies a later effective date.

Any officer may be removed by the Managers at any time, with or without cause, but such right of removal shall be without prejudice to and subject to the contract rights, if any, of the person so removed.

3.03 Fiduciary Duties. The Managers and officers owe to the Company and the Members the fiduciary duties of loyalty and care stated in subsections (a) and (b).

(a) The duty of loyalty of a Manager or officer includes all of the following duties:

(1) To account to the Company and to hold as trustee for it any property, profit, or benefit derived by the Manager or officer regarding any of the following:

(A) In the conduct or winding up of the Company's activities;

(B) From a use of the Company's property; and

(C) From the appropriation of a Company opportunity.

(2) To refrain from dealing with the Company in the conduct or winding up of the Company's activities as or on behalf of a person having an interest adverse to the Company.

(3) To refrain from competing with the Company in the conduct of the Company's activities before the dissolution of the Company.

(b) Subject to the business judgment rule as stated in subsection (e), the duty of care of a Manager or officer in the conduct and winding up of the Company's activities is to act with the care that a person in a like position would reasonably exercise under similar circumstances and in a manner the Manager reasonably believes to be in the best interests of the Company.

(c) A Manager or officer shall discharge his or her duties under this Agreement and exercise any rights consistently with the contractual obligation of good faith and fair dealing.

(d) All of the Members may authorize or ratify, after full disclosure of all material facts, a specific act or transaction that otherwise would violate the duty of loyalty.

(e) A Manager or officer satisfies the duty of care in subsection (b) if all of the following apply:

(1) The Manager or officer is not interested in the subject matter of the business judgment;

(2) The Manager or officer is informed with respect to the subject of the business judgment to the extent the Manager or officer reasonably believes to be appropriate in the circumstances; and

(3) The Manager or officer has a rational basis for believing that the business judgment is in the best interests of the Company.

(f) A Member does not have any fiduciary duty to the Company or to any other Member solely by reason of being a Member.

3.04 Managers and Officers Have No Exclusive Duty to Company. So long as he or she does not violate 3.03(a) above, neither a Manager nor an officer, solely by reason of being a Manager or officer, shall be required to manage the Company as his or her sole and exclusive function, and a Manager or officer may have other business interests and may engage in other activities in addition to those relating to the Company. Neither the Company nor any Member

shall have any right, by virtue of this Agreement, to share or participate in such other investments or activities of any Manager or officer or to the income or proceeds derived therefrom.

3.05 Statements of Authority. The Managers are authorized on behalf of the Company to deliver to the Iowa Secretary of State for filing a statement of authority. The statement may provide with respect to any Manager or officer, the authority, or limitations on the authority, of all persons holding the position to do any of the following:

(a) Execute an instrument transferring real property held in the name of the Company; and

(b) Enter into other transactions on behalf of, or otherwise act for or bind, the Company.

3.06 Use of Professionals. In exercising their powers, the Managers may rely upon and shall be protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, or document believed by them to be genuine and to have been signed or prepared by another Manager, Member, officer or employee of the Company, or by any other person (including legal counsel, accountants, and other experts), as to matters the Managers reasonably believe such person is a competent and reliable source for the information. Reliance on any opinion of an independent counsel, accountant or expert whom the Managers reasonably believe is a competent and reliable source for the information shall be full and complete authorization and protection in respect of any action taken or suffered or omitted by the Managers in good faith and in accordance with such opinion.

3.07 Meeting of Managers.

(a) Quorum. A quorum for a meeting of Managers shall consist of a majority of the number of Managers.

(b) Regular Meetings. Regular meetings of the Managers shall be held at such place and at such times as the Managers may, from time to time, decide. No notice shall be required for any regular meeting of the Managers.

(c) Special Meetings. Special meetings of the Managers, for any purpose, may be called from time to time by the Managers or by a majority vote of the Members. Written notice indicating the date, time, place, and purpose of any special meeting shall be delivered to each Member and Manager not less than two (2) days before the date of the meeting.

(d) Place of Meetings. The Managers may designate any place as the place of any Manager meeting. If the Managers do not designate the place for any Manager meeting, such Manager meeting shall be held at the Company's principal office.

(e) Meeting of All Managers. Subject to subsection (f), if every Manager is present at any meeting, even without notice, the meeting shall be valid and Managers may take any lawful action at such meeting.

(f) Waiver.

(1) A Manager may waive any notice required by this Agreement before or after the date and time stated in the notice. The waiver must be in writing, be signed by the Manager entitled to the notice, and be delivered to the other Managers.

(2) A Manager's attendance at a meeting: (A) waives objection to lack of notice or defective notice of the meeting, unless the Manager at the beginning of the meeting or promptly upon the Manager's arrival objects to holding the meeting or transacting business at the meeting, and (B) waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Manager objects to considering the matter when it is presented.

(g) Action by Managers Without a Meeting. Any action required or permitted to be taken at a Manager meeting may be taken without a meeting and without notice if the action is taken by all Managers and if each Manager signs a written consent describing the action to be taken and files such consent with the Company records. Action taken under this subsection shall be effective when all Managers entitled to vote have signed the consent, unless the consent specifies a different effective date.

(h) Participation By Other Means. Managers may participate in any Manager meeting by any means of communication that allows all Managers participating therein to simultaneously hear each other. Participating in such a meeting shall constitute attendance at such meeting.

3.08 Expenses and Salary. The Managers shall be reimbursed by the Company for their reasonable expenses incurred in connection with the performance of their duties and may receive such other compensation as determined by the Members from time to time.

3.09 Liability Limitation and Indemnification of the Managers and Officers.

(a) A Manager or officer shall not be personally liable to the Company or the Members for money damages for any action taken, or any failure to take any action, except liability for any of the following:

(1) A breach of the duty of loyalty;

(2) A financial benefit received by the Manager or officer to which the Manager or officer is not entitled;

(3) An improper distribution under Section 4.05(b) of this Agreement;

(4) Intentional infliction of harm on the Company or a Member; or

(5) An intentional violation of criminal law.

(b) Any Manager or officer shall be defended, indemnified, and held harmless by the Company from and against any and all losses, claims, damages, liabilities, settlements and other amounts arising from any and all claims (including reasonable legal fees and expenses), demands, actions, suits or proceedings (civil, criminal, administrative or investigative), in which he or she may be involved, as a party or otherwise, by reason of his or her management of the Company, whether or not he or she continues to be Manager or officer at the time any such liability or expense is paid or incurred; provided that neither the Manager nor the officer shall be entitled to the foregoing indemnification if a court of competent jurisdiction determined that such losses, claims, damages, liabilities, expenses, or such other amounts resulted primarily from either his or her (1) gross negligence or willful misconduct or (2) a breach of his or her fiduciary duties set forth in § 3.03 of this Agreement. The termination of a proceeding by judgment, order, settlement or conviction upon a plea of *nolo contendere*, or its equivalent, shall not, of itself, create any presumption that such losses, claims, damages, liabilities, expenses, or such other amounts resulted primarily from the gross negligence or willful misconduct of the Manager or officer, or that the conduct giving rise to such liability was not in the best interest of the Company. The Company shall indemnify any Manager or officer who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding by or in the right of the Company to procure a judgment in its favor by reason of the fact that such Manager or officer is or was an agent of the Company, against any losses, claims, damages, liabilities, settlements, expenses, legal fees or any other amounts incurred by such Manager or officer in connection with the defense or settlement of such action; provided that the Manager or officer shall not be entitled to the foregoing indemnification if a court of competent jurisdiction shall have determined that any such losses, claims, damages, liabilities, expenses or such other amounts resulted primarily from (1) the gross negligence or willful misconduct or (2) a breach of his or her fiduciary duties set forth in § 3.03 of this Agreement. The Company shall advance a Manager or officer any expenses (including, without limitation, reasonable legal fees and expenses) incurred as a result of any claim, demand, action, suit or proceeding referred to in this paragraph (b) provided that (1) the legal action, suit, etc. relates to the performance of duties or services by the Manager or officer on behalf of the Company; and (2) the Manager or officer gives a full recourse promissory note to the Company for the amounts of such advances payable

in the event that the Manager or officer is determined to be not entitled to indemnification under this Agreement.

(c) The indemnification provided by paragraph (b) of this Section 3.09 shall not be deemed to be exclusive of any other rights to which the Managers or officers may be entitled under any agreement, as a matter of law, in equity or otherwise, and shall continue as to the Managers or officers who have ceased to have an official capacity and shall inure to the benefit of the heirs, personal administrators, executors, successors and assigns of the Managers or officers.

(d) Any indemnification pursuant to this section will be payable only from the assets of the Company.

(e) The Company may purchase and maintain insurance on behalf of a Member or Manager against liability asserted against or incurred by the Member or Manager in that capacity or arising from that status.

ARTICLE IV
ALLOCATIONS AND DISTRIBUTIONS

4.01 Capital Accounts.

(a) A capital account (a "Capital Account") shall be established for each Member. Each Capital Account will be increased by (i) the amount of money contributed by such Member to the Company; (ii) the Gross Asset Value of property contributed by such Member to the Company (net of liabilities secured by such contributed property that the Company is considered to assume or take subject to under Section 752 of the Code); and (iii) the Net Profits allocated to the Member. Each Capital Account will be decreased by (i) the amount of money or, to the extent permissible under Treasury Regulations § 1.704-1(b)(2)(iv)(e)(2), notes distributed to such Member by the Company; (ii) the Gross Asset Value of property distributed to such Member by the Company (net of liabilities secured by such distributed property that such Member is considered to assume or take subject to under § 752 of the Code); and (iii) the amount of Net Losses allocated to such Member.

(b) In the event a Member transfers a Transferable Interest, the Capital Account associated with such transfer shall become the Capital Account of the Transferee to the extent it relates to the Transferable Interest.

(c) The manner in which Capital Accounts are to be maintained pursuant to this Section 4.01 is intended, and shall be construed, so as to comply with the requirements of § 704(b) of the Code and the Treasury Regulations, and in the event there exists any inconsistency, the Code and the Treasury Regulations shall control.

4.02 Allocation of Net Profits and Net Losses. Except as provided in Section 4.03, the Net Profits and Net Losses of the Company for each Fiscal Year shall be allocated among the Members in accordance with Section 2.01 of this Agreement and among new Members as provided in relevant addendum to this Agreement.

4.03 Regulatory Allocations. The Capital Accounts of the Members are to be maintained in accordance with the Code and the Treasury Regulations, including without limitation the alternative test for economic effect set forth in Treasury Regulations § 1.704-1(b)(2)(ii)(d) and the minimum gain chargeback provisions of Treasury Regulations § 1.704-2, but nothing in this Agreement is intended to create a deficit restoration obligation or otherwise impose personal liability on a Member for a deficit in his or her Capital Account. Without limiting the generality of the foregoing:

(a) If any Member unexpectedly receives any adjustments, allocations, or distributions described in Treasury Regulations §§ 1.704-1(b)(2)(ii)(d)(4), (5), or (6), which create or increase a deficit in its Adjusted Capital Account, then items of the Company's income and gain for such year and, if necessary, for subsequent years shall be specially credited to the Adjusted Capital Account of the Member in an amount and manner sufficient to eliminate, to the extent required by the Treasury Regulations, the deficit in the Adjusted Capital Account as quickly as possible, provided that an allocation pursuant to this Section 4.03(a) shall be made only if and to the extent that such Member would have a deficit Adjusted Capital Account after all other allocations provided for in this Section 4.03 have been made as if Section 4.03(a) were not in this Agreement. It is the intent that this section be interpreted to comply with the alternate test for economic effect set forth in Treasury Regulations § 1.704-1(b)(2)(ii)(d).

(b) In the event any Member has a deficit Capital Account at the end of any Fiscal Year which is in excess of the sum of (i) the amount such Member is obligated to restore pursuant to any provision of this Agreement, if any, and (ii) the amount such Member is deemed to be obligated to restore pursuant to the penultimate sentences of §§ 1.704-2(g)(1) and 1.704-2(i)(5) of the Treasury Regulations, each such Member shall be specially allocated items of Company income and gain in the amount of such excess as quickly as possible, provided that an allocation pursuant to this Section 4.05(b) shall be made only if and to the extent that such Member would have a deficit Adjusted Capital Account in excess of such sum after all other allocations provided for in this Section 4.05 have been made as if Section 4.05(a) and this Section 4.05(b) were not in this Agreement.

(c) Except as otherwise provided in § 1.704-2(f) of the Treasury Regulations, and notwithstanding any other provision of this subsection, if there is a net decrease in partnership minimum gain during any Fiscal Year, each Member shall be specially allocated items of Company income and gain for such Fiscal Year (and, if necessary, subsequent Fiscal Years) in an amount equal to such Member's share of the net decrease in partnership minimum gain, determined in accordance with Treasury Regulation § 1.704-2(g). Allocations pursuant to the

previous sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with §§ 1.704-2(f)(6) and 1.704-2(j)(2) of the Treasury Regulations. This subsection is intended to comply with the minimum gain chargeback requirement in § 1.704-2(f) of the Treasury Regulations and shall be interpreted consistently therewith.

(d) Except as otherwise provided in § 1.704-2(i)(4) of the Treasury Regulations, and notwithstanding any other provision of this subsection, if there is a net decease in partner nonrecourse debt minimum gain attributable to a partner nonrecourse debt during any Fiscal Year, each Member who has a share of the partner nonrecourse debt minimum gain attributable to such partner nonrecourse debt, determined in accordance with § 1.704-2(i)(5) of the Treasury Regulations, shall be specially allocated items of Company income and gain for such Fiscal Year (and, if necessary, subsequent Fiscal Years) in an amount equal to such Member's share of the net decease in partner nonrecourse debt minimum gain attributable to such partner nonrecourse debt, determined in accordance with Treasury Regulation § 1.704-2(i)(4). Allocations pursuant to the previous sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with §§ 1.704-2(i)(4) and 1.704-2(j)(2) of the Treasury Regulations. This Section is intended to comply with the minimum gain chargeback requirement in § 1.704-2(i)(4) of the Treasury Regulations and shall be interpreted consistently therewith.

(e) Nonrecourse deductions for any Fiscal Year shall be specially allocated among the Members in proportion to their respective Transferable Interest in the Company.

(f) Any partner nonrecourse deductions for any Fiscal Year shall be specially allocated to the Member who bears the economic risk of loss with respect to the partner nonrecourse debt to which such partner nonrecourse deductions are attributable in accordance with Treasury Regulation § 1.704-2(i)(1).

(g) To the extent an adjustment to the adjusted tax basis of any Company asset pursuant to Code § 734(b) or Code § 743(b) is required, pursuant to Treasury Regulation § 1.704-1(b)(2)(iv)(m), to be taken into account in determining Capital Accounts, the amount of such adjustment to the Capital Accounts shall be treated as an item of gain (if the adjustment increases the basis of the asset) or loss (if the adjustment decreases such basis) and such gain or loss shall be specially allocated to the Member in a manner consistent with the manner in which their Capital Accounts are required to be adjusted pursuant to such Section of the Treasury Regulations.

(h) Notwithstanding the provisions of Section 4.02, the Regulatory Allocations shall be taken into account in allocating other items of income, gain, loss and deduction among the Members so that, to the extent possible, without violating the requirements giving rise to the Regulatory Allocations, the net amount of such allocations of other items and the Regulatory Allocations to each Member shall be equal to the net amount that would have been allocated to

each such Member if the Regulatory Allocations had not occurred. For purposes of applying the foregoing sentence, allocations pursuant to this subsection (h) shall only be made with respect to allocations pursuant to subsection (g) hereof to the extent the Managers reasonably determines that such allocations will otherwise be inconsistent with the economic agreement among the Members.

(i) The Managers shall have reasonable discretion, with respect to each Fiscal Year, to (i) apply the provisions of subsection (h) hereof in whatever order is likely to minimize the economic distortions that might otherwise result from the Regulatory Allocations, and (ii) divide all allocations pursuant to subsection (h) hereof among the Members in a manner that is likely to minimize such economic distortions.

(j) In the event that any debt of the Company is properly characterized as equity for U.S. federal income tax purposes, the holder of such debt shall be treated for purposes of maintaining Capital Accounts and for U.S. federal income tax purposes as a "partner"; Net Profit and Net Loss shall be computed without deducting any amount that would have been treated as interest if the debt had been properly classified as "debt" for U.S. federal income tax purposes; and the amount that otherwise would have been so deducted shall instead be specially allocated to holder of such recharacterized debt.

4.04 Tax Allocations. The Company's net taxable income or loss (and each item of income, gain, loss or deduction comprising such net taxable income or loss), as determined for federal income tax purposes, shall be allocated among the Members in the same proportions as the corresponding items of "book" income, gain, loss and deduction are allocated pursuant to Sections 4.02 and 4.03 hereof. Notwithstanding the foregoing sentence, federal income tax items relating to (a) any property contributed to the Company if there was as of immediately following the contribution a difference between the Gross Asset Value of such property and the Company's adjusted tax basis in such property and (b) any property revalued pursuant to Section 10.09(d) of this Agreement if as of immediately following such revaluation there was a difference between the Gross Asset Value of such property and the Company's adjusted tax basis in such property, shall be allocated among the Members in accordance with § 704(c) of the Code and Treasury Regulations §§ 1.704-1(b)(2)(iv)(f) and (g), 1.704-1(b)(4)(i) and 1.704-3 to take into account the difference between the Gross Asset Value and the adjusted tax basis of such property.

4.05 Distribution of Cash and Other Property.

(a) Nonliquidating Distributions. After establishing reserves for current and future Company obligations (as determined in the reasonable discretion of the Managers), and such other Company investments and expenditures as determined by the Managers, money and other property available for distribution may, as determined by the Managers, be distributed from time to time to the Members. Any such distributions made by the Company before its dissolution and winding up must be in equal shares among any person owning a Transferable Interest, except to the extent necessary to comply with any charging order in effect under Iowa Code § 489.503.

Other than as provided above, a person does not have a right to a distribution. A Member's dissociation does not entitle the Member to a distribution.

A Member does not have a right to demand or receive a distribution from the Company in any form other than money. The Company may distribute an asset in kind if each part of the asset is fungible with each other part and each Member receives a percentage of the asset equal in value to the Member's share of distributions. Distributed assets shall be valued at their Gross Asset Value for purposes of the distribution and shall be treated for financial accounting purposes as if sold at their Gross Asset Value immediately prior to the distribution, with any resulting profits or losses allocated among the Members per their interests in such profits or losses.

If a Member or Transferee becomes entitled to receive a distribution, the Member or Transferee has the status of, and is entitled to all remedies available to, a creditor of the Company with respect to the distribution. The Company's indebtedness to a Member incurred by reason of a distribution made in accordance with this section is at parity with the Company's indebtedness to its general, unsecured creditors.

(b) Limitation upon Distributions. The Company shall not make a distribution if after the distribution any of the following applies:

(1) The Company would not be able to pay its debts as they become due in the ordinary course of the Company's activities;

(2) The Company's total assets would be less than the sum of its total liabilities plus the amount that would be needed, if the Company were to be dissolved, wound up, and terminated at the time of the distribution, to satisfy the preferential rights upon dissolution, winding up, and termination of Members whose preferential rights are superior to those of persons receiving the distribution; or

(3) The payment of the distribution would be a default by the Company under any agreement for borrowed money by the Company, whether after notice, lapse of time or otherwise.

(c) The Company may base a determination that a distribution is not prohibited under subsection (b) on financial statements prepared on the basis of accounting practices and principles that are reasonable in the circumstances or on a fair valuation or other method that is reasonable under the circumstances.

(d) Except as otherwise provided in subsection (f), the effect of a distribution under subsection (b) is measured as follows:

(1) In the case of a distribution by purchase, redemption, or other acquisition of a Transferable Interest in the Company, as of the date money or other property is transferred or debt incurred by the Company.

(2) In all other cases, as follows:

(A) The date that distribution is authorized, if the payment occurs within one hundred twenty days after that date.

(B) The date that payment is made, if the payment occurs more than one hundred twenty days after the distribution is authorized.

(e) The Company's indebtedness, including indebtedness issued in connection with or as part of a distribution, is not a liability for purposes of subsection (b) if the terms of the indebtedness provide that payment of principal and interest are made only to the extent that a distribution could be made to Members under this section. If indebtedness is issued as a distribution, each payment of principal or interest on the indebtedness is treated as a distribution, the effect of which is measured on the date the payment is made.

(f) In subsection (b) "distribution" does not include amounts constituting reasonable compensation for present or past services or reasonable payments made in the ordinary course of business under a bona fide retirement plan or other benefits program.

ARTICLE V
TRANSFER OF TRANSFERABLE INTERESTS; NEW MEMBERS

5.01 Transferable Interest. A Transferable Interest is personal property. A Member may transfer his or her Transferable Interest, in whole or in part. The transfer:

(a) Does not cause a Member's dissociation or a dissolution and winding up of the Company's activities;

(b) Does not entitle the Transferee to do any of the following:

(1) Participate in the management or conduct of the Company's activities; or

(2) Except as otherwise provided in subsection (h), have access to records or other information concerning the Company's activities.

(c) A Transferee has the right to receive, in accordance with the transfer, distributions to which the Member would otherwise be entitled.

(d) In a dissolution and winding up of the Company, a Transferee is entitled to an account of the Company's transactions only from the date of dissolution.

(e) The Company need not give effect to a Transferee's rights under this article until the Company has notice of the transfer.

(f) Unless expelled by the unanimous consent of the other Members or until the Transferee becomes a Member, a Member who transfers his or her entire Transferable Interest retains the rights of a Member, other than the interest in distributions transferred, and retains all duties and obligations of a Member.

(g) When a Member transfers a Transferable Interest to a person who becomes a Member with respect to the transferred interest, the Transferee is liable for the Member's obligations to make his or her Capital Contribution under the terms of this Agreement and for receipt of any improper distributions, known to the Transferee when the Transferee becomes a Member.

(h) If a Member dies, the deceased Member's personal representative or other legal representative may exercise the rights of a Transferee provided in Iowa Code § 489.502(3), and, for the purposes of settling the estate, the rights of a current Member under Iowa Code § 489.410.

ARTICLE VI
VOTING, QUORUM, AND MEETINGS OF MEMBERS

6.01 Voting Rights. Each Member shall have one vote.

6.02 Meetings. Meetings of the Members may be called from time to time by the Managers or by a majority of the Members. A difference arising among Members as to matters upon which the Members are required or permitted to take action shall be decided by a majority of the Members.

6.03 Place of Meetings. The Managers may designate any place as the place of any Member meeting. If the Managers do not designate the place for a Member meeting, the Member meeting shall be held at the Company's principal office.

6.04 Notice. Written notice indicating the date, time, place, and purpose of all Member meetings shall be delivered to each Member not less than ten (10) days before the date of the meeting.

6.05 Meeting of All Members. Subject to Section 6.13, if every Member is present at any meeting, even without notice, such meeting shall be valid and Members may take any action required or permitted to be taken at a Member meeting.

6.06 Record Date. The record date for purposes of determining the Members entitled to notice of or vote at any Member meeting shall be the date on which the notice is mailed.

6.07 Quorum. A majority of the Members represented in person or by proxy, shall constitute a quorum for purposes of transacting business at a meeting of the Members.

6.08 Amending this Agreement. The unanimous consent of the Members is required in order to amend this Agreement.

6.09 Proxies. A Member may vote in person or by proxy, provided any proxy is executed in writing by the Member. Any such proxy must be filed with the Managers before or at the time of the meeting. No proxy shall be valid after six months of its execution.

6.10 Action by Members Without a Meeting. Any action required or permitted to be taken at a Member meeting may be taken without a meeting and without notice if the action is taken by all Members and if each Member signs a written consent describing the action to be taken and delivered to the Managers for filing with the Company records. The record date for determining which Members may take action without a meeting shall be the date the first Member signs a written consent. Action taken under this Section shall be effective when all Members entitled to vote have signed the consent, unless the consent specifies a different effective date.

6.11 Participation By Other Means. Members may participate in any Member meeting by any means of communication method that allows all Members participating therein to simultaneously hear each other. Participating in such a meeting shall constitute attendance at such meeting.

6.12 Member Representative. Any non-individual Member shall designate one individual to act as the exclusive representative of the Member for all purposes related to the Company, including, without limitation, for purposes of participation of the Member in all Member meetings, the voting by the Member and the execution of any written consent evidencing action of the Members taken without a meeting. A Member may change the identity of the Member's representative at any time and from time to time, in the Member's sole discretion, but shall provide written notice thereof to the Managers.

6.13 Waiver.

(a) A Member may waive any notice required by this Agreement before or after the date and time stated in the notice. The waiver must be in writing, be signed by the Member entitled to the notice, and be delivered to the Managers.

(b) A Member's attendance at a meeting: (i) waives objection to lack of notice or defective notice of the meeting, unless the Member at the beginning of the meeting or promptly upon the Member's arrival objects to holding the meeting or transacting business at the meeting, and (ii) waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Member objects to considering the matter when it is presented.

ARTICLE VII
DISSOCIATION

7.01 Dissociation Events. A Member is dissociated from the Company when one or more of the following events occur:

(a) The Company has actual notice of the Member's express will to dissociate, but, if the Member specified a withdrawal date later than the date the Company received actual notice, on that later date;

(b) The Member is expelled from the Company pursuant to Section 7.04;

(c) On application by the Company, the Member is expelled as a Member by judicial order because the Member:

(1) Has engaged, or is engaging in, wrongful conduct that has adversely and materially affected, or will adversely and materially affect, the Company's activities;

(2) Has willfully or persistently committed, or is willfully and persistently committing, a material breach of this Agreement; or

(3) Has engaged in, or is engaging, in conduct relating to Company's activities which makes it not reasonably practicable to carry on the activities with the Member associated with Company;

(d) In the case of a Member who is an individual, the person dies;

(e) In the case of a person who is a trust or is acting as a Member by virtue of being a trustee of a trust, the trust's entire Transferable Interest in the Company is distributed;

(f) In the case of a person who is an estate or is acting as a Member by virtue of being a personal representative of an estate, the estate's entire Transferable Interest in the Company is distributed;

(g) In the case of a Member who is not an individual, partnership, limited liability company, corporation, trust, or estate, the termination of the Member;

(h) The Company participates in a merger and the Company is not the surviving entity or as a result of the merger the Member ceases to be a Member;

(i) The Company participates in a conversion under the Iowa Act;

(j) The Company participates in a domestication under the Iowa Act, if, as a result of the domestication, the person ceases to be a Member; or

(k) The Company terminates.

7.02 Wrongful Dissociation. A Member who wrongfully dissociates from the Company is liable to the Company and, subject to Iowa Code § 489.901, to the other Members for damages caused by the dissociation. The liability is in addition to any other debt, obligation, or other liability of the Member to the Company or other Members. The Member's dissociation from the Company is wrongful if the dissociation occurs before the termination of Company and any of the following apply:

(a) The Member withdraws by express will;

(b) The Member is expelled by judicial order pursuant to Section 7.01(c); or

(c) In the case of a Member who is not a trust other than a business trust, an estate, or an individual, the Member is expelled or otherwise dissociated as a Member because it willfully dissolved or terminated.

7.03 Effect of Dissociation. A Member's dissociation from the Company does not of itself discharge the person from any debt, obligation, or other liability to the Company or other Members which the dissociated Member incurred while a Member. When a Member dissociates from Company:

(a) The person's right to participate as a Member in the management and conduct of Company's activities terminates; and

(b) Subject to Iowa Code § 489.504 and the terms of any merger, conversion or domestication to which the Company is a party, any Transferable Interest owned by the person

immediately before dissociation in the person's capacity as Member is owned by the person solely as a Transferee.

7.04 Expulsion. A Member may be expelled by the unanimous consent of the other Members if:

(a) It is unlawful to carry on the Company's activities with the Member associated with Company;

(b) There has been a transfer of all of the Member's Transferable Interest in the Company, other than a transfer for security purposes or a charging order in effect under Iowa Code §489.503 which has not been foreclosed;

(c) The Member is a corporation and, within 90 days after the Company notifies Member that it will be expelled as a Member because Member has filed a certificate of dissolution or the equivalent, its articles or charter has been revoked, or its right to conduct business has been suspended by the jurisdiction of its incorporation, the certificate of dissolution has not been revoked or its articles or charter or right to conduct business has not been reinstated;

(d) The Member is a limited liability company or partnership that has been dissolved and whose business is being wound up; or

(e) A Member fails to make a required Capital Contribution.

ARTICLE VIII
RECORDS; FINANCIAL AND FISCAL AFFAIRS; TAX REPORTING

8.01 Records and Accounting.

(a) The books of account of the Company shall be maintained at the Company's principal office. The Company shall maintain correct and proper books and records, entering fully and properly all Company transactions, as reasonably determined by the Managers.

(b) Upon request, for any purpose reasonably related to the Member's interest as a Member, the Managers will furnish a copy of such information as is required by the Iowa Act to a Member or his, her, or its representative; provided, however, that the information furnished to the Member will not, in any event, be used for commercial purposes unrelated to the business operations of the Company. Any Member may inspect and copy or obtain from the Managers the financial records of the Company and its tax returns. A Member shall give the Managers at least five (5) business days prior written notice for any inspection and copying permitted pursuant to this subsection by the Member or its authorized attorney or agent.

8.02 Tax Information. The Managers will cause to be delivered, as soon as practical after the end of each Fiscal Year of the Company, to the Members and persons who were Members during such Fiscal Year (as well as to all persons treated as partners for U.S. federal income tax purposes) all information concerning the Company necessary to enable such Member or other person to prepare his, her, or its Federal and state income tax returns for such Fiscal Year, including a statement indicating such person's share of Net Profits, Net Losses, deductions, and credits for such Fiscal Year for Federal and state income tax purposes, and the amount of any distribution made to or for the account of such person during such Fiscal Year pursuant to this Agreement.

8.03 Tax Returns. The Managers shall cause income tax returns for the Company to be prepared and timely filed in accordance with applicable law.

8.04 Elections.

(a) The Managers may elect to adjust the basis of the Company assets for federal income tax purposes in accordance with § 754 of the Code in the event of a distribution of Company property as described in § 734 of the Code or a transfer by any Member as described in § 743 of the Code.

(b) The Managers, in their discretion, at any time and from time to time may also make such other tax elections as they deem necessary or desirable.

8.05 Interim Closing of the Books. There shall be an interim closing of the books of account of the Company (i) at any time a taxable year of the Company shall end pursuant to the Code, and (ii) at any other time determined by the Managers to be required by good accounting practice or otherwise appropriate under the circumstances.

8.06 Tax Matters Partner. Brian Martin shall be the "Tax Matters Partner" within the meaning of Code § 6231(a)(7) and is authorized to exercise the functions of a Tax Matters Partner under the Code. He shall be reimbursed for all reasonable expenses associated with its duties as Tax Matters Partner.

ARTICLE IX
DISSOLUTION

9.01 Events Causing Dissolution. The Company is dissolved, and its activities must be wound up, upon the occurrence of any of the following:

(a) the consent of all the Members;

(b) the passage of 90 consecutive days during which the Company has no Members;

(c) on application by a Member, the entry by a district court of an order dissolving the Company on the grounds that the conduct of all or substantially all of the Company's activities is unlawful; or it is not reasonably practicable to carry on the Company's activities in conformity with its Certificate and this Agreement certificate; or

(d) on application by a Member or Transferee, the entry by a district court of an order dissolving the Company on the grounds that the Managers in control of the Company have acted, are acting, or will act in a manner that is illegal or fraudulent; or have acted or are acting in a manner that is oppressive and was, is, or will be directly harmful to the applicant. In a proceeding brought under this subsection (d), the court may order a remedy other than dissolution.

9.02 Distribution of Assets in Winding Up Company.

(a) In winding up its activities, the Company must apply its assets to discharge its obligations to creditors, including Members who are creditors.

(b) After the Company complies with subsection (a), any surplus must be distributed in the following order, subject to any charging order in effect under Iowa Code § 489.503:

(1) to each person owning a Transferable Interest that reflects Capital Contributions made by a Member and not previously returned, an amount equal to the value of the unreturned Capital Contributions; and

(2) in equal shares to each person owning a Transferable Interest.

(c) If the Company does not have sufficient surplus to comply with subsection (b)(1), any surplus must be distributed among the owners of Transferable Interests in proportion to the value of their respective unreturned Capital Contributions.

(d) All distributions made under subsections (b) and (c) must be paid in money.

9.03 Business After Dissolution. After dissolution, the Company shall not engage in any business except that necessary to wind up the Company's affairs pursuant to Iowa Code § 489.702 and to protect the value of and distribute the Company's assets.

9.04 Net Profits and Net Losses During Winding Up. Net Profits and Net Losses earned or incurred during the course of the winding up of the Company shall be credited or debited to the Members in the same proportion as before dissolution.

9.05 Management of the Company After Dissolution. The Managers shall continue to manage the Company after dissolution.

9.06 Winding Up. Upon dissolution each Member shall look solely to the assets of the Company for the return of its Capital Account. If the Company property remaining after the payment or discharge of the debts and liabilities of the Company is insufficient to return to the Capital Account of each Member, such Member shall have no recourse against other Members, in their capacity as such. Further, no Member shall be required to restore any deficit in his, her or its Capital Account and such deficit shall not be treated as an asset of the Company. The winding up of the affairs of the Company and the distribution of its assets shall be conducted exclusively by the Managers, who are hereby authorized to take all actions necessary to accomplish such distribution, including without limitation, selling any Company assets the Managers deem necessary or appropriate to sell.

ARTICLE X
DEFINITIONS

As used in this Agreement, the following terms shall have the following meanings:

10.01 "Adjusted Capital Account" shall mean, with respect to each Member, the Member's Capital Account as adjusted by the items described in §§ 1.704-2(g)(1), 1.704-2(i)(5) and 1.704-1(b)(2)(ii)(d)(4), (5) and (6) of the Treasury Regulations.

10.02 "Agreement" shall mean this Operating Agreement, as originally executed or as amended, modified, supplemented or restated from time to time.

10.03 "Capital Account" shall have the meaning ascribed to it in Section 4.01 of this Agreement.

10.04 "Capital Contribution" shall mean in the case of any Member as of any date of determination, the aggregate amount of cash and fair market value of any non-cash property (net of any liabilities assumed by the Company or secured by such property) that such Member shall be credited with contributing, directly or by assignment, to the Company on or prior to such date.

10.05 "Code" shall mean the Internal Revenue Code of 1986, as amended from time to time and any successor statute or subsequent codification or recodification of the federal income tax laws of the United States.

10.06 "Company" shall mean Threshold Otter Creek, LLC, as such limited liability company may from time to time be constituted.

10.07 "Iowa Act" shall mean the Iowa Revised Uniform Limited Liability Company Act, Chapter 489 of the Iowa Code, as amended.

10.08 "Fiscal Year" shall mean the twelve-month period ending December 31.

10.09 "Gross Asset Value" shall mean, with respect to any asset, the asset's adjusted basis for federal income tax purposes, except as follows:

(a) The initial Gross Asset Value of any asset contributed by a Member to the Company shall be the gross fair market value of such asset, as determined by the Managers;

(b) The Gross Asset Value of all Company assets shall be adjusted to equal their respective gross fair market values, as determined by the Managers, as of the following times: (i) the contribution of more than *de minimus* additional capital by any new Member or existing Member; (ii) the distribution by the Company to a Member of more than a *de minimis* amount of property as consideration for the Member's Capital Contribution; and (iii) the liquidation of the Company within the meaning of § 1.704-1(b)(2)(ii)(g) of the Treasury Regulations; provided, however, that adjustments pursuant to the preceding clauses (i) and (ii) shall be made only if the Managers determines that such adjustments are necessary or appropriate to reflect the relative economic interests of the Members;

(c) The Gross Asset Value of any Company asset distributed to any Member shall be adjusted to equal the gross fair market value of such asset on the date of distribution, as determined by the Managers; and

(d) The Gross Asset Values of Company assets shall be increased or decreased, as the case may be, to reflect any adjustments to the adjusted basis of such assets pursuant to § 734(b) or § 743(b) of the Code, but only to the extent that such adjustments are taken into account in determining Capital Accounts pursuant to § 1.704-1(b)(2)(iv)(m) of the Treasury Regulations; provided, however, that Gross Asset Values shall not be adjusted pursuant to clause (d) to the extent that the Managers determines that an adjustment pursuant to this clause (d) is not necessary or appropriate in connection with a transaction that would otherwise result in an adjustment pursuant to this clause (d).

If the Gross Asset Value of an asset has been determined or adjusted pursuant to of this Agreement, such Gross Asset Value shall thereafter be adjusted by the depreciation taken into account with respect to such asset for purposes of computing Net Profits and Net Losses.

10.10 "Managers" shall mean the persons appointed pursuant to Section 3.01.

10.11 "Member" shall mean a person who at any given time is a Member of the Company.

10.12 "Net Profits" shall mean, for each Fiscal Year, the net taxable income of the Company determined in accordance with the income tax basis method of accounting and as reported, separately and in the aggregate, as appropriate, on the Company's information return filed for United States federal income tax purposes, less any expenditures not deductible in computing the Company's taxable income and not properly chargeable to capital account under §

705(a)(2)(B) of the Code plus any tax-exempt income of the Company; adjusted in the event that the Gross Asset Value of any asset differs from its adjusted tax basis to compute gain or loss and depreciation or amortization in respect of such property by reference to such Gross Asset Value; and adjusted, in the event that any asset is revalued pursuant to Section 10.09(b) or (d), to include as gain or loss the net increase or decrease in the Gross Asset Value of the asset.

10.13 "Net Losses" shall mean, for each Fiscal Year, the net taxable loss of the Company determined in accordance with the income tax basis method of accounting and as reported, separately and in the aggregate, as appropriate, on the Company's information return filed for United States federal income tax purposes, plus any expenditures not deductible in computing the Company's taxable income and not properly chargeable to capital account under § 705(a)(2)(B) of the Code less any tax-exempt income of the Company; adjusted in the event that the Gross Asset Value of any asset differs from its adjusted tax basis to compute gain or loss and depreciation or amortization in respect of such property by reference to such Gross Asset Value; and adjusted, in the event that any asset is revalued pursuant to Section 10.09(b) or (d), to include as gain or loss the net increase or decrease in the Gross Asset Value of the asset.

10.14 "Regulatory Allocations" shall mean the allocations pursuant to Section 4.03(a) through (i) of this Agreement.

10.15 "Transferable Interest" shall mean the right, as originally associated with a person's capacity as a Member, to receive distributions from the Company in accordance with this Agreement, whether or not the person remains a Member or continues to own any part of the right.

10.16 "Transferee" shall mean a person to which all or part of a Transferable Interest has been transferred, whether or not the transferor is a Member.

10.17 "Treasury Regulations" shall mean the regulations of the United States Department of the Treasury pertaining to the income tax, as from time to time in force.

ARTICLE XI
MISCELLANEOUS

11.01 Notices. Any notice, offer, consent or other communication required or permitted to be given or made hereunder shall be in writing and will be deemed to have been sufficiently delivered (a) three business days after the date mailed by certified mail, return receipt requested, postage prepaid, or (b) when delivered by a nationally recognized overnight delivery service (receipt requested) or (c) when delivered personally to the party (or an officer of the party) to whom the same is directed, or (d) when the electronic transmission of electronic mail or fax is successfully completed:

If to Brian Martin: 317 6th Avenue, Ste 620, Des Moines, Iowa 50309
Telephone: (515) 333-5761

11.02 Possible Restrictions. Notwithstanding anything to the contrary contained in this Agreement, in the event of (a) the enactment (or imminent enactment) of any legislation, (b) the publication of any temporary or final regulation by the United States Department of the Treasury, (c) any ruling by the Internal Revenue Service or (d) any judicial decision that, in any such case, in the opinion of counsel for the Company, would result in the taxation of the Company as an association taxable as a corporation or would otherwise result in the Company being taxed as an entity for federal income tax purposes, then the Managers may impose such restrictions as may be required, in the opinion of counsel, to prevent the Company for Federal income tax purposes from being taxed as an association taxable as a corporation or otherwise as an entity, including, without limitation, making any amendments to this Agreement as the Managers in its sole discretion may determine to be necessary or appropriate to impose such restrictions.

11.03 Governing Law; Successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa and, subject to the restrictions on transferability set forth in this Agreement, shall bind and inure to the benefit of the heirs, executors, personal representatives, successors and assigns of the Members. The rights and liabilities of the Members under this Agreement shall be as provided by Iowa law.

11.04 Entire Agreement. This Agreement is the sole operating agreement of the Company and constitutes the entire agreement among the parties relating to its subject matter; this Agreement supersedes any prior agreements or understandings between the parties, oral or written relating to its subject matter, all of which are hereby canceled. This Agreement may not be modified or amended except in writing with the unanimous consent of the Members.

11.05 Headings, etc. The Article and Section headings in this Agreement are inserted for convenience of reference only and shall not affect interpretation of this Agreement. Whenever the context shall require, each term stated in either the singular or plural shall include the singular and the plural, and masculine or neuter pronouns shall include the masculine, the feminine and the neuter.

11.06 No Waiver. No failure or delay on the part of any Member in exercising any rights under this Agreement, or in insisting on strict performance of any covenant or condition contained in this Agreement, shall operate as a waiver of any of such Member's rights hereunder.

11.07 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

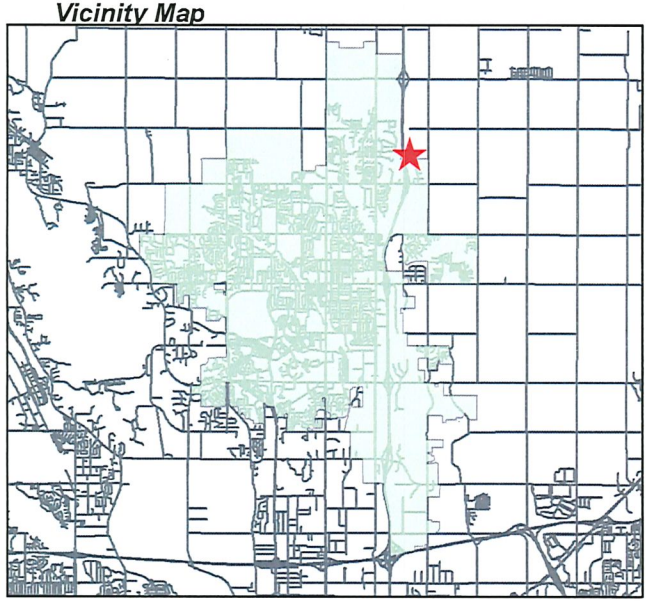
11.08 Assignment. Other than Transferable Interests, no assignment of any rights or delegation of any obligations provided for in this Agreement shall be made by any Member without the prior written consent of the other Members.

11.09 No Reliance. No third party is entitled to rely on any of the representations, warranties, and agreements of the Members contained in this Agreement; and the Members assume no liability to any third party because of any such reliance.

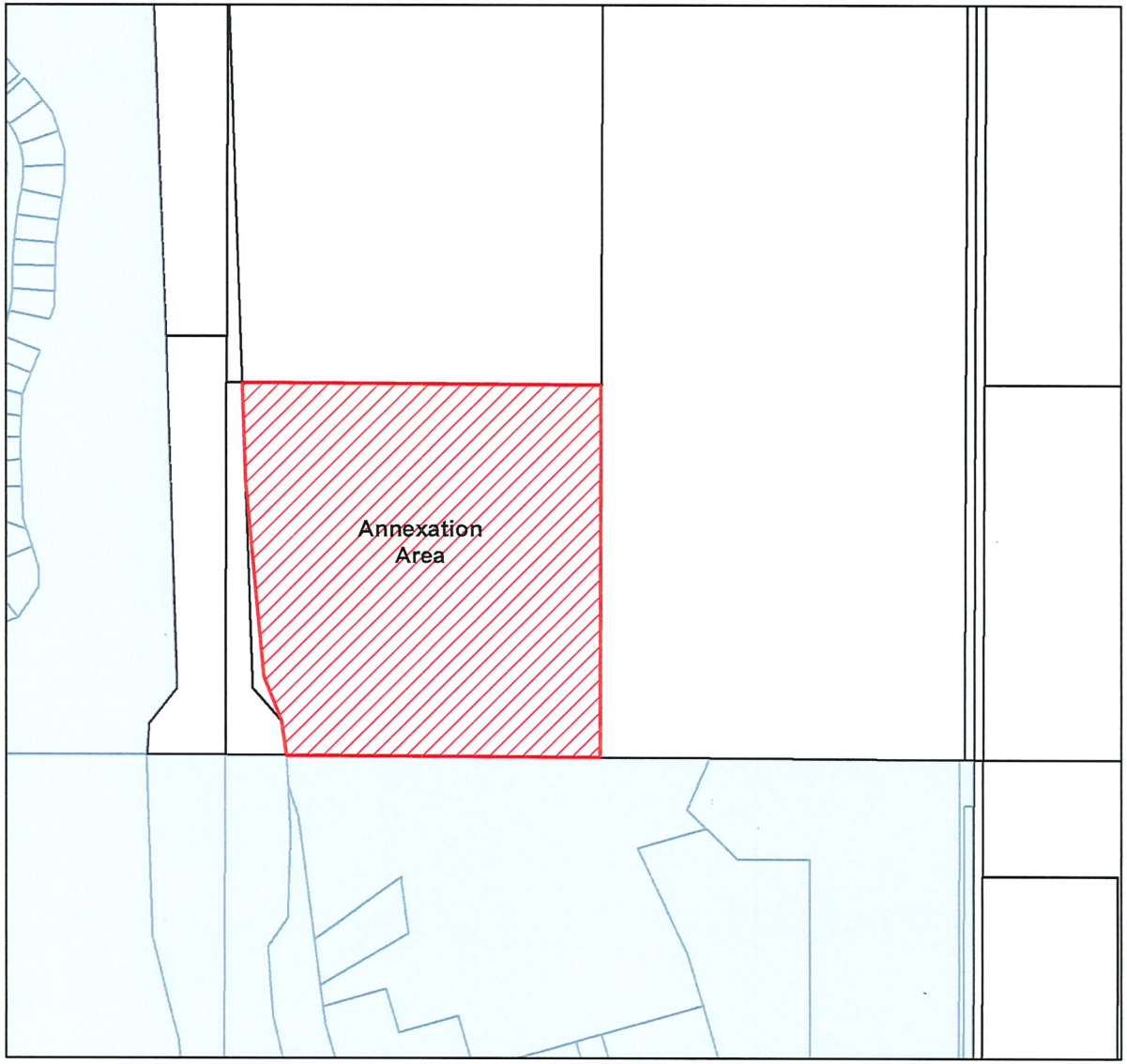
IN WITNESS WHEREOF, all of the Members have executed this Agreement effective as of the 13th day of March, 2017.

By: _____
Name: Brian Martin

Vicinity Map



LEGAL DESCRIPTION
AN UNDIVIDED ONE-HALF INTEREST IN THE SW 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT 2.7 ACRES HIGHWAY AND EXCEPT THE PARCEL LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE 1/4 DEED TO THE STATE OF IOWA FILED JULY 28, 2010 IN BOOK 13519, PAGE 616) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA



1 inch = 600 feet

Annexation Map

PROPERTY OWNER(S):
THRESHOLD OTTER CREEK LLC

City of Ankeny	**DLE Four Way LLC Annexation**		City of Ankeny, Iowa Planning and Building Department
			Drawn By: JH
		Sheet No. 1 of 1	Checked by:
			Date: April, 23 2025

Notices mailed by certified mail to:

POLK COUNTY BOARD OF SUPERVISORS
COUNTY ADMINISTRATION BUILDING
111 COURT AVENUE
DES MOINES, IA 50309

JOANN ADAMSON, TRUSTEE
DOUGLAS TOWNSHIP
3230 NE 78TH AVE
ANKENY, IA 50035

JUSTIN HUTTON, TRUSTEE
DOUGLAS TOWNSHIP
7612 NE 46TH ST
BONDURANT, IA 50035

MARY ELLEN CORY, CLERK
DOUGLAS TOWNSHIP
10941 NE 56TH ST
ELKHART, IA 50073

THOMAS P. CORY, TRUSTEE
DOUGLAS TOWNSHIP
10941 NE 56TH ST
ELKHART, IA 50073

MARY JO WARD, CLERK
ELKHART TOWNSHIP
12167 NE 56TH ST
ELKHART, IA 50073

TOM OWEN, TRUSTEE
ELKHART TOWNSHIP
14392 NE 46TH ST
ELKHART, IA 50073

MARK BENNETT, TRUSTEE
ELKHART TOWNSHIP
3110 NE 150TH ST
CAMBRIDGE, IA 50046

KRISTI STEIL, TRUSTEE
ELKHART TOWNSHIP
12123 NE 66TH ST
BOUNDURANT, IA 50035

Notices mailed by regular mail to:

BRIAN MCDONOUGH
LAND USE PLANNING MANAGER
POLK COUNTY
5885 NE 14TH STREET
DES MOINES, IA 50313

DR. ERICK PRUITT, SUPERINTENDENT
ANKENY COMMUNITY SCHOOL DISTRICT
OFFICE OF THE SUPERINTENDENT
306 SW SCHOOL ST

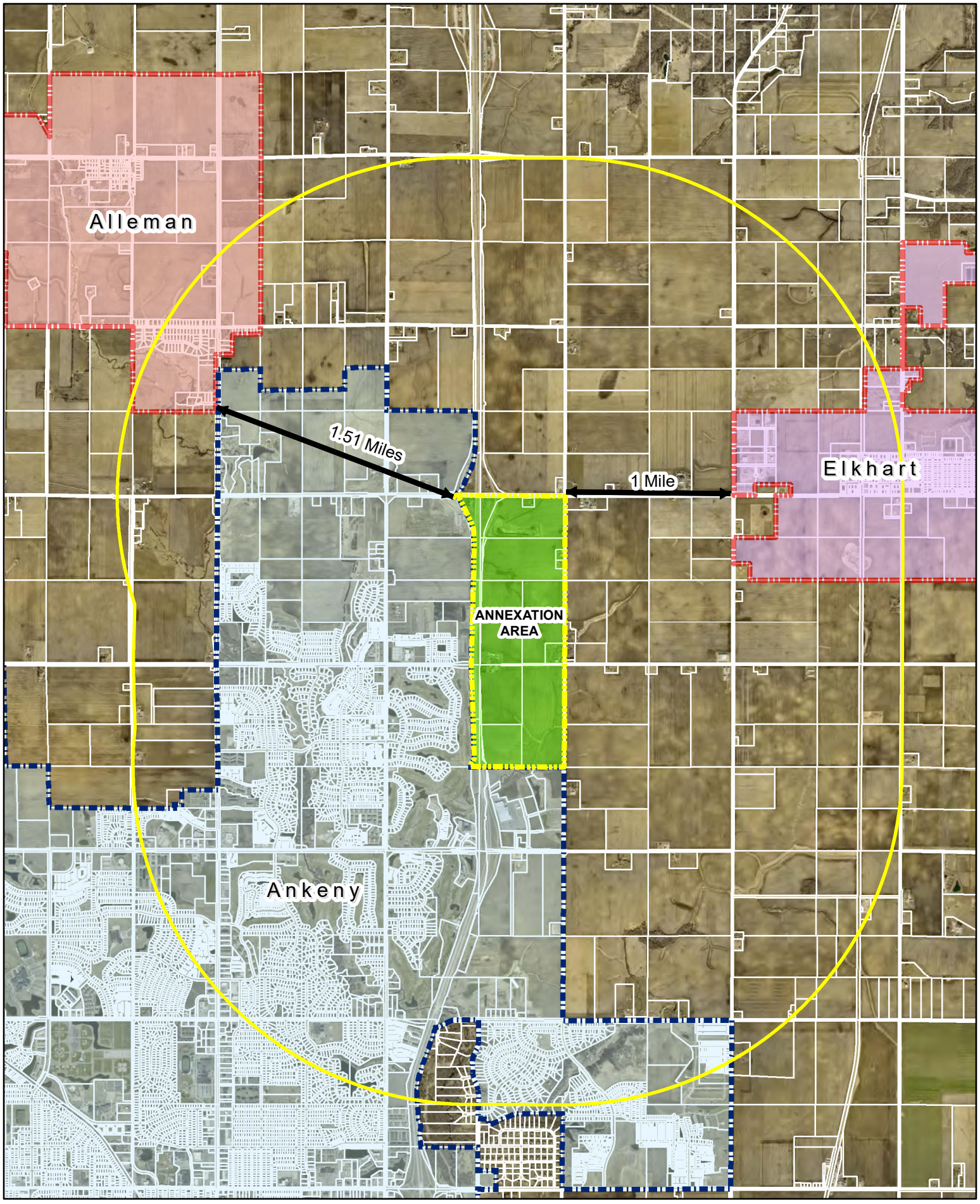
MICHAEL KLINE, SUPERINTENDENT
NORTH POLK COMMUNITY SCHOOL
DISTRICT
13930 NE 6TH ST
ALLEMAN, IA 50007

Meeting Date: JUNE 9, 2025 – 10:00 AM

Meeting Location: ANKENY PUBLIC SERVICES BUILDING, MEETING ROOM C
1210 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023

Attendance: ERIC CARSTENS, PLANNING ADMINISTRATOR, COMMUNITY DEVELOPMENT
JAKE HEIL, ASSOCIATE PLANNER, COMMUNITY DEVELOPMENT

Written comments received: *None received*



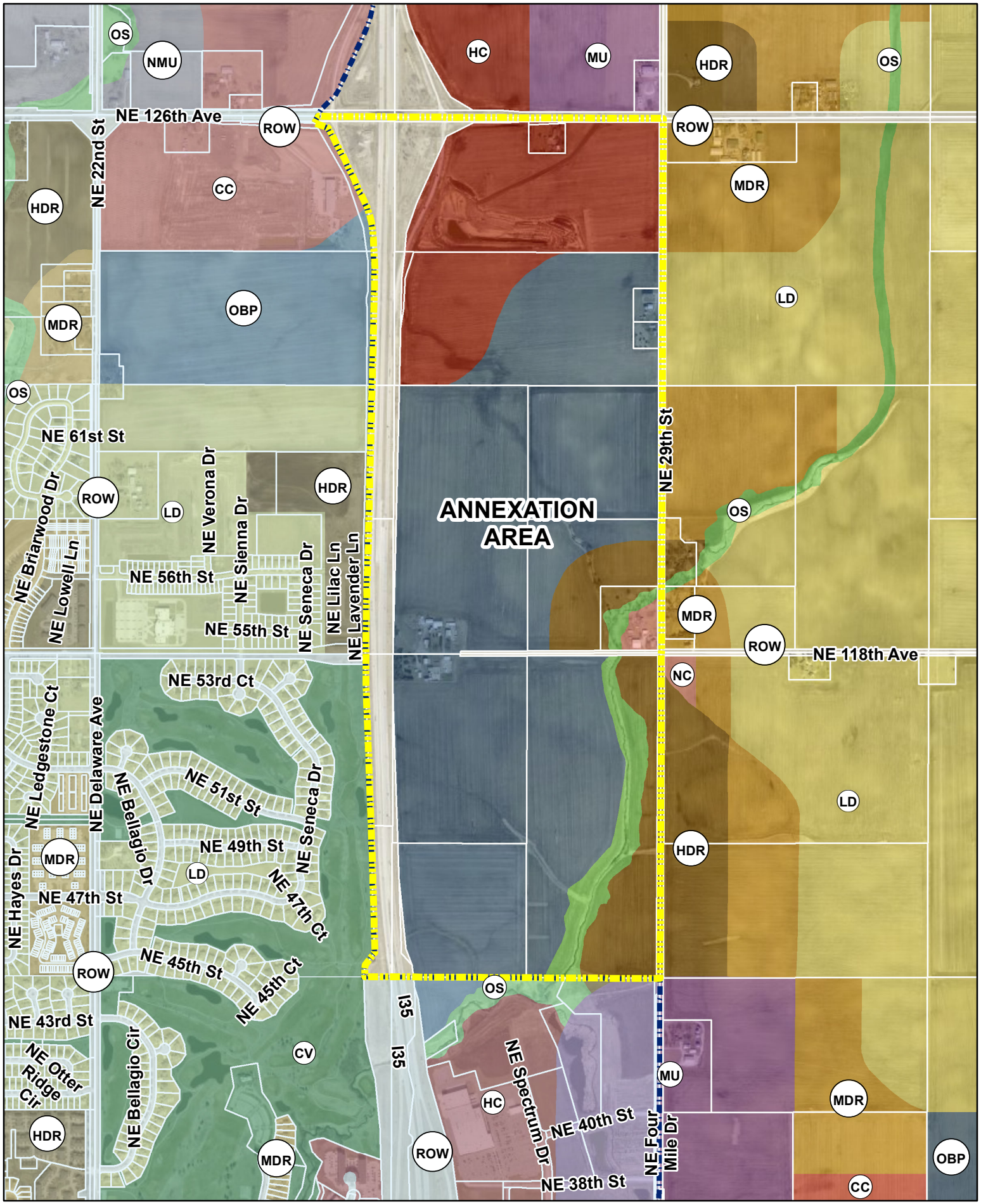
N

1 inch = 3,800 feet

Date: 1/28/2025

DLE Four Way, LC Annexation
80/20 Voluntary Urbanized Annexation
Urbanized Proximity

Ankeny
bringing it all together.



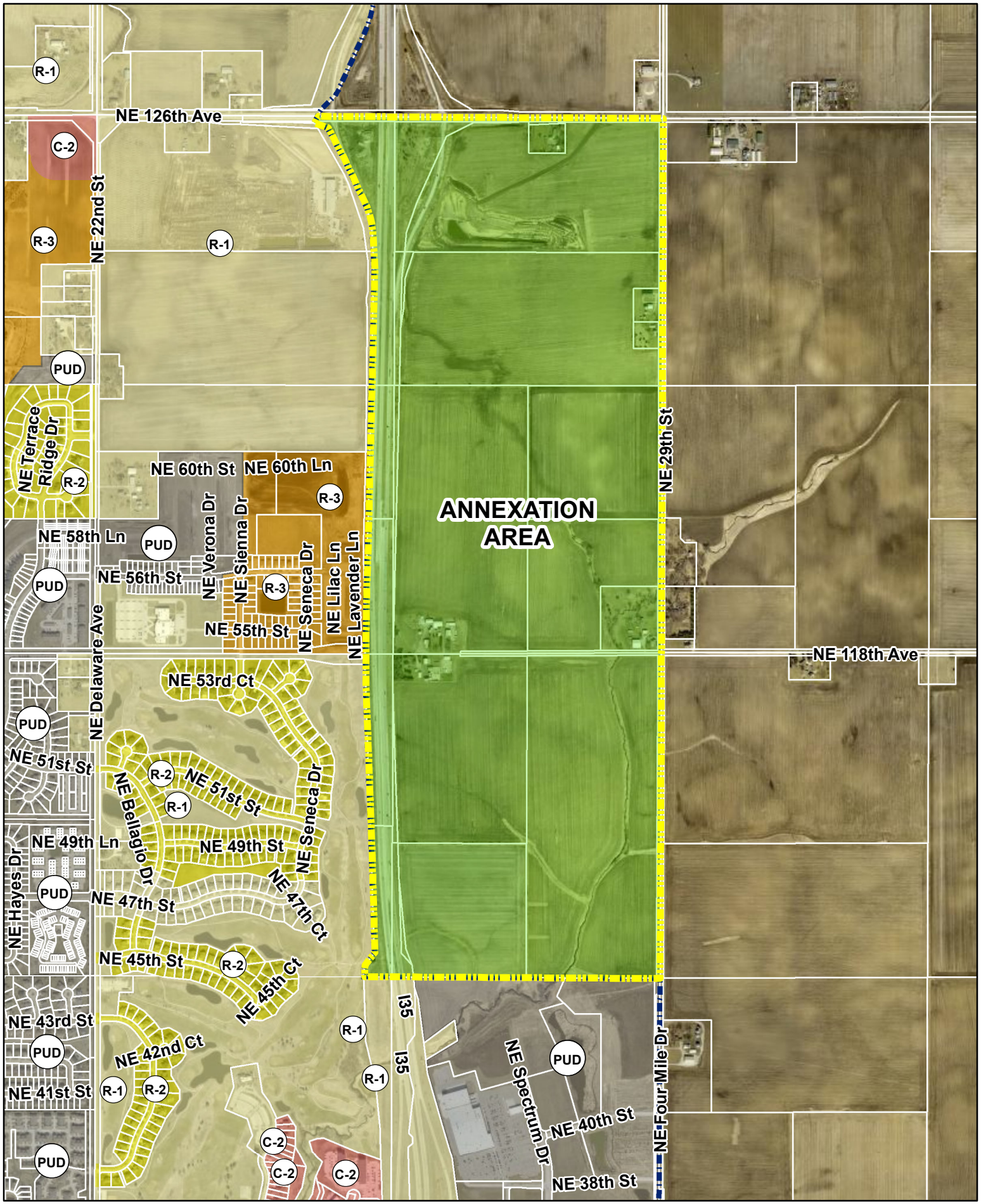
N

1 inch = 1,200 feet

Date: 1/28/2025

DLE Four Way, LC Annexation
80/20 Voluntary Urbanized Annexation
Future Land Use Map

Ankeny
bringing it all together.



N

1 inch = 1,200 feet

Date: 1/28/2025

DLE Four Way, LC Annexation
80/20 Voluntary Urbanized Annexation
Zoning Map

Ankeny
bringing it all together.



N

1 inch = 1,200 feet

Date: 1/28/2025

DLE Four Way, LC Annexation
80/20 Voluntary Urbanized Annexation
Utility Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 21, 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. CC Minutes 7-21-2025

MINUTES OF THE ANKENY CITY COUNCIL
Monday, July 21, 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, Jeff Perry, Todd Shafer, and Kelly Stearns were in attendance. Council Member Joe Ruddy attended the meeting electronically. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

PUBLIC FORUM

1. Tim Pitts, Ankeny, requested council consider renaming Village Park to Cheese Park.
2. Jeanne Houge, Elkhart/Ankeny, expressed appreciation of communications regarding proposed Ordinance 2230.
3. David Schmitt, Ankeny, commended city workers for doing a great job in replacing a leaking pipe.

APPROVAL OF AGENDA

1. Council Member Graber moved, Shafer seconded, to approve and accept the July 21, 2025 agenda without amendment. Ayes: 5

PUBLIC HEARING

1. PH 2025-56. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the Sawgrass Park Dam Improvements project. Notice of this hearing was published in the Des Moines Register on the 3rd day of July, 2025.

   Mark Mueller, Public Works Director, reported that the project at Sawgrass Park 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.

   Mayor Bentz then asked for any public comment regarding the proposed project. Hearing no comments, Council Member Graber moved, Perry seconded, to close public hearing 2025-56. Ayes: 5. Council Member Graber moved, Stearns seconded, to adopt 1) **RESOLUTION 2025-297** 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 2025-298** making award of construction contract with Jasper Construction Services, Inc. in the amount of $325,834.00; and 4) adopt **RESOLUTION 2025-299** approving contract and bonds with Jasper Construction Services, Inc. in the amount of $325,834.00. Ayes: Graber, Stearns, Perry, Ruddy, Shafer.

2. PH 2025-57. Mayor Bentz announced 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.

Eric Jensen, Director of Community Development, reported that House File 652 amended the Iowa Code to grant additional powers to Boards of Adjustment. The law allows boards to authorize variances in specific cases where strict enforcement of the ordinance would create a "practical difficulty". The proposed Ordinance Amendment will ensure that the City's Zoning Ordinance complies with the new law enacted by the State Legislature.

Mayor Bentz then asked for any public comment regarding the proposed ordinance. Hearing no comments, Council Member Stearns moved, Graber seconded, to close public hearing 2025-57. Ayes: 5. Council Member Perry moved, Stearns seconded, to accept first consideration of ORDINANCE 2234. Ayes: Perry, Stearns, Graber, Ruddy, Shafer.

3. PH 2025-58. Mayor Bentz announced this is the time and place for a 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 Ordnance 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.

   Jennifer Sease, Administrative Services Director, reported that 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 Ordnance Road Water Main Improvements in the 2025 Capital Improvement Program.

   Mayor Bentz then asked for any public comment regarding the proposed Water Capital Loan Notes issuance. Hearing no comments, Council Member Shafer moved, Stearns seconded, to close public hearing 2025-58. Ayes: 5. Council Member Perry moved, Stearns seconded, to adopt **RESOLUTION 2025-300** 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. Ayes: Perry, Stearns, Graber, Ruddy, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of July 7, 2025, as published.

Licenses and Permits

2. 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).
3. Issuance of Cigarette/Tobacco/Nicotine/Vapor/Device Permits.
4. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

5. Receive and file Financial Reports for June 2025.
6. Receive and file Building Permit Report for June 2025.
7. Receive and file the Utility Billing Report for June 2025.

8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Payment #31 in the amount of $18,654.80 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
18. 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.
19. Payment #1 in the amount of $249,419.17 to Iowa Contracting, Inc., for construction services on the 2025 PCC Street Patching project.
20. 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.
21. 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.
22. 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 Ordnance Road Water Main project.
23. Payment #12 in the amount of $123,946.79 to Rognes Corporation, for construction services on the SE 3rd Street Improvements - Phase 2 project.
24. 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.
25. 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.
26. 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.
27. Payment #11 in the amount of $11,867.00 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
28. 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.
29. 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.
30. Payment #3 in the amount of $59,280.98 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
31. July 21, 2025 Accounts Payable by fund: General $539,570; Road Use Tax $86,033; Seizure $4,940; Library Foundation $3,600; Water $157,272; Sewer $1,510,480; Storm Water $31,078; Golf Course $35,427; Enterprise Project $592,208; Revolving $56,163; Risk Management $96,273; Health Insurance $5,417; BAN/Bond Activity $14,777; Capital Projects $1,614,403; Payroll Totals $2,328,850; Transfers/ACH ($235,495); Agenda Payments Approved Separately ($2,121,514); Grand Total $4,719,482.

Personnel Items

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

Community Development Items

33. **RESOLUTION 2025-301** 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.
34. **RESOLUTION 2025-302** 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.
35. **RESOLUTION 2025-303** 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.
36. **RESOLUTION 2025-304** 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.
37. 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

38. 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.
39. **RESOLUTION 2025-305** accepting the maintenance bond for Utilities in Trestle Ridge Estates Plat 7.
40. **RESOLUTION 2025-306** accepting the maintenance bond for Paving in Trestle Ridge Estates Plat 7.
41. **RESOLUTION 2025-307** accepting the maintenance bond for Subgrade in Trestle Ridge Estates Plat 7.
42. **RESOLUTION 2025-308** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of paving for the NE 78th Avenue Turn Lane project.
43. **RESOLUTION 2025-309** approving plans and specifications and accepting contract, performance and maintenance bonds for the construction of subgrade for the NE 78th Avenue Turn Lane project.
44. **RESOLUTION 2025-310** accepting the maintenance bond for utilities in Northgate Plat 7.
45. **RESOLUTION 2025-311** accepting the maintenance bond for paving in Northgate Plat 7.
46. **RESOLUTION 2025-312** accepting the maintenance bond for subgrade in Northgate Plat 7.

Capital Improvement Projects

47. **RESOLUTION 2025-313** 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.

48. **2025 PCC Pavement Preservation Program - Crack and Joint Filling**: a) Final Change Order #1 increasing the contract amount by $37,936.86; b) Certificate of Completion; c) **RESOLUTION 2025-314** 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.
49. **RESOLUTION 2025-315** 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.
50. **RESOLUTION 2025-316** 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

51. **RESOLUTION 2025-317** approving Des Moines Metropolitan Planning Organization Fiscal Year 2026 Unified Planning Work Program and Budget and Fiscal Year 2026 Assessment.
52. **RESOLUTION 2025-318** 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.
53. **RESOLUTION 2025-319** amending the Community Garden license agreement with Hy-Vee Inc.
54. Approve an Estoppel Agreement between the City of Ankeny and MDF Holdings II, LLC.

APPROVAL OF CONSENT AGENDA

1. Council Member Graber moved, second by Shafer, to approve the recommendations for Consent Agenda Items CA-1 through CA-54. Ayes: Graber, Shafer, Perry, Ruddy, Stearns.

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. Council Member Stearns moved, Shafer seconded, to accept second consideration of ORDINANCE 2229. Ayes: Stearns, Shafer, Graber, Perry, Ruddy.
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. Council Member Graber moved, Perry seconded, to accept second consideration of ORDINANCE 2230. Ayes: Graber, Perry, Ruddy, Shafer, Stearns. Council Member Stearns moved, Graber seconded, 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. Ayes: Stearns, Graber, Perry, Ruddy, Shafer.
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. Council Member Stearns moved, Graber seconded, to accept second consideration of ORDINANCE 2231. Ayes: Stearns, Graber, Perry, Ruddy, Shafer. Council Member Graber moved, Stearns seconded, 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. Ayes: Graber, Stearns, Perry, Ruddy, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:09 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 8/1/25.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Receive and file minutes of the Plan and Zoning Commission meeting of June 3, 2025.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. P&Z Minutes 2025-06-03

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.

COMMUNICATIONS
Chair Rapp stated the Commission received correspondence from Linda and Jason Wattonville 12702, NE 22nd Street, Alleman, Iowa regarding agenda Items #8 and #9.

Motion by T.Ripper to receive and file correspondence from Linda and Jason Wattonville. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

CITIZEN'S REQUEST
Chair Rapp shared that this portion of the meeting is for members of the public to speak regarding items, which are not listed as a public hearing on the agenda. When addressing the Commission, please provide your name, address, and use the podium.

There were no public comments.

CONSENT AGENDA ITEMS
Item # 1. Minutes of the May 20, 2025 Plan and Zoning Commission meeting
Motion to approve and accept the May 20, 2025 minutes of the Plan and Zoning Commission meeting.
Item #2. 700 SE Dalbey Drive - Mrs. Clark's Foods West Production Facility Site Plan
Motion to approve the site plan for 700 SE Dalbey Drive, Mrs. Clark's Foods West Production Facility, subject to receiving the required SWPPP items and approval of easement documents by City Council.
Item #3. Corporate Woods Toy Storage Final Plat
Motion to recommend City Council approval of Corporate Woods Toy Storage Final Plat.

Motion by R.Weisheit to approve the recommendations for Consent Agenda Items #1 - #3. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS
Item #4. Request by DLE Four Way LC, Putco Inc, Upper Midwest Properties LLC and Threshold Capital LLC for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny
Staff Report: J.Heil reported the city has received a request for an 80/20 Voluntary Urbanized Annexation, also known as the DLE Four Way LC annexation. The proposed annexation is adjacent to the City's northeastern boundary, generally located east of Interstate 35, west of NE Four Mile Drive/NE 29th Street, south of NE 126th Avenue/NE 72nd Street, north of NE 40th Street. The annexation territory encompasses approximately 565.05 acres. 439.81 acres of which are owned by property owners who have signed a petition consenting to the annexation, while 55.633 acres are owned by property owners who have not signed a petition consenting to the annexation; and approximately 81.65 acres of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all county road right-of-way to the centerline of the adjacent road. He noted that this annexation includes the adjacent full right-of-way of Interstate 35 lying in Section 6-80-23 and in Section 31-81-23. He stated that since petitions were not received for all 13 properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. The city has received verification of the land area from the Polk County auditor. This is an urbanized annexation due to the proximity of the City of Elkhart and City of Alleman to this territory. J.Heil noted

the current land uses per the Polk County Zoning Map for this territory along with identifying the area on the City of Ankeny Future Land Use Plan Map. He stated that if annexed, the properties will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. The current land uses may continue in their current capacities; however, any proposed development or redevelopment must align with the allowable uses in the R-1 zoning district. J.Heil presented an aerial map illustrating the surrounding roads and the current location of the sanitary sewer and water mains. He said the City of Ankeny has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory, this annexation area is partially within the City of Ankeny Fire Protection District and fully covered for EMA and noted that the additional area and population will affect police coverage areas, as does all new development. J.Heil shared that members of the police department regularly attend Technical Review Committee meetings and work with the planning and engineering staff on design concerns. This annexation area lies within the Ankeny and North Polk Community School Districts. He said that a consultation meeting is scheduled to be held on June 9th, 2025. The proposed annexation complies with the City of Ankeny's annexation policy and is identified as a future growth area in the Ankeny Plan 2040 Comprehensive Plan. Public utilities exist in and around the annexation area, which can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the DLE Four Way LC 80/20 Voluntary Urbanized Annexation.

R.Weisheit asked staff where the dividing line is between Ankeny and North Polk Community School Districts. J.Heil responded that it is located along NE 54th Street.

Motion by R.Weisheit to recommend City Council approval of the DLE Four Way LC 80/20 Voluntary Urbanized Annexation. Second by L.West. All voted aye. Motion carried 5 – 0.

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 prope1iy 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.

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.

Item #8. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial land use classification

Item #9. Hope K. Farms, LLC request to rezone property (Area A), from R-1, One Family Residence District to M-1, Light Industrial District

Item #10. Hope K. Farms, LLC request to rezone property (Area B) from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

Staff Report: B.Morrissey reported that Hope K. Farms, LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and the proposed map amendment consists of approximately 117.50 acres of land located northeast of the intersection NE Delaware Avenue and NE 72nd Street intersection. He stated that the property subject to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. B.Morrissey provided an overview of what the use classifications are for the proposed Light Industrial land use. He reiterated that the applicant is asking to amend the subject area from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial. B.Morrissey reported that the applicant, Hope K. Farms, LLC is also requesting to rezone property from R-1, One-Family Residence District, to M-1, Light Industrial District known as Area A, approximately 117.50 acres and C-2, General Retail, Highway Oriented, and Central Business Commercial District known as Area B approximately 7.24 acres. He stated that 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 intersections. The property is currently zoned R-1, One-Family Residence District as this was a zoning classification assigned to the property when it was annexed into the city in late 2022. B.Morrissey stated that the proposed amendment to the Future Land Use Map, approximately 117.50 acres of land, will line up with Area A, M-1, Light Industrial District, should the proposed rezoning be approved. The Plan and Zoning Commission held a public hearing on May 20, 2025 and questions were brought up regarding traffic, light and sound pollution, disturbance of natural features in the area, specifically a stream and trees located near the site. B.Morrissey commented that as stated earlier, the process of a traffic study for the area has started; however, it is not expected to be finalized until later in the development process. He further said that staff will require that any on-sight exterior lighting be in accordance with the Code, which will be reviewed during the site plan process and should noise become an issue, the Ankeny Police Department will conduct a decibel test to determine if any noise is in violation of the Code. He stated that as it relates to the natural features, site specifics are difficult to discuss at this time without a site plan to review. He noted that the direction of post development drainage flows should be similar to where drainage flows currently and redirecting of flows onto neighboring properties is uncommon. On-site detention will be required during the site planning process. City staff has determined that the rezoning request from R-1, One-Family Residence District to M-1, Light Industrial District is appropriate with the condition that the more intensive uses in the M-1, Light Industrial District be restricted. Staff feels that the restriction of more intensive uses is appropriate when accounting for the existing residential uses, the surrounding future land uses, and the proximity to the northernmost interchange in Ankeny. These use restrictions are similar to the conditions the City has implemented on similar rezonings in the past. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying 117.50 acres (+/-) from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone 117.50 acres (+/-) (Area A) from R-1, One-Family Residence District to M-1, Light Industrial District with Use Restrictions. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone 7.24 acres (+/-) (Area B) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District.

T.Rapp commented that due to the proposed development's proximity to I-35, any kind of access point on NE 126th Avenue and NE 22nd Street will not only be scrutinized by Ankeny's traffic engineer but the IDOT as well.

The applicant/representative had no further comments for the Commission.

Motion by L.West to recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10 Future Land Use Map, reclassifying 117.50 acres (+/-) from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

Motion by G.Hunter to recommend City Council approval of the request by Hope K. Farms, LLC to rezone 117.50 acres (+/-) (Area A) from R-1, One Family Residence District to M-1, Light Industrial District with Use Restrictions. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

Motion by T.Ripper to recommend City Council approval of the request by Hope K. Farms, LLC to rezone 7.24 acres (Area B) from R-1, One-Family Residence District to C-2, General Retail Highway Oriented, and Central Business District. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the June 2, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, June 17, 2025 Plan and Zoning Commission meeting and the May 2025 Building Permits Report

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 7:16 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Receive and file minutes of the Zoning Board of Adjustment meeting of June 3, 2025.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. ZBOA Minutes 2025-06-03

Meeting Minutes
Zoning Board of Adjustment
Tuesday, June 3, 2025
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER
Chair Matt Ott called the June 3, 2025 regular meeting of the Zoning Board of Adjustment to order at 5:02 p.m.

Chair Matt Ott read the Zoning Board of Adjustment Opening Statement.

ROLL CALL
Members present: Matt Ott, Jeff Baxter, Nichole Sungren, Eric Strom and Brett Walker. Staff: E.Jensen, E.Carstens, L.Hutzell, J.Heil, R.Kirschman and B.Fuglsang.

AMENDMENTS TO THE AGENDA
There were no amendments to the agenda.

MINUTES OF THE MAY 20, 2025 REGULAR MEETING
Motion by M.Ott to approve the meeting minutes as submitted. Second by J.Baxter. Motion carried 4 – 0 – 1 (Abstain: B.Walker).

COMMUNICATIONS / CORRESPONDENCE
Chair M.Ott said that correspondence was received regarding public hearing #25-02, which will be received and filed during the public hearing.

BUSINESS ITEMS
PUBLIC HEARINGS:

#25-03
Robert Weir
for property located at
501 NW Westwood Street
Lot 59, Westwood-Ankeny Plat 1
RE: Variance - Front Yard Setback - Fence

Chair M.Ott opened the public hearing.

Robert Weir, 501 NW Westwood Street, Ankeny stated that they are wanting to remove the 48" chain link fence that currently exists and install a 6-foot high wood fence that would connect to the neighbor's fence at 504 NW Applewood Street, which was installed in 2020. They would like to run the fence concurrent with the neighbor's fence and hook back to their house on the south side.

M.Ott confirmed that the new fence will be flush with their neighbor's fence, which will be setback 5-feet from where their current fence is located. Robert Weir responded, yes. M.Ott further asked Mr. Weir if he was aware of the city's position and recommendation for approval includes the condition of landscaping. Robert Weir responded that he is aware of the landscape condition and has no issues.

E.Strom asked why they are placing their new fence further west from where the existing fence is located. He said that they have a tree, which currently sits outside of the fence, to be within the new fence area.

L.Hutzell reported the applicant is requesting a variance to Ankeny Municipal Code Section 191.14(2), that limits the height of fences located within front yard setbacks on corner lots to 42 inches. The subject property is located at 501 NW Westwood Street, north of W 1st Street, south of NW 9th Street, east of NW Greenwood Street, and west of NW Linden Street. She noted that the site totals .274 acres and is a corner lot with two front yards facing to the west and the south, which both have a 30-foot front yard setback requirement. L.Hutzell stated that the subject property contains a single-family, detached home, built in 1978 that is setback approximately 34 feet off the property line. The property is zoned R-3A, Planned Multiple-Family Residence District and follows R-3 bulk regulations. She noted that the existing conditions of the lot were in place at the time the applicant acquired the property. L.Hutzell stated that the applicant would like to install a 6-foot tall, wood, privacy fence approximately 25 feet into the 30-foot front yard setback along NW 5th Street, in line with the neighboring fence to the east at 504 NW Applewood Street. The proposed fence would connect just west of the existing egress window on the south

side of the home. She noted that this new placement, would not obstruct the vision triangle at the corner of NW Westwood Street and NW 5th Street. L.Hutzell explained that the neighboring property was granted a variance in 2020 for their 6-foot tall privacy fence, subject to additional landscaping between the fence and the street. She said that if the request for 501 NW Westwood Street is denied, the owners would be required to set their fence back, near the corner of their home, resulting in less usage of their yard and creating a very irregular fence line along NW 5th Street. She noted that if approved, the homeowner has agreed to install landscaping similar to what was required of his neighbor. L.Hutzell said that legal notices were sent to surrounding properties owners within 250' of the subject property and staff received one piece of correspondence in support of the request in addition to the letter provided by the homeowner of 504 NW Applewood Street. Staff recommends the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 191.14(2), to allow a 6-foot tall wood privacy fence to encroach approximately 25 feet into the required 30-foot front yard setback along the south property line adjacent to NW 5th Street, subject to additional landscaping at a scale of three shrubs or one overstory tree every 20 lineal feet be installed between the fence and sidewalk at 501 NW Westwood Street. Staff's position is based on a determination that the decreased front yard setback from the resulting fence would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

M.Ott confirmed that there is no issue with the visibility triangle. L.Hutzell responded, no. She provided a photo showing a vehicle's view while at the intersection.

There was no one in the audience to speak for or against the request.

Motion by M.Ott to close the public hearing, receive and file documents. Second by B.Walker. All voted aye. Motion carried 5 – 0.

J.Baxter commented that the points that staff made, make sense. The Board approved it for the property owner to the east and this fence will line up with the neighboring fence. He said given the weird shape of the lot, they would have a curve to their fence. He is fine with the request. He also likes the recommended landscaping requirement.

M.Ott commented that he would add one point, that the landscaping be maintained once installed.

Board Action on Filing #25-03 for property located at 501 NW Westwood Street
Motion by J.Baxter that a variance be granted to Ankeny Municipal Code Section 191.14(2), to allow a 6-foot tall wood privacy fence to encroach approximately 25 feet into the required 30-foot front yard setback along the south property line adjacent to NW 5th Street, subject to additional landscaping at a scale of three shrubs or one overstory tree every 20 lineal feet be installed and maintained between the fence and sidewalk at 501 NW Westwood Street. The Board's decision is based on a determination that the decreased front yard setback from the resulting fence would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by B.Walker. Motion carried 5 – 0.

REPORTS
Renewed Special Use Permits
#21-06 El Molcajete, 301 E 1st Street

ADJOURNMENT
There being no further business, motion was made by M.Ott to adjourn the meeting. Second by J.Baxter. All voted aye. Motion carried 5 – 0. Meeting adjourned at 5:18 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Recording Secretary
Zoning Board of Adjustment

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
Receive and file minutes of the Library Board of Trustee meeting of June 19, 2025.

ORIGINATING DEPARTMENT
Library

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. Library Board Minutes JUN 2025

KIRKENDALL PUBLIC LIBRARY BOARD OF TRUSTEES
MEETING MINUTES
Thursday, July 19, 2025
Regular meeting: 6 p.m.
Location: Library

Present: Miranda Piepho, Heather Stephenson, Nancy Medema, Fred Schuster, Amber Sommerfelt, Gene Lucht
Staff: Sam Mitchel

Topic	Discussion
Call to Order	Schuster called the meeting to order.
Approval of Minutes	Stephenson motioned to approve. Lucht seconded. Approved by all.
Public Comments	
Consent Agenda	Mitchel presented financials. • Run rate = 91.6%
Policy/Procedure Review	Presenters Policy • Regular 3-year review cycle. • No anticipated changes. • Board thought policy reads well.
Director's Report	

Department Reports	Mitchel presented department reports.
	• Personnel: conducting performance appraisals. Celebrated several anniversaries. Summer intern began work.
	• Facility: Performed monthly AED inspection.
	• Misc:
	  o Military leave training conducted
	  o Conducted metro-area Library Director meeting
	  o Mitchel met with ATW facilitator
	  o Strategic Planning Committee met with ATW facilitator
	  o Summer library program kicked off.

Committee Reports (Evaluation, Finance, Marketing, Policy, Staffing, etc.)	Strategic Plan • Medema reported – committee met with ATW to review survey. Made a few edits to the questions (removed irrelevant questions).
Friends of the Library (update)	Friends will meet in July. Friends are hosting BINGO on Saturday (June 28).
Old Business	
New Business	Director Evaluation: Committee Creation • Meyer, Schuster, and Medema will make up this committee.
Continuing Education	Board agreed to meet for retreat prior to next board meeting (July 17).
Executive Session	
Adjournment	Lucht motioned to adjourn. Next meeting: July 17, 2025

Respectfully submitted, Miranda Piepho, Secretary

Approved: 7/24/25

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 Eric Weichers 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
No review required.

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 Letter - Weichers Bow Hunting Permit
2. PD Approval

07/28/2025

To Whom It May Concern:

I am writing to formally request a special permit to bow hunt whitetail deer within Ankeny city limits for the hunting season beginning on October 1st, 2025 and ending on January 10th, 2026. I have received written permission from Tami Johnson (signed statement enclosed) to bow hunt on her land if I am granted permission by the city of Ankeny. The physical address of this property is 7705 NE 29th St; the District/Parcel is 181/00002-002-753 and the GeoParcel is 8023-32-101-006. The land is south of Oralabor Rd, just east of the Ankeny Airport. I would be the only person allowed to hunt this property, and my permission to hunt is granted through January of 2026. I understand that I am subject to all of the rules and regulations for bowhunting whitetail deer in the state of Iowa as set forth by the Iowa Department of Natural Resources. I have previously completed a hunter's safety course and have been bowhunting in Iowa for more than 30 years, including hunting this land with a special hunting permit last 10 years. I appreciate your consideration; please feel free to contact me with any additional questions or requirements.

Sincerely,

Eric Weichers

Eric Weichers
906 SE 5th St
Ankeny, IA 50021

July 25th, 2025

I, Tami Johnson, give Eric Weichers my permission to bow hunt on the Johnson farms south of Oralabor Road and both sides of 4-Mile Creek Drive or East 29th. This is valid through January 2026.

Tami Johnson

Robert M. Johnson Trust
Tami L Johnson, trustee

N
NE Broadway
NE 29th
Oralabor

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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. a.) Slow Burn Liquor LLC d/b/a Sip & Burn, 1200 NW 36th St. - Class E Retail Alcohol License (LE) (Renewal) - Effective September 1, 2025. b.) Enrollment in the Automatic Renewal Program
2. Enlighten Restaurants LLC d/b/a Red Chillez Indian Cuisine, 1701 SE Delaware Ave. - Class C Retail Alcohol License (Renewal) - Effective August 13, 2025.
3. Bean Enterprises LLC d/b/a West Forty Meats, 315 SW Maple St. - Class B Retail Alcohol License (LG) (Renewal) - Effective August 7, 2025.
4. Iowa Asian Alliance Foundation d/b/a Iowa Asian Alliance (IAA), 1055 SW Prairie Trail (FFA Bldg.) - Special Class C Retail Alcohol License (BW) (5 Day) - Effective August 14, 2025. PENDING DRAM ENDORSEMENT.
5. TFL Inc. d/b/a Mega Saver, 1825 N Ankeny Blvd. - Class E Retail Alcohol License (LE) (New) - Tentatively Effective August 11, 2025.
6. TFL Inc. d/b/a Mega Saver, 1025 E 1st St. - Class E Retail Alcohol License (LE) (New) - Tentatively Effective August 11, 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

August 4, 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 $17,434.00 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr - Concept Study 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. Bolton & Menk -Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	NW 18th St Reconstruction – NW State St to NW Ash Dr – Concept Study		
Contractor:	Bolton & Menk, Inc.		
Address:	1960 Premier Drive, Mankato, MN 56001		
Finance Budget Code:	883.3883.4210	**Finance Project #:**	883.4210
Vendor Project #:		**Purchase Order #:**	NA
Original Contract Date:	April 7, 2025	**Vendor Account #:**	9283

Date of Council Meeting: August 4, 2025 **Payment Application #:** 2

Payment Period: From: May 10, 2025 Through: June 6, 2025

Contract Summary:

Original Contract Amount:	$ 96,276.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 96,276.00	
Total Completed and Stored to Date:	$ 31,054.30		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 31,054.30	
Less Previous Applications for Payment:		$ 13,620.30	
SUBTOTAL:			$ 17,434.00
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 17,434.00**
Balance to Finish, Including Retainage:		$ 65,221.70	
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: Bolton & Menk, Inc.
Firm Name

Zach Parsons July 1, 2025
Signature Date

City of Ankeny Staff Approval:

Matthew Grgurich 7/8/2025
Signature Date

Submit to: Matthew Grgurich, Civil Engineer II
E-mail: MGrgurich@ankenyiowa.gov Phone Number: 515-963-3549

Date Printed: 7/2/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	July 7, 2025	$ 13,620.30
2		
3		
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 13,620.30

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

Contract Working Days:	
Added by Change Order:	
Total Working Days:	
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**

BOLTON & MENK
Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
1960 Premier Drive | Mankato, MN 56001-5900
507-625-4171 | 507-625-4177 (fax)
Payment by Credit Card Available Online at www.Bolton-Menk.com
To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Ankeny
Mark Mueller
220 W First Street
Ankeny, IA 50023

June 30, 2025
Project No: 24X.136148.000
Invoice No: 0366869
Client Account: ANKENY_CI_IA

Ankeny/NW 18th Street Reconstruction

NW State Street to NW Ash Drive

Project Management/Coordination/Meetings (0000001)
Professional Services

	Hours	Amount	
Principal	2.00	392.00	
Senior Project Engineer	2.00	430.00	
Administrative	2.00	312.00	
Totals	6.00	1,134.00	
Total Labor			**1,134.00**
		Total this Task	**$1,134.00**

Survey and Data Collection (0000003)
Professional Services

	Hours	Amount	
Principal	3.50	672.00	
Senior Project Engineer	4.00	860.00	
Survey Technician	39.00	5,730.00	
Totals	46.50	7,262.00	
Total Labor			**7,262.00**
		Total this Task	**$7,262.00**

Concept Study Analysis (0000004)
Professional Services

	Hours	Amount	
Design Engineer	44.50	7,346.50	
Graduate Engineer	10.50	1,522.50	
Project Engineer	1.00	169.00	
Totals	56.00	9,038.00	
Total Labor			**9,038.00**
		Total this Task	**$9,038.00**
		Total this Invoice	**$17,434.00**

Bolton & Menk, Inc. is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.

Notice: A Finance charge of 1.5% per month (annual percentage of 18%) is charged on balances 30 days or over.

BOLTON & MENK
Real People. Real Solutions.

18th Street Reconstruction
Monthly Progress Report

Date: July 1, 2025
To: Matt Grugurich
From: Zach Parsons

Billing Range: Through 6/6/25
Invoice No.: 0366869
BMI Project No. 24X.136148

Work Completed Last Period

Set up existing conditions and no build Synchro models. Performed crash analysis. Run turn warrants analysis. Set up proposed alternatives in SIDRA and Synchro.

Upcoming Major Work Items

Develop Synchro/Sim Traffic and SIDRA models for Alternatives. Alternatives Modeling and Layouts review meeting with city staff.

Value Added / Potential Scope-Schedule Changes

Budget Status/Percent Complete

Task Number and Description		Budget Amount	Billed This Period	Billed Prior	Total Billed to Date	Budget Remaining	% of Budget Complete (Billed)	Estimated % of Work Complete
Task 1:	Project Management, Coordination, & Meetings	$ 4,624.00	$ 1,134.00	$ 1,510.00	$ 2,644.00	$ 1,980.00	57%	40%
Task 2:	Traffic Data Collection	$ 11,047.00	$ -	$ 7,246.80	$ 7,246.80	$ 3,800.20	66%	80%
Task 3:	Survey and Data Collection	$ 30,000.00	$ 7,262.00	$ -	$ 7,262.00	$ 22,738.00	24%	30%
Task 4:	Concept Study Analysis	$ 14,127.00	$ 9,038.00	$ 4,863.50	$ 13,901.50	$ 225.50	98%	90%
Task 5:	Technical Report and Deliverables	$ 36,478.00	$ -	$ -	$ -	$ 36,478.00	0%	0%
TOTAL		**$ 96,276.00**	**$ 17,434.00**	**$ 13,620.30**	**$ 31,054.30**	**$ 65,221.70**	**32%**	**32%**

Attached is the current invoice, which includes time through the above mentioned period. If you have any questions, please do not hesitate to call me at 612-597-6136 or email at Zach.Parsons@bolton-menk.com.

Sincerely,
Bolton & Menk, Inc.

Zach Parsons, PE
Principal Transportation Engineer

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 #9 in the amount of $31,105.00 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr - NW 9th St & NW Ash Dr 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. Bolton & Menk - Pymt #9

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	NW Prairie Ridge Dr-NW 9th St & NW Ash Dr Intersection Improvements		
Contractor:	Bolton & Menk, Inc.		
Address:	1960 Premier Drive, Mankato, MN 56001		
Finance Budget Code:	939.3939.4210	**Finance Project #:**	939.4210
Vendor Project #:		**Purchase Order #:**	NA
Original Contract Date:	August 5, 2024	**Vendor Account #:**	9283

Date of Council Meeting: August 4, 2025 **Payment Application #:** 9

Payment Period: From: May 10, 2025 Through: June 6, 2025

Contract Summary:

Original Contract Amount:	$ 402,531.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 402,531.00		
Total Completed and Stored to Date:	$ 268,253.00			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 268,253.00		
Less Previous Applications for Payment:		$ 237,148.00		
SUBTOTAL:			$	31,105.00
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**31,105.00**
Balance to Finish, Including Retainage:		$ 134,278.00		
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: Bolton & Menk, Inc.
Firm Name

Zach Parsons July 1, 2025
Signature Date

City of Ankeny Staff Approval:

7/8/2025
Signature Date

Submit to: Matthew Grgurich, Civil Engineer II
E-mail: MGrgurich@ankenyiowa.gov Phone Number: 515-963-3549

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	October 7, 2024	$ 12,001.00
2	November 18, 2024	$ 13,232.00
3	January 21, 2025	$ 27,646.00
4	February 17, 2025	$ 21,547.50
5	April 7, 2025	$ 62,023.00
6	May 5, 2025	$ 86,043.00
7	June 2, 2025	$ 5,047.50
8	July 7, 2025	$ 9,608.00
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 237,148.00

Record of Change Orders:

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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

Contract Working Days:	
Added by Change Order:	
Total Working Days:	
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

BOLTON & MENK
Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
1960 Premier Drive | Mankato, MN 56001-5900
507-625-4171 | 507-625-4177 (fax)
Payment by Credit Card Available Online at www.Bolton-Menk.com
To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Ankeny
Matt Grgurich
MGrgurich@Ankenylowa.gov
Ankeny, IA 50023

June 30, 2025
Project No: 24X.135758.000
Invoice No: 0366870
Client Account: ANKENY_CI_IA

Ankeny/PRA9 Intersection Improvements

Project and Contract Management (0000001)
Professional Services

	Hours	Amount	
Principal	6.50	1,274.00	
Project Manager	1.50	294.00	
Totals	8.00	1,568.00	
Total Labor			**1,568.00**
		Total this Task	**$1,568.00**

Project Coordination/Public Involvement (0000002)
Professional Services

	Hours	Amount	
Senior Project Engineer	13.50	2,754.00	
Design Engineer	8.50	1,275.00	
Graduate Engineer	8.00	1,104.00	
Totals	30.00	5,133.00	
Total Labor			**5,133.00**
		Total this Task	**$5,133.00**

Design Phase Services (0000004)
Professional Services

	Hours	Amount	
Senior Project Engineer	90.00	18,096.00	
Design Engineer	14.00	2,310.00	
Graduate Engineer	22.00	3,036.00	
Totals	126.00	23,442.00	
Total Labor			**23,442.00**
		Total this Task	**$23,442.00**

Subconsultant - JCG Land Services (0000006)
Consultants

JCG Land Services, Inc.		962.50	
Total Consultants		**962.50**	**962.50**

Total this Task	**$962.50**
Total this Invoice	**$31,105.50**

Billings to Date

	Current	Prior	Total
Labor	30,143.00	232,723.00	262,866.00
Consultant	962.50	0.00	962.50
Expense	0.00	4,425.00	4,425.00
Totals	**31,105.50**	**237,148.00**	**268,253.50**

Bolton & Menk, Inc. is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.

Notice: A Finance charge of 1.5% per month (annual percentage of 18%) is charged on balances 30 days or over.

BOLTON & MENK

Real People. Real Solutions.

NW Prairie Ridge Dr-NW 9th St & NW Ash Dr Intersection Improvements

Monthly Progress Report

Date: July 1, 2025
To: Matt Grugurich
From: Zach Parsons

Billing Through: 5/10/2025-6/6/2025
Invoice No.: 0366870
BMI Project No. 24X.135758.000

Work Completed Last Period

Design Criteria Memo, Preliminary Plans

Upcoming Major Work Items

Check Plans, Utility Coordination, Right of Way Coordination

Value Added / Potential Scope-Schedule Changes

Lighting photometrics and plans, additional topo of church ditch, establish right of way for new left turn lane addition on north end of project, additional pedestrian ramp construction at church interseciton

Budget Status/Percent Complete

Task Number and Description		Budget Amount	Billed This Period	Billed Prior	Total Billed to Date	Budget Remaining	Percent of Budget Complete	Estimated Percent of Work Complete
Task 1:	Project/Contract Management	$ 19,826.00	$ 1,568.00	$ 8,502.50	$ 10,070.50	$ 9,755.50	51%	60%
Task 2:	Project Coordination & Public Participation and Involvement	$ 35,398.00	$ 5,133.00	$ 6,320.00	$ 11,453.00	$ 23,945.00	32%	35%
Task 3:	Survey and Data Collection	$ 31,348.00	$ -	$ 17,124.50	$ 17,124.50	$ 14,223.50	55%	55%
Task 4:	Design Phase Services	$ 247,268.00	$ 23,442.00	$ 200,776.00	$ 224,218.00	$ 23,050.00	91%	75%
Task 5:	Bidding Phase Services	$ 3,466.00	$ -	$ -	$ -	$ 3,466.00	0%	0%
Task 6:	JCG Land Services	$ 60,800.00	$ 962.50	$ -	$ 962.50	$ 59,837.50	2%	0%
Task 7:	Construction Materials Testing (CMT)	$ 4,425.00	$ -	$ 4,425.00	$ 4,425.00	$ -	100%	100%
TOTAL		**$ 402,531.00**	**$ 31,105.50**	**$ 237,148.00**	**$ 268,253.50**	**$ 134,277.50**	**67%**	**67%**

Attached is the current invoice, which includes time through the above mentioned period. If you have any questions, please do not hesitate to call me at 612-597-6136 or email at Zach.Parsons@bolton-menk.com.

Sincerely,
Bolton & Menk, Inc.

Zach Parsons, PE
Principal Transportation Engineer

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 $10,010.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.

ORIGINATING DEPARTMENT
Parks & Recreation

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. Payment #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	TRESTLE RIDGE PARK		
Contractor:	CONFLUENCE		
Address:	525 17TH Street, Des Moines, IA 50309		
Finance Budget Code:	973.2973.4210	**Finance Project #:**	973.4210
Vendor Project #:	24421	**Purchase Order #:**	
Original Contract Date:	February 3, 2025	**Vendor Account #:**	614

Date of Council Meeting: August 4, 2025 **Payment Application #:** 4

Payment Period: From: June 21, 2025 Through: July 20, 2025

Contract Summary:

Original Contract Amount:	$ 49,500.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 49,500.00	
Total Completed and Stored to Date:	$ 37,680.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 37,680.00	
Less Previous Applications for Payment:		$ 27,670.00	
SUBTOTAL:			$ 10,010.00
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 10,010.00**
Balance to Finish, Including Retainage:		$ 11,820.00	
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: Confluence

Firm Name

Roger J. Silver 7-24-2025

Signature Date

City of Ankeny Staff Approval:

7/24/25

Signature Date

Submit to: Nick Lenox

E-mail: nlenox@ankenyiowa.gov Phone Number: 515.963.3576

Date Printed: 7/24/2025

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 #13 in the amount of $96,672.40 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 #13

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	West First Street Improvements and Improvements - Phase 2		
Contractor:	Foth Infrastructure & Environment, LLC		
Address:	PO Box 8418, Carol Stream, IL 60197-8418		
Finance Budget Code:	971.3971.4210	**Finance Project #:**	971.4210
Vendor Project #:	0024A002.00	**Purchase Order #:**	N/A
Original Contract Date:	April 15, 2024	**Vendor Account #:**	2078

Date of Council Meeting: August 4, 2025 **Payment Application #:** 13

Payment Period: From: June 1, 2025 Through: June 30, 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:	$ 813,237.90			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 813,237.90		
Less Previous Applications for Payment:		$ 716,565.50		
SUBTOTAL:			$	96,672.40
OTHER CHARGES:			$	-
		1		
CURRENT PAYMENT DUE:			**$**	**96,672.40**
Balance to Finish, Including Retainage:		$ 441,432.10		

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: 2025.07.22 12:33:35-05'00' July 22, 2025

Signature Date

City of Ankeny Staff Approval:

Signature 7/22/2025

Date

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

E-mail: JHaberichter@Ankenylowa.gov Phone Number: 515-963-3536

Date Printed: 7/22/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 17, 2024	$ 51,003.36
2	August 5, 2024	$ 84,823.16
3	September 3, 2024	$ 37,528.40
4	October 7, 2024	$ 94,076.12
5	December 2, 2024	$ 88,846.88
6	February 3, 2025	$ 30,131.30
7	February 17, 2025	$ 62,112.50
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
12	July 21, 2025	$ 19,242.40
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 716,565.50

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 10, 2025
Project No: 0024A002.00
Invoice No: 97976

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

Invoice Total USD 96,672.40

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

Professional Services through June 30, 2025

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist VIII	94.50	228.00	21,546.00	
Engineer/Planner/Scientist VII	10.50	213.00	2,236.50	
Engineer/Planner/Scientist IV	91.50	168.00	15,372.00	
Engineer/Planner/Scientist III	241.30	153.00	36,918.90	
Technician/Designer IX	7.00	186.00	1,302.00	
Technician/Designer IV	5.00	131.00	655.00	
Technician/Designer III	61.50	118.00	7,257.00	
Technician/Designer I	114.50	92.00	10,534.00	
Surveyor/Construction Manager IV	3.00	213.00	639.00	
Project Administrator V	1.00	110.00	110.00	
Totals	629.80		96,570.40	
Total Labor				**96,570.40**

Expenses **102.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	96,672.40	716,565.50	813,237.90	
Limit			1,254,670.00	
Remaining			441,432.10	
		Total This Invoice		**USD 96,672.40**

Outstanding Invoices

Number	Date	Balance
97951	7/9/2025	19,242.40
Total		**19,242.40**

Summary of Services Report - Project Code: 971.4210

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

Period: June 1, 2025 to June 30, 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 for city review.
- Appraisals for fee title acquisition.
- Offer packets for property acquisition.

Work Scheduled:
The following work tasks will be completed in July of 2025:

- Continue design development coordination and project management.
- Continue coordination with utility companies.
- Continue property acquisition activities.
- Development of check plans for DOT submittal.

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

August 4, 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 #5 in the amount of $4,725.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. JEO - Pymt #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title: Ankeny North Four Mile Creek Sanitary Sewer Study
Contractor: JEO Consulting Group, Inc.
Address: 1615 SW Main Street, Suite 205, Ankeny, IA

Finance Budget Code: 550.3550.4210 **Finance Project #** 550.4210
Vendor Project or Invoice #: 240666.00 **PO #**
Original Contract Date: January 21, 2025 **Vendor #** 7827

Date of Council Meeting: August 4, 2025 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: June 14, 2025 Through: July 11, 2025

Contract Summary

Original Contract Amount:	$ 64,700.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 64,700.00	
Total completed and stored to date:	$ 19,709.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 19,709.00	
Less previous applications for payment:		$ 14,984.00	
SUBTOTAL			$ 4,725.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 4,725.00
Balance to finish, including retainage:		$ 44,991.00	
Contract Time Remaining (If applicable)	- Working Days		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: JEO Consulting Group, Inc.

Firm Name

Signature July 18, 2025

Date

City of Ankeny Staff Approval:

Signature 7/21/25

Date

Submit to: Don Clark, PE - Director of Municipal Utilities
E-mail: DClark@Ankenylowa.gov *Phone:* (515) 963-3529 *Fax:* (515) 963-3529

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	February 24, 2025	$ 1,875.00
2	April 30, 2025	$ 1,875.00
3	May 27, 2025	$ 3,750.00
4	June 23, 2025	$ 7,484.00
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Previous Applications for Payment

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PREVIOUS PAY APP TOTAL = $ 14,984.00

Record of Change Orders

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CHANGE ORDER TOTAL = $ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0.0
Time Used to Date:	
Contract Time Remaining:	0.0

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

July 18, 2025
Project No: R240666.00
Invoice No: 162958
Invoice Amount: 4,725.00

Don Clark
City of Ankeny
220 W 1st Street
Ankeny, IA 50023

Project Manager Curtis Kampman

Project R240666.00 Ankeny North Four Mile Creek Sanitary Sewer Study

Professional Services through July 11, 2025

See attached pay app

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Hydraulic Modeling	$45,900.00	40%	$18,585.00	$13,860.00	$4,725.00
Technical Memorandum	$15,600.00	7%	$1,124.00	$1,124.00	0.00
Hourly Phase(s)					
Review Meetings			0.00	0.00	0.00
Additional Services			0.00	0.00	0.00
Total	**$61,500.00**		**$19,709.00**	**$14,984.00**	**$4,725.00**

Total Amount Due Upon Receipt : $4,725.00

Email invoices to: DClark@Ankenylowa.gov

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 #24 in the amount of $3,421.25 to JEO Consulting Group, Inc., for engineering 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. JEO - Pymt #24

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	SE 3rd Street Improvements - Phase 2		
Contractor:	JEO Consulting Group, Inc.		
Address:	1615 SW Main Street, Suite 205, Ankeny, IA		
Finance Budget Code:	42% - 658.3658.4210 58% - 695.3695.4210	***Finance Project #***	42% - 658.4210 58% - 695.4210
Vendor Project or Invoice #:	200170.02	***PO #***	
Original Contract Date:	June 20, 2022	***Vendor #***	7827

##

Date of Council Meeting: August 4, 2025 **PAYMENT REQUEST #** 24

PAYMENT PERIOD: From: June 7, 2025 Through: July 4, 2025

Contract Summary

Original Contract Amount:	$ 106,780.00			
Net change by Change Orders:	$ 75,380.00			
Contract Amount to Date: (line 1 ± 2)		$ 182,160.00		
Total completed and stored to date:	$ 168,688.75			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 168,688.75		
Less previous applications for payment:		$ 165,267.50		
SUBTOTAL			$	3,421.25
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	3,421.25
Balance to finish, including retainage:		$ 13,471.25		
Contract Time Remaining (If applicable)	- Working Days			

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: JEO Consulting Group, Inc.

Firm Name

Signature July 9, 2025

Date

City of Ankeny Staff Approval:

Becky Ford Signature 7/15/2025 Date

Submit to: *Becky Ford, PE, CFM - Storm Water & Environmental Manager*

E-mail: BFord@Ankenylowa.gov *Phone:* *(515) 963-3526* *Fax:* *(515) 963-3526*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 1, 2022	$ 6,090.00
2	September 5, 2022	$ 17,092.50
3	October 3, 2022	$ 6,496.25
4	November 7, 2022	$ 22,783.75
5	December 19, 2022	$ 15,661.25
6	January 3, 2023	$ 10,681.25
7	February 6, 2023	$ 7,326.25
8	March 6, 2023	$ 6,340.00
9	April 3, 2023	$ 1,193.75
10	May 1, 2023	$ 1,901.25
11	June 5, 2023	$ 4,112.50
12	October 16, 2023	$ 412.50
13	November 6, 2023	$ 1,453.75
14	March 4, 2024	$ 3,558.75
15	April 1, 2024	$ 15,397.25
16	May 6, 2024	$ 6,374.25
17	August 19, 2024	$ 7,544.00
18	September 3, 2024	$ 4,734.00
19	November 4, 2024	$ 2,833.75
20	December 16, 2024	$ 6,335.75
21	February 3, 2025	$ 7,099.75
22	June 2, 2025	$ 4,431.50
23	July 7, 2025	$ 5,413.50
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Previous Applications for Payment

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PREVIOUS PAY APP TOTAL = $ 165,267.50

Record of Change Orders

No.	Date	Amount
1	February 19, 2024	$ 75,380.00
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CHANGE ORDER TOTAL = $ 75,380.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0.0
Time Used to Date:	
Contract Time Remaining:	0.0

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

July 10, 2025
Project No: R200170.02
Invoice No: 162770
Invoice Amount: 3,421.25

Becky Ford
City of Ankeny
220 W 1st Street
Ankeny, IA 50023

Project Manager Michael Mitchell

Project R200170.02 Ankeny SE 3rd Street Improvements - Phase 2

Professional Services through July 4, 2025

- Progress Report and Current Pay App Attached

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly to a Maximum Phase(s)					
Administration and Coordination	$22,810.00		$22,810.00	$22,810.00	0.00
Preliminary Design	$12,800.00		$12,800.00	$12,800.00	0.00
Final Design	$71,239.00		$71,239.00	$71,239.00	0.00
Public Information Meeting	$3,860.00		$3,860.00	$3,860.00	0.00
Bidding Phase Services	$5,235.00		$5,235.00	$5,235.00	0.00
Limited Construction Administration	$9,910.00		$14,769.25	$14,769.25	0.00
Limited Resident Project Representation	$17,280.00		$6,956.25	$6,956.25	0.00
Construction Staking	$27,830.00		$26,070.00	$23,490.00	$2,580.00
Post-Construction Services	$6,021.00		$4,686.75	$3,845.50	$841.25
Monument Preservation	$5,175.00		$262.50	$262.50	0.00
Total	**$182,160.00**		**$168,688.75**	**$165,267.50**	**$3,421.25**

Total Amount Due Upon Receipt : $3,421.25

Email Invoice to: BFord@Ankenylowa.gov

Billing Backup

Thursday, July 10, 2025
3:38:05 PM

JEO Consulting Group, Inc. Invoice 162770 Dated 7/10/2025

Project R200170.02 Ankeny SE 3rd Street Improvements - Phase 2

Phase 610SUR Construction Staking (SUR)

Hours this Invoice

		Hours		Amount	
63 - Survey Project Manager	6/9/2025	6.50	165.00	1,072.50	
50 - Senior Survey Technician	6/9/2025	9.00	125.00	1,125.00	
50 - Senior Survey Technician	7/2/2025	1.50	125.00	187.50	
50 - Senior Survey Technician	7/2/2025	1.50	130.00	195.00	
Totals		18.50		2,580.00	
Total Labor					**2,580.00**

Total this Phase **$2,580.00**

Phase 800SUR Post-Construction Services (SUR)

Hours this Invoice

		Hours		Amount	
50 - Senior Survey Technician	6/11/2025	6.50	125.00	812.50	
1 - Project Accountant	6/11/2025	.25	115.00	28.75	
Totals		6.75		841.25	
Total Labor					**841.25**

Total this Phase **$841.25**

Total this Project **$3,421.25**

Total this Report **$3,421.25**

ENGINEERING ■ ARCHITECTURE ■ SURVEYING ■ PLANNING

July 9, 2025

Becky Ford, PE, CFM
Stormwater and Environmental Manager
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: SE 3rd Street Improvements - Phase 2
Progress Report No. 24
JEO Project No. 200170.02

Becky,

This is the twenty-fourth progress report for the above referenced project and covers work through July 4, 2025. Work related to this project includes construction staking and as-built survey of the water line.

We are excited to continue to work with the City of Ankeny on this project. Please contact me if you have any questions about the attached invoice.

Sincerely,

Michael Mitchell, PE
Transportation Project Manager

Enclosures

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 $9,277.89 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordnance Road Water Main project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. MSA - Pymt #16

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	SW Walnut Street and SW Ordnance Road Water Main		
Contractor:	MSA Professional Services, Inc.		
Address:	1555 SE Delaware Ave Ste F, Ankeny, IA 50021		
Finance Budget Code:	635.3635.4210	**Finance Project #:**	635.421
Vendor Project #:		**Purchase Order #:**	
Original Contract Date:	February 5, 2024	**Vendor Account #:**	6447

Date of Council Meeting: August 4, 2025 **Payment Application #:** 16

Payment Period: From: June 22, 2025 Through: July 19, 2025

Contract Summary:

Original Contract Amount:	$ 210,000.00			
Net Change by Change Orders:	$ 115,125.00			
Contract Amount to Date: (line 1 ± 2)		$ 325,125.00		
Total Completed and Stored to Date:	$ 252,627.09			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 252,627.09		
Less Previous Applications for Payment:		$ 243,349.20		
SUBTOTAL:			$	9,277.89
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**9,277.89**
Balance to Finish, Including Retainage:		$ 72,497.91		

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: Not Applicable
Firm Name

Signature Date

Engineer / Consultant Approval: MSA Professional Services, Inc.
Firm Name

Nichole Jungren 7/24/2025
Signature Date

City of Ankeny Staff Approval:

Donald Clark 7/24/25
Signature Date

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 1, 2024	$ 37,871.38
2	May 6, 2024	$ 25,164.73
3	June 3, 2024	$ 27,553.75
4	July 1, 2024	$ 38,517.93
5	August 5, 2024	$ 10,381.15
6	September 3, 2024	$ 21,458.42
7	October 7, 2024	$ 8,277.84
8	November 4, 2024	$ 6,367.50
9	December 2, 2024	$ 15,427.50
10	January 6, 2025	$ 9,983.93
11	March 3, 2024	$ 8,994.53
12	April 7, 2025	$ 5,686.83
13	May 5, 2025	$ 5,688.75
14	June 2, 2025	$ 9,138.85
15	July 7, 2025	$ 12,836.11
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 243,349.20

Record of Change Orders:

No.	Date	Amount
1	March 17, 2025	$ 115,125.00
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CHANGE ORDER TOTAL = $ 115,125.00

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**

MSA

INVOICE

TO MAKE A PAYMENT BY CREDIT CARD, PLEASE REQUEST A SECURE LINK VIA COLLECTIONS@MSA-PS.COM. A 3% SERVICE FEE WILL BE ADDED TO INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER MONTH.

City of Ankeny IA
410 West First Street
Ankeny, IA 50023

Invoice No:	018805
Invoice Date:	7/24/2025
Invoice Terms:	Due upon receipt
Project No:	R09085062.00
Project Manager:	Nichole Sungren
Client Liaison:	Nichole Sungren
Customer Ref:	

email invoice
include supporting documentation
From 06/22/2025 To 07/19/2025

R09085062.00 Walnut St. Watermain CRS

R09085062.00.100 - Construction Administration	
Subtotal Construction Administration	**7,639.14**
R09085062.00.200 - Construction Staking	
Subtotal Construction Staking	**465.00**
R09085062.00.300 - Construction Observation	
Subtotal Construction Observation	**831.25**
R09085062.00.400 - SRF Administration and Coordination	
Subtotal SRF Administration and Coordination	**342.50**
Total	**9,277.89**

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:
ach@msa-ps.com
Account Number: 101065930
Routing Number: 075901590
Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:
MSA
1230 South Boulevard
Baraboo, WI 53913

PROJECT UPDATE

CONTACT INFORMATION:

Nichole Sungren

Phone: (515) 964-1920

nsungren@msa-ps.com

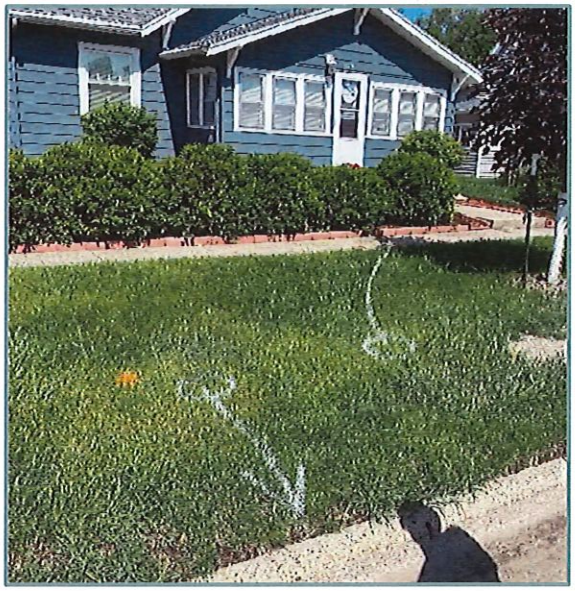
DATE:

July 24, 2025

PROJECT NUMBER:

City of Ankeny:
WTM-20-002

MSA:
09085062



TASK 1: CONSTRUCTION ADMINISTRATION

Task 1: 50% Complete

MSA staff have coordinated construction meetings and other miscellaneous construction items with the contractor and City, coordinated pay applications and change orders. MSA has worked with City staff and Contractor to review as-built profiles.

TASK 2: CONSTRUCTION STAKING

Task 2: 60% Complete

MSA has staked the water main and updated profiles (2) along SW Walnut St.

TASK 3: CONSTRUCTION OBSERVATION

Task 3: 2% Complete

MSA has made a site visit to review issues onsite.

TASK 4: SRF ADMINISTRATION AND COORDINATION

Task 4: 35% Complete

MSA staff has coordinated with the Contractor to prepare with SRF compliance documentation. The Contractor has been submitting their Davis-bacon wage rate records for review and submittal to SRF.

TASK 5: POST CONSTRUCTION

Task 5: 0% Complete

No work has started on this task.

1555 SE Delaware Ave
Suite F
Ankeny, IA 50021

P (515) 964-1920
TF (800) 844-4122
F (515) 964-4003

www.msa-ps.com

July 24, 2025

Don Clark, Director of Municipal Utilities
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

Re: SW Walnut Street and SW Ordnance Road Water Main
Project # 09085062

Dear Mr. Clark:

Please find attached the Engineering Invoice #16 for work completed between June 22, 2025 and July 19, 2025. Please refer to the attached Project Update for a summary of the work completed to date. On Track is working on the water service installation along SW Walnut St.

Please contact me if you have any questions regarding the information in this submittal. We appreciate the opportunity to work with the City of Ankeny and look forward to a successful project.

Sincerely,

MSA Professional Services, Inc.

Nichole Sungren

Nichole Sungren, P.E.
Project Manager

nes
Enc.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 #5 in the amount of $41,679.49 to Olsson, Inc., for engineering services on the SW Oralabor Road & SW Irvinedale Drive 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. Olsson - Pymt #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	SW Oralabor Road & SW Irvinedale Drive Intersection Improvements		
Contractor:	Olsson, Inc.		
Address:	PO Box 84608, Lincoln, NE 68501-4608		
Finance Budget Code:	891.3891.4210	**Finance Project #:**	891.4210
Vendor Project #:	025-00225	**Purchase Order #:**	N/A
Original Contract Date:	February 17, 2025	**Vendor Account #:**	10076

Date of Council Meeting: ~~July 21, 2025~~ Aug 4 **Payment Application #:** 5

Payment Period: From: June 8, 2025 Through: July 5, 2025

Contract Summary:

Original Contract Amount:	$ 238,434.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 238,434.00		
Total Completed and Stored to Date:	$ 115,121.56			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 115,121.56		
Less Previous Applications for Payment:		$ 73,442.07		
SUBTOTAL:			$	41,679.49
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**41,679.49**
Balance to Finish, Including Retainage:		$ 123,312.44		

Contract Time Remaining (Substantial):	60.0	Working Days
Contract Time Remaining (Full):	60.0	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: N/A
Firm Name

Signature Date

Engineer / Consultant Approval: Olsson, Inc.
Firm Name

Signature July 14, 2025
Date

City of Ankeny Staff Approval:

Signature Leslie Hart Date 7/25/25

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

Date Printed: 7/14/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 7, 2025	$ 6,406.71
2	May 5, 2025	$ 19,321.58
3	June 16, 2025	$ 16,131.63
4	July 7, 2025	$ 31,582.15
5	~~July 21, 2025~~	
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 73,442.07

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	February 17, 2025

Substantial Completion:

Contract Working Days:	160.0
Added by Change Order:	
Total Working Days:	160.0
Working Days Used to Date:	100.0
Working Days Remaining:	**60.0**

Full Completion:

Contract Working Days:	160.0
Added by Change Order:	
Total Working Days:	160.0
Working Days Used to Date:	100.0
Working Days Remaining:	**60.0**

Date Printed: 7/14/2025

MONTHLY PROGRESS REPORT

City of Ankeny, SW Oralabor Road & SW Irvinedale Drive Concept Study
Project No. 025-00225

Work Period: 6/8/2025 – 7/5/2025

Summary of Work Completed This Period:

- Prepared for and facilitated bi-weekly Thursday project status meetings
- Developed concept specific traffic forecasts
- Continued traffic operations models
- Developed concept alternative preliminary design plans
- Facilitated DOT coordination meeting
- Prepared and submitted previous work period invoice and progress report

Summary of Future Work for Next Period:

- Prepare for and facilitate bi-weekly status meetings
- Continue development of traffic operations models
- Refine concept alternative preliminary design plans
- Prepare draft technical memo
- Prepare and submit current work period invoice and progress report

Issues, Special Problems, or Comments:

- None at this time

Invoice

olsson

601 P St Suite 200
PO Box 84608
Lincoln, NE 68501-4608
Tel 402.474.6311, Fax 402.474.5063

July 14, 2025
Invoice No: 543431

Invoice Total $41,679.49

Leslie Hart
City of Ankeny IA
410 W 1st St
Ankeny, IA 50023-1557

Olsson Project # 025-00225 Ankeny IA Oralabor and Irvinedale Intersection Study
Professional services rendered June 8, 2025 through July 5, 2025 for work completed in accordance with our Agreement dated February 17, 2025.

Phase 100 Project Management
Labor

	Hours	Rate	Amount	
Principal				
Albrecht, Christopher	1.50	271.05	406.58	
Wiles, Tyler	2.50	259.56	648.90	
Project Manager				
Cutler, Chase	12.50	192.81	2,410.13	
Golka, Michael	4.50	198.75	894.38	
Project Professional				
Sherman, Kari	1.00	119.10	119.10	
Totals	22.00		4,479.09	
Total Labor				**4,479.09**
			Total this Phase	**$4,479.09**

Phase 400 Traffic Operations Analysis and Safety Review
Labor

	Hours	Rate	Amount	
Project Manager				
Cutler, Chase	63.00	192.81	12,147.03	
Assistant Professional				
Broadhead, Landon	51.25	112.72	5,776.90	
CAD Operator				
Kuhse, Sydney	3.50	67.87	237.55	
Totals	117.75		18,161.48	
Total Labor				**18,161.48**
			Total this Phase	**$18,161.48**

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Project	025-00225	Ankeny IA Oralabor Intersection Study	Invoice	543431

Phase 500 Concept Development

Labor

	Hours	Rate	Amount	
Project Manager				
Golka, Michael	40.75	198.75	8,099.06	
CAD Operator				
Crystal, Caleb	82.50	67.87	5,599.28	
Administrative/Clerical				
Bovee, David	16.50	237.31	3,915.62	
Totals	139.75		17,613.96	
Total Labor				**17,613.96**
		Total this Phase		**$17,613.96**

Phase 600 Desktop Environmental Review

Labor

	Hours	Rate	Amount	
Project Professional				
Sherman, Kari	2.50	119.10	297.75	
Totals	2.50		297.75	
Total Labor				**297.75**
		Total this Phase		**$297.75**

Phase 700 Concept Alternative Matrix

Labor

	Hours	Rate	Amount	
Principal				
Wiles, Tyler	1.00	259.56	259.56	
Project Manager				
Cutler, Chase	4.50	192.81	867.65	
Totals	5.50		1,127.21	
Total Labor				**1,127.21**
		Total this Phase		**$1,127.21**

Billing Limits	Current	Prior	To-Date	
Total Billings	41,679.49	73,442.07	115,121.56	
Limit			238,434.00	
Balance Remaining			123,312.44	
		AMOUNT DUE THIS INVOICE		**$41,679.49**

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Project	025-00225	Ankeny IA Oralabor Intersection Study	Invoice	543431

Email invoices to: Lhart@ankenyiowa.gov; CC: ccutler@olsson.com

Please include our invoice number(s) with your payment.
By Check: Make check payment to Olsson Inc and mail to PO Box 84608, Lincoln, NE 68501-4608

By Electronic / ACH Payment: When transferring funds, please reference the invoice number(s), Account Name Olsson Inc; Pinnacle Bank Account No. 254316; Routing (ABA) No. 104913912, Remittance Email Address: deposits@olsson.com

Questions: Contact us at (402) 458-5062 or accountsreceivable@olsson.com

Authorized By: Chase Cutler

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 $14,262.51 to Olsson, Inc., for engineering 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. Olsson - Pymt #11

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Fiber Optic Network Upgrade		
Contractor:	Olsson, Inc.		
Address:	PO Box 84608, Lincoln, NE 68501-4608		
Finance Budget Code:	888.3888.4210	**Finance Project #:**	888.4210
Vendor Project #:	023-02927	**Purchase Order #:**	N/A
Original Contract Date:	April 3, 2023	**Vendor Account #:**	10076

Date of Council Meeting: August 4, 2025 **Payment Application #:** 11

Payment Period: From: May 4, 2025 Through: July 5, 2025

Contract Summary:

Original Contract Amount:	$ 423,644.46			
Net Change by Change Orders:	$ 244,453.89			
Contract Amount to Date: (line 1 ± 2)		$ 668,098.35		
Total Completed and Stored to Date:	$ 430,863.71			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 430,863.71		
Less Previous Applications for Payment:		$ 416,601.20		
SUBTOTAL:			$	14,262.51
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**14,262.51**
Balance to Finish, Including Retainage:		$ 237,234.64		

Contract Time Remaining (Substantial):	389.0	Working Days
Contract Time Remaining (Full):	389.0	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:

Firm Name

Signature Date

Engineer / Consultant Approval: Olsson, Inc.

Firm Name

Meredith Emory July 14, 2025

Signature Date

City of Ankeny Staff Approval:

Leslie Hart 7/25/25

Signature Date

Submit to: Leslie Hart, Traffic Engineering Manager

E-mail: lhart@ankenyiowa.gov Phone Number: 515-963-3548

Date Printed: 7/15/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	September 5, 2023	$ 68,955.27
2	November 6, 2023	$ 46,421.62
3	April 1, 2024	$ 109,620.76
4	July 1, 2024	$ 61,293.30
5	August 5, 2024	$ 27,297.19
6	October 7, 2024	$ 32,736.83
7	November 18, 2024	$ 25,861.11
8	February 3, 2025	$ 14,806.12
9	April 7, 2025	$ 13,807.58
10	June 7, 2025	$ 15,801.42
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 416,601.20

Record of Change Orders:

No.	Date	Amount
1	April 21, 2025	$ 244,453.89
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CHANGE ORDER TOTAL = $ 244,453.89

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	April 3, 2023

Substantial Completion:

Contract Working Days:	979.0
Added by Change Order:	
Total Working Days:	979.0
Working Days Used to Date:	590.0
Working Days Remaining:	**389.0**

Full Completion:

Contract Working Days:	979.0
Added by Change Order:	
Total Working Days:	979.0
Working Days Used to Date:	590.0
Working Days Remaining:	**389.0**

Date Printed: 7/15/2025

MONTHLY PROGRESS REPORT

City of Ankeny, Fiber Optic Network Upgrade
Project No. 023-02927

Work Period: 05/04/2025 – 07/05/2025

Summary of Work Completed This Period:

- Coordinated, adjusted scheduling, prepared for, facilitated and participated in bi-weekly status meetings in the field with the City and VME
- Coordinated project ShareFile site for the City and Van Maanen project use
- Reviewed documentation and field products submitted and installed by VME
- Completed design revision marks-ups for field changes in the shared project BlueBeam
- Coordinated targeted areas for advancement of future staging work in support of continuing efforts while working with the NW Irvinedale Dr & 18th St project
- As requested by the City, supported construction inspection efforts for infrastructure while City staff were not available and for all fiber cable installation and splicing/termination specialty work.
    - This includes the fiber termination documentation and termination installation of Fire Station 4.
    - This included formal documentation of observations of the VME field staff operations.
- Prepared and submitted previous work period invoice and progress report

Summary of Future Work for Next Period:

- Prepare for and facilitate bi-weekly status meetings
- Provide coordination for the City and Van Maanen through construction administration
- Provide construction inspection as requested by the City
- Input features with NMT to provide a completed asset management system
- Prepare and submit current work period invoice and progress report

Issues, Special Problems, or Comments:

- None at this time

Invoice

olsson

601 P St Suite 200
PO Box 84608
Lincoln, NE 68501-4608
Tel 402.474.6311, Fax 402.474.5063

July 15, 2025
Invoice No: 543916

Invoice Total $14,262.51

Leslie Hart
City of Ankeny IA
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1564

Olsson Project # 023-02927 Ankeny Fiber Optic Network Upgrade

Professional services rendered through July 5, 2025 for work completed in accordance with our Agreement dated April 3, 2023.

Phase 500 Construction Administration and Coordination

Labor

	Hours	Rate	Amount	
Project Manager				
Emory, Meredith	27.00	226.93	6,127.11	
Assistant Professional				
Broadhead, Landon	4.00	112.72	450.88	
Designer				
Van Den Broek, Ryan	4.25	118.16	502.18	
CAD Operator				
Kuhse, Sydney	2.00	67.87	135.74	
Administrative/Clerical				
Ritchey, Amanda	.50	109.52	54.76	
Totals	37.75		7,270.67	
Total Labor				**7,270.67**
		Total this Phase		**$7,270.67**

Phase 700 Construction Inspection

Labor

	Hours	Rate	Amount	
Principal				
Wiles, Tyler	.25	259.56	64.89	
Project Manager				
Emory, Meredith	22.50	226.93	5,105.93	
Assistant Professional				
Broadhead, Landon	5.00	112.72	563.60	
Totals	27.75		5,734.42	
Total Labor				**5,734.42**

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Total this Phase **$5,734.42**

Phase 800 As-Built Record Drawings & GIS Updates

Labor

	Hours	Rate	Amount	
CAD Operator				
Kuhse, Sydney	17.50	67.87	1,187.73	
Totals	17.50		1,187.73	
Total Labor				**1,187.73**

Total this Phase **$1,187.73**

Phase 999 Expenses

Reimbursable Expenses

Meals	9.49	
Personal Vehicle Mileage	60.20	
Total Reimbursables	**69.69**	**69.69**

Total this Phase **$69.69**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	14,262.51	416,601.20	430,863.71
Limit			668,098.35
Balance Remaining			237,234.64

AMOUNT DUE THIS INVOICE **$14,262.51**

Billings to Date

	Current	Prior	Total
Labor	14,192.82	415,239.82	429,432.64
Expense	69.69	1,332.13	1,401.82
Internal Unit	0.00	29.25	29.25
Totals	**14,262.51**	**416,601.20**	**430,863.71**

Email Invoices to: Lhart@ankenyiowa.gov; CC: memory@olsson.com

Authorized By: Meredith Emory

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 #5 in the amount of $14,771.00 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study 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 #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

Project Title: S Ankeny Blvd and Oralabor Rd Concept Study
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 899.3899.4210 **Finance Project Code:** 889.4210
Vendor Project or Invoice #: 125.0208.01 **PO #**
Original Contract Date: February 3, 2025 **Vendor #** 990

Date of Council Meeting 8/4/2025 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: 06/23/25 through: 07/20/25

Contract Summary

Original Contract Amount:	$ 138,900.00		
Net change by Change Orders: Amd #1&2			
Contract Amount to Date: (line 1 ± 2)		$ 138,900.00	
Total completed and stored to date:	$ 67,717.80		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 67,717.80	
Less previous applications for payment:		$ 52,946.80	
SUBTOTAL			$ 14,771.00
			$ -
CURRENT PAYMENT DUE			$ 14,771.00
Balance to finish, including retainage:		$ 71,182.20	
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: Snyder & Associates, Inc. (Firm Name)

Mark Ahrendsen (Signature) 7/23/2025 (Date)

City of Ankeny Staff Approval

Jim Haberichter (Signature) 7/24/2025 (Date)

Submit to: Jim Haberichter P.E.
Email: jhaberichter@ankenyiowa.gov *Phone:* 515-965-6400 *Fax:*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	3/26/2025	$ 27,374.40
2	4/23/2025	$ 8,986.65
3	5/21/2025	$ 8,177.25
4	6/25/2025	$8,408.50
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TOTAL $ 52,946.80

Record of Change Orders

#	Date	Amount
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TOTAL		$ -

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	February 3, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 23, 2025

Jim Haberichter P.E.
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 125.0208.01 - 5

Finance Budget Code 899.3899-4210

Finance Project Code 889.4210

Email

Project **125.0208.01** **S Ankeny Blvd & Oralabor Rd Concept Study**

Professional Services through July 20, 2025

Basic Services
Hourly Services

	Hours	Rate	Amount	
Principal Engineer II	10.50	269.00	2,824.50	
Sr. Engineer	4.75	225.00	1,068.75	
Engineer V	32.75	173.00	5,665.75	
Engineer II	23.25	133.00	3,092.25	
Technician VIII	15.25	139.00	2,119.75	
Total Services	86.50		14,771.00	
				14,771.00

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	14,771.00	52,946.80	67,717.80	
Limit			138,900.00	
Remaining			71,182.20	
		Phase Subtotal		**$14,771.00**

Amount Due this Invoice **$14,771.00**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Anthony Boes

July 23, 2025

Mr. Jim Haberichter
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: S. ANKENY BOULEVARD & ORALABOR ROAD CONCEPT STUDY
PROGRESS REPORT NO. 5
S&A PROJECT NO. 125.0208.01

Dear Mr. Haberichter:

This is the fifth progress report for the above referenced project and covers work through July 20, 2025. Our work through this period includes the following:

- Concept development review meeting with City and Iowa DOT on 7/11/25.
- Prepared safety summary for Stage 1B alternatives.
- Continued traffic analysis and simulation models for Stage 2 alternatives.
- Began concept design for Stage 2 alternatives.

We look forward to continue working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the August 4, 2025 council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

MAL/ajb

Enclosures

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 $1,438.40 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 #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

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: August 4, 2025 **Payment Application #:** 12

Payment Period: From: June 23, 2025 Through: July 20, 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:	$ 137,490.71			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 137,490.71		
Less Previous Applications for Payment:		$ 136,052.31		
SUBTOTAL:			$	1,438.40
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**1,438.40**
Balance to Finish, Including Retainage:		$ 16,559.29		
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 Mark A Rod Date 7/24/2025

City of Ankeny Staff Approval:

Signature Becky Ford Date 7/25/25

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
11	June 25, 2025	$ 11,867.00
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = $ 136,052.31

Record of Change Orders:

No.	Date	Amount
1	January 6, 2025	$ 80,350.00
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5/5/2025		
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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. 12
S&A PROJECT NO. 124.0622.01

Dear Ms. Ford:

This is the twelfth progress report for the above-referenced project and covers services through July 20, 2025. Work during this period included submitting the public notice for GP2 coverage, filing the NOI, providing bid documents to interested contractors, reviewing alternate pipe lining products requested by potential bidders, and coordination with the DNR on the dam permit.

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 August 4, 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

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 23, 2025

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

Invoice No: 124.0622.01 - 12

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 July 20, 2025

Basic Services
Hourly Services

	Hours	Rate	Amount	
Sr. Engineer	5.50	216.00	1,188.00	
Administrative II	.50	77.00	38.50	
Total Services	6.00		1,226.50	
				1,226.50
Advertising/Legals			30.99	
Permit Fees			180.91	
Total Expenses			**211.90**	**211.90**
			Phase Subtotal	**$1,438.40**

Billing Limits	Current	Prior	To-Date
Total Billings	1,438.40	136,052.31	137,490.71
Limit			154,050.00
Remaining			16,559.29

Amount Due this Invoice **$1,438.40**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Steven Klocke

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 $23,042.05 to Snyder & Associates for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th 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. Snyder & Assoc Pymt #17

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

Project Title:	N Ankeny Blvd Improvements 1st Street to 11th St		
Contractor:	Snyder & Associates, Inc		
Address:	2727 SW Snyder Blvd, PO Box 1159 Ankeny Ia 50023		
Finance Budget Code:	949.3949.4210	**Finance Project #:**	949.4210
Vendor Project #:	123.0584.01	**Purchase Order #:**	
Original Contract Date:	October 2, 2023	**Vendor Account #:**	990

Date of Council Meeting: August 4, 2025 **Payment Application #:** 17

Payment Period: From: June 23, 2025 Through: July 20, 2025

Contract Summary:

Original Contract Amount:	$ 282,300.00		
Net Change by Change Orders:	$ 538,700.00		
Contract Amount to Date: (line 1 ± 2)		$ 821,000.00	
Total Completed and Stored to Date:	$ 754,110.38		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 754,110.38	
Less Previous Applications for Payment:		$ 731,068.33	
SUBTOTAL:			$ 23,042.05
OTHER CHARGES:			
CURRENT PAYMENT DUE:			**$ 23,042.05**
Balance to Finish, Including Retainage:		$ 66,889.62	
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

Mark A Rod 7/23/25

Signature Date

City of Ankeny Staff Approval:

Jim Haberichter 7/24/25

Signature Date

Submit to: Jim Haberichter P.E.

E-mail: jhaberichter@ankenyiowa.gov Phone Number: 515/965-6400

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	October 25, 2023	$ 76,679.45
2	November 21, 2023	$ 40,757.61
3	December 19, 2023	$ 46,633.00
4	January 24, 2024	$ 74,484.90
5	February 21, 2024	$ 11,117.93
6	March 20, 2024	$ 133,756.25
7	April 23, 2024	$ 69,310.06
8	May 22, 2024	$ 68,017.09
9	June 19, 2024	$ 50,486.25
10	July 24, 2024	$ 26,181.25
11	August 21, 2024	$ 5,106.75
12	September 25, 2024	$ 9,231.81
13	March 26, 2025	$ 85,637.53
14	April 23, 2025	$ 9,891.50
15	May 21, 2025	$ 5,942.00
16	June 25, 2025	$ 17,834.95
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = $ 731,068.33

Record of Change Orders:

No.	Date	Amount
1	March 20, 2024	$ 334,200.00
2	March 3, 2025	$ 204,500.00
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CHANGE ORDER TOTAL = $ 538,700.00

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

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 23, 2025

Jim Haberichter P.E.
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 123.0584.01 - 17

Finance Budget Code 949.3949.4210

Finance Project Code 949.4210

Vendor 990

Email

Project **123.0584.01** **N Ankeny Blvd Improvements 1st Street to 11th St**

Professional Services through July 20, 2025

Basic Services

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	0.00	518,800.00	518,800.00	
Limit			518,800.00	
			Phase Subtotal	**0.00**

Additional Services

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	0.00	178,599.88	178,599.88	
Limit			178,600.00	
Remaining			.12	
			Phase Subtotal	**0.00**

Construction Services

	Hours	**Rate**	**Amount**	
Principal Engineer II	6.50	269.00	1,748.50	
Engineer VIII	3.00	206.00	618.00	
Engineer VII	29.00	194.00	5,626.00	
Engineer II	1.00	133.00	133.00	
Technician VIII	2.50	139.00	347.50	
Technician VI	70.25	116.00	8,149.00	
Technician V	2.25	105.00	236.25	
Technician I	87.50	69.00	6,037.50	
Total Services	202.00		22,895.75	
Total Services				**22,895.75**

Employee Mileage	35.70	
Total Expenses		**35.70**

Fleet Mileage **110.60**

Project	123.0584.01	Ank-NANkBlvdImprov1stStto11thSt		Invoice	17
Billing Limits		**Current**	**Prior**	**To-Date**	
Total Billings		23,042.05	33,668.45	56,710.50	
Limit				123,600.00	
Remaining				66,889.50	
			Phase Subtotal		**$23,042.05**

Amount Due this Invoice **$23,042.05**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

July 23, 2025

Mr. Jim Haberichter
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: N. ANKENY BOULEVARD IMPROVEMENTS – 1ST STREET TO 11TH STREET
PROGRESS REPORT NO. 17
S&A PROJECT NO. 123.0584.01

Dear Mr. Haberichter:

This is the seventeenth progress report for the above referenced project and covers work through July 20, 2025. Our work through this period includes construction assistance. The majority of our work over the past month has focused on construction along NW 9th Street. This included monitoring and documenting the time and materials associated with the force account work. The force account covers the sanitary sewer installation on NW 9th Street, the temporary storm sewer connection between the existing and proposed systems, and the replacement of structures along N. Ankeny Boulevard. In addition to tracking the time and materials for the force account work, a large amount of time has been spent working with the contractor on additional construction details for the additional force account work. This next month the Contractor will be paving NW 9th Street and working towards getting that open to traffic.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the August 4, 2025, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

MAL/jms

Enclosures

cc: Jordan Stoermer, P.E., Snyder & Associates, Inc.
John Haldeman, P.E., Snyder & Associates, Inc.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 #47 in the amount of $12,062.55 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St 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 #47

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

Project Title: NE Delaware Ave Recon - NE 5th St to NE 18th St
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 979.3979.4210 **Finance Project Code:** 979.4210
Vendor Project or Invoice #: 121.0695.01 **PO #**
Original Contract Date: August 16, 2021 **Vendor #** 990

Date of Council Meeting 8/4/2025 **PAYMENT REQUEST #** 47
PAYMENT PERIOD: From: 06/23/25 through: 07/20/25

Contract Summary

Original Contract Amount:	$ 250,000.00		
Net change by Change Orders: Amd #1&2	$ 1,227,290.00		
Contract Amount to Date: (line 1 ± 2)		$ 1,477,290.00	
Total completed and stored to date:	$ 1,462,689.39		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 1,462,689.39	
Less previous applications for payment:		$ 1,450,626.84	
SUBTOTAL			$ 12,062.55
			$ -
CURRENT PAYMENT DUE			$ 12,062.55
Balance to finish, including retainage:		$ 14,600.61	
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: Snyder & Associates, Inc. (Firm Name)

Mark A. Reid (Signature) 7/23/25 (Date)

City of Ankeny Staff Approval

Adam L. Lust (Signature) 07/28/25 (Date)

##

Sul ## ## Adam Lust
Em ## 3014.55 *Phone:* 515-963-3537 *Fax:*

Previous Applications for Payment

#	Date	Amount
1	8/25/2021	$ 30,784.32
2	9/21/2021	$ 3,859.36
3	10/20/2021	$ 13,195.08
4	11/23/2021	$ 59,301.65
5	12/21/2021	$ 30,772.95
6	1/25/2022	$ 34,225.25
7	2/24/2022	$ 15,226.25
8	3/23/2022	$ 39,734.44
9	4/20/2022	$ 49,219.11
10	5/25/2022	$ 104,345.95
11	6/22/2022	$ 89,753.67
12	7/20/2022	$ 80,936.65
13	8/24/2022	$ 96,981.13
14	9/21/2022	$ 48,325.63
15	10/26/2022	$ 24,744.69
16	11/22/2022	$ 5,433.50
17	12/21/2022	$ 10,748.63
18	1/25/2023	$ 6,328.25
19	2/22/2023	$ 14,823.38
20	3/22/2023	$ 16,026.72
21	4/18/2023	$ 21,058.49
22	5/24/2023	$ 30,346.26
23	6/21/2023	$ 32,070.31
24	7/26/2023	$ 35,473.32
25	8/23/2023	$ 42,028.17
26	9/20/2023	$ 31,342.35
27	10/25/2023	$ 61,524.42
28	11/21/2023	$ 26,456.79
29	12/20/2023	$ 13,498.93
30	1/24/2024	$ 8,450.07
31	2/21/2024	$ 12,592.88
32	3/20/2024	$ 9,356.80
33	4/24/2024	$ 22,353.93
34	5/22/2024	$ 20,911.89
35	6/19/2024	$ 33,140.41
36	7/24/2024	$ 37,751.88
37	8/21/2024	$ 47,620.33
38	9/25/2024	$ 63,193.98
39	10/23/2024	$ 43,115.20
40	11/20/2024	$ 31,321.34
41	12/19/2024	$ 14,924.80
42	1/22/2025	$ 9,636.03
43	3/26/2025	$ 7,971.00
44	4/23/2025	$ 3,014.55
45	5/21/2025	$ 8,305.70
46	6/25/2025	$ 8,400.40
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#	Date	Amount
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TOTAL $ 1,450,626.84

Record of Change Orders

#	Date	Amount
1	4/18/2022	$ 605,490.00
2	1/17/2023	$ 621,800.00
3		
4		
5		
8/4/2025		
7		
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19		
20		
TOTAL		$ 1,227,290.00

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	August 16,2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0

July 23, 2025

Mr. Adam Lust, P.E.
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: NE DELAWARE AVENUE RECONSTRUCTION - NE 5TH TO NE 18TH STREET
PROGRESS REPORT NO. 47
S&A PROJECT NO. 121.0695.01

Dear Mr. Lust:

This is the forty-seventh progress report for the above referenced project and covers work through July 20, 2025. Construction services performed through this period includes construction administration, observation, and general correspondence with City staff and Contractor.

The Contractor will be relocating signs onto light poles this week. The semi-final and final pay applications are scheduled for the August 4th and August 18th City Council meetings. The Project Acceptance form has been signed and uploaded to Doc Express. The project documentation is complete, and the Iowa DOT is aware the documentation is ready for audit. The Iowa DOT will be performing a walkthrough prior to the audit. The remainder of the Record Drawings will be submitted by the end of the month. The Monument Preservation Survey is complete and recorded at Polk County.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the August 4, 2025, to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

Enclosures

cc: Jordan Stoermer, P.E., Snyder & Associates, Inc.
John Haldeman, P.E., Snyder & Associates, Inc.

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 23, 2025

Adam Lust
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 121.0695.01 - 47

Finance Budget Code 979.3979.4210

Finance Project Code 979.4210

Vendor 990

Email

Project **121.0695.01** **NE Delaware Ave Recon - NE 5th St to NE 18th St**

Professional Services through July 20, 2025

Basic Services

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	0.00	643,289.67	643,289.67	
Limit			643,290.00	
Remaining			.33	
		Phase Subtotal		**0.00**

Additional Services

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	0.00	122,200.00	122,200.00	
Limit			122,200.00	
		Phase Subtotal		**0.00**

Construction Services

	Hours	**Rate**	**Amount**	
Principal Engineer II	4.00	245.00	980.00	
Engineer VIII	3.00	192.00	576.00	
Engineer II	25.25	123.00	3,105.75	
Technician VIII	39.25	130.00	5,102.50	
Technician VII	2.00	120.00	240.00	
Technician V	13.00	98.00	1,274.00	
Technician I	11.50	64.00	736.00	
Total Services	98.00		12,014.25	
Total Services				**12,014.25**
Employee Mileage			18.90	
Total Expenses				**18.90**
Fleet Mileage				**29.40**

Project	121.0695.01	Ank-NEDelawareAveReconNE5thSttoNE18thSt	Invoice	47

Billing Limits	Current	Prior	To-Date
Total Billings	12,062.55	685,137.17	697,199.72
Limit			711,800.00
Remaining			14,600.28

Phase Subtotal **$12,062.55**

Amount Due this Invoice **$12,062.55**

	Total	Prior	Current
Billings to Date	**1,462,689.39**	**1,450,626.84**	**12,062.55**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: John Haldeman

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 August 4, 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
AUGUST 4, 2025

Fund		PAYMENTS
100	General Fund	$ 539,340.35
220	Fire Gift Fund	-
233	Hotel Motel Tax Fund	71,000.00
240	Parks Improvements	-
250	Police Gift Fund	-
260	Road Use Tax Fund	134,984.47
270	Seizure Fund	2,572.18
280	Tax Increment Financing Fund	-
284	Economic Development Fund	-
290	Police/Fire Pension Fund	5,667.86
300	Debt Service Fund	-
430	Library Foundation Fund	2,157.45
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	668,172.85
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	10,459.88
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Stormwater Fund	2,655.73
590	Golf Course Fund	50,552.50
600-699	Enterprise Project Funds	17,238.79
710	Revolving Fund	23,907.65
720	Risk Management Fund	41,313.00
730	Health Insurance Fund	69.96
770	Sustainability Revolving Loan	-
780	Economic Development Revolving	-
790	Equipment Reserve Fund	-
800-880,890	Special Assessments Funds	-
900	BAN/Bond Activity Fund	-
882-998	Capital Projects Funds	336,413.13
	Sub Total	$ 1,906,505.80
	Payroll Totals	1,745,477.35
	Service Transfers/ACH Drafts	(233,967.90)
	Agenda Payments Approved Separately	(279,901.54)
	Grand Total	$ 3,138,113.71

Honorable Mayor & City Council:

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

Mike Schrock — City Manager

07/31/2025 — Date

VENDOR SET: 01 City of Ankeny
BANK: * ALL BANKS
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	8/04/2025			252904		
C-CHECK	VOID CHECK	V	8/04/2025			252905		
C-CHECK	VOID CHECK	V	8/04/2025			252906		

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0		0.00	0.00	0.00
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	0		0.00	0.00	0.00
EFT:	0		0.00	0.00	0.00
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	3	VOID DEBITS 0.00			
		VOID CREDITS 0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: TOTALS:	3	0.00	0.00	0.00
BANK: TOTALS:	3	0.00	0.00	0.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000097		1906 RESIDENTIAL HOUSING COOPE							
	I-08/2025 TEMP ESMNT	08/2025 TEMPORARY EASEMENT	R	8/04/2025	1,915.00		252811		1,915.00
					*** VENDOR TOTALS ***		1 CHECKS		1,915.00
012467		DENNIS D. RAMSEY							
	I-08/2025 PERM ESMNT	08/2025 PERMANENT EASEMENT	R	8/04/2025	1,050.00		252812		
	I-08/2025 TEMP ESMNT	08/2025 TEMPORARY EASEMENT	R	8/04/2025	845.00		252812		1,895.00
					*** VENDOR TOTALS ***		1 CHECKS		1,895.00
012468		1ST ST FLATS LLC							
	I-08/2025 ROW	08/2025 RIGHT OF WAY	R	8/04/2025	1,820.00		252813		
	I-08/2025 TEMP ESMNT	08/2025 TEMPORARY EASEMENT	R	8/04/2025	10,885.00		252813		12,705.00
					*** VENDOR TOTALS ***		1 CHECKS		12,705.00
008711		A CUT ABOVE LAWN CARE & LANDSC							
	I-1124	7/12-7/28/25 NORTH ZONE MOW	R	8/04/2025	7,865.20		252814		
	I-1128	NATIVE VEGETATION MOWING	R	8/04/2025	2,157.10		252814		
	I-1132	7/19-7/25/25 NORTH ZONE MOW	R	8/04/2025	7,865.20		252814		17,887.50
					*** VENDOR TOTALS ***		1 CHECKS		17,887.50
001844		A TECH INC-TCI							
	I-661890	FS#4 ALARM INSTALL/MONITORING	E	8/06/2025	619.50		012345		619.50
					*** VENDOR TOTALS ***		1 CHECKS		619.50
008725		A-PLUS LAWN & LANDSCAPE-ANKENY							
	I-1954878	FOUNTAIN REPAIRS -SAWGRASS	R	8/04/2025	60.00		252815		
	I-1955000	FOUNTAIN REPAIR-RENAISSANCE	R	8/04/2025	1,700.00		252815		
	I-1964906	JULY 2025 POND MAINT CONTRACT	R	8/04/2025	4,256.62		252815		6,016.62
					*** VENDOR TOTALS ***		1 CHECKS		6,016.62
000003		ACCO UNLIMITED CORP							
	I-0254494-IN	CHEMICALS - PRAC	R	8/04/2025	933.20		252816		
	I-0254659-IN	CHEMICALS-PRAC	R	8/04/2025	512.80		252816		
	I-0254660-IN	CHEMICALS - CFAC	R	8/04/2025	2,445.20		252816		
	I-0254690-IN	CHEMICALS- CFAC	R	8/04/2025	293.39		252816		
	I-0254712-IN	CHEMICALS - PRAC	R	8/04/2025	1,025.60		252816		
	I-0254777-IN	CHEMICALS - CFAC	R	8/04/2025	586.78		252816		
	I-0254819-IN	CHEMCIALS - CFAC	R	8/04/2025	716.52		252816		
	I-0254852-IN	CHEMICALS - CFAC	R	8/04/2025	2,600.00		252816		
	I-0254853-IN	CHEMICALS - PRAC	R	8/04/2025	451.20		252816		
	I-0254909-IN	CHEMICALS - CFAC	R	8/04/2025	656.14		252816		
	I-0255045-IN	CHEMICALS-PRAC	R	8/04/2025	720.00		252816		
	I-0255072-IN	CHEMICALS - CFAC	R	8/04/2025	135.58		252816		
	I-0255229-IN	CHEMICALS - CFAC	R	8/04/2025	4,140.00		252816		
	I-0255311-IN	CHEMICALS CFAC	R	8/04/2025	544.45		252816		15,760.86
					*** VENDOR TOTALS ***		1 CHECKS		15,760.86

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000164		G & S HARDWARE INC							
	I-211077/2	CHAINSAW FILE/CUT-AC	R	8/04/2025	48.98		252817		
	I-211097/2	BATTERY/SCRWDRVR-PKS	R	8/04/2025	60.98		252817		
	I-211118/2	TRIMMER LINE - MU	R	8/04/2025	11.99		252817		
	I-211121/2	FLY PAPER - PKS	R	8/04/2025	7.99		252817		129.94
					*** VENDOR TOTALS ***		1 CHECKS		129.94
005541		ACUSHNET COMPANY							
	I-920946378	MERCH FOR RESALE - OC	R	8/04/2025	223.07		252818		
	I-920966062	MERCHANDISE FOR RESALE	R	8/04/2025	249.54		252818		
	I-920998885	MERCHANDISE FOR RESALE	R	8/04/2025	2,858.01		252818		
	I-921036648	MERCHANDISE FOR RESALE	R	8/04/2025	120.02		252818		3,450.64
					*** VENDOR TOTALS ***		1 CHECKS		3,450.64
000026		AHLERS & COONEY PC							
	I-894854	SVCS 6/15/25 CONST RMBRMT AGMT	E	8/06/2025	1,088.50		012333		1,088.50
					*** VENDOR TOTALS ***		1 CHECKS		1,088.50
000226		AIRGAS NORTH CENTRAL INC							
	I-5517151238	OXYGEN - FD	R	8/04/2025	177.57		252819		
	I-5517151321	CYLINDER RENTALS - FD	R	8/04/2025	5.40		252819		182.97
					*** VENDOR TOTALS ***		1 CHECKS		182.97
009262		AMAZON CAPITAL SERVICES INC							
	C-14WK-Y7TQ-RPRH	CR: DUFFLE BAG - FD	E	8/06/2025	18.69CR		012378		
	C-1CPT-VD9Q-14QX	CR: TABLE -OC	E	8/06/2025	34.99CR		012378		
	C-1D96-9DYN-4Q4V	CR: TABLES OC	E	8/06/2025	34.99CR		012378		
	C-1PKJ-K4XK-MVPX	CR: STORAGE BINS - IT	E	8/06/2025	61.99CR		012378		
	C-1R6L-LKR6-TXQ7	CR: DUFFLE BAG - FD	E	8/06/2025	16.99CR		012378		
	C-1TVW-JDTG-JD36	CR: STORAGE BINS - IT	E	8/06/2025	38.99CR		012378		
	I-117F-XJD7-WVMH	BOOKS - KL	E	8/06/2025	655.60		012378		
	I-11YJ-VTWV-31N4	PRUNING SET - COMM DEV	E	8/06/2025	62.88		012378		
	I-137Y-L4XY-6WP6	BAGGIES/MISC -KL	E	8/06/2025	263.88		012378		
	I-137Y-L4XY-6WWQ	SOAP/LAMINATING FILM/MISC-KL	E	8/06/2025	566.52		012378		
	I-13F4-YCWY-DLY7	MULTIMEDIA -KL	E	8/06/2025	26.96		012378		
	I-13LM-KC44-41R1	DRILL BITS - IT	E	8/06/2025	71.90		012378		
	I-13YN-GKV4-37X9	STATION 4 FFE - FD	E	8/06/2025	373.66		012378		
	I-16D7-XHG3-16LT	SWITCH/GAMEX/TOYS -KL	E	8/06/2025	593.68		012378		
	I-16TH-MTR1-YMCC	CLEANER/SUPPLIES - ACC	E	8/06/2025	176.17		012378		
	I-17RC-313C-V9XV	OFFICE SUPPLIES - PSB	E	8/06/2025	29.60		012378		
	I-19H9-LGD7-RPM4	MISC BOOKS - KL	E	8/06/2025	46.54		012378		
	I-19JJ-46PX-6CCV	MULTIMEDIA - KL	E	8/06/2025	54.49		012378		
	I-1CPT-VD9Q-L4K9	MOUNTING KITS - FD	E	8/06/2025	81.98		012378		
	I-1D14-93V9-X9TL	LAUNDRY BAGS- P&R	E	8/06/2025	96.90		012378		
	I-1D96-9DYN-MD49	TIE RODS - PW	E	8/06/2025	226.94		012378		
	I-1DHK-KMLQ-TKMM	MULTIMEDIA - KL	E	8/06/2025	103.63		012378		
	I-1FH6-XK3K-QFKX	RUBBER SPRAY - AC	E	8/06/2025	53.28		012378		
	I-1FKD-TV4J-39NP	HAND SANITIZER - PD	E	8/06/2025	15.86		012378		

VENDOR SET: 01 City of Ankeny
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DATE RANGE: 7/24/2025 THRU 8/06/2025

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	I-1JMC-QM9K-TTMK	CHARGERS - PD	E	8/06/2025	49.95		012378		
	I-1K9V-3VPL-J1WQ	BOOKS - KL	E	8/06/2025	14.39		012378		
	I-1KRY-XJ4G-KG9D	BINDERS/DIVIDERS - AC	E	8/06/2025	95.20		012378		
	I-1KRY-XJ4G-WRP9	MULTIMEDIA - KL	E	8/06/2025	104.48		012378		
	I-1LFC-6X3Q-1RDC	TABLET CASE - FD	E	8/06/2025	129.99		012378		
	I-1LHN-PXDF-MWXV	POWER CORD/TV STAND - FD	E	8/06/2025	267.74		012378		
	I-1M63-L79D-7QJ7	ROCKER SWITCH - PRSC	E	8/06/2025	19.99		012378		
	I-1M7G-QDVC-4XDF	PATCH CABLE - IT	E	8/06/2025	39.18		012378		
	I-1M7G-QDVC-7JM1	ROPES - PRSC	E	8/06/2025	201.76		012378		
	I-1N4T-4GQN-GH1N	MULTIMEDIA -KL	E	8/06/2025	12.98		012378		
	I-1NHD-CCQH-4NNL	TABLET CASE - FD	E	8/06/2025	129.99		012378		
	I-1P41-YXQY-Q167	STORAGE/TIES/FLASH DRIVES-IT	E	8/06/2025	458.05		012378		
	I-1P66-GPTN-N1PN	FUEL FILTER - MU	E	8/06/2025	52.00		012378		
	I-1PRR-NWTW-9LP3	SOCCER CONES - P&R	E	8/06/2025	79.98		012378		
	I-1QM4-3473-MPXQ	MULTIMEDIA- KL	E	8/06/2025	159.76		012378		
	I-1R3P-1QVK-QGV3	OFFICE SUPPLIES - PD	E	8/06/2025	47.49		012378		
	I-1RDF-DF71-GWYK	MISC BOOKS - KL	E	8/06/2025	18.00		012378		
	I-1RF1-1JH1-L9FD	COFFEE MAKER SET-KL	E	8/06/2025	19.59		012378		
	I-1RPP-FTQF-GMVX	FOOTBALL BELTS - P&R	E	8/06/2025	69.18		012378		
	I-1T16-GTK7-XT9C	STICKERS/MISC - KL	E	8/06/2025	55.92		012378		
	I-1TCP-LN13-CW9J	PTO SWITCH -PRSC	E	8/06/2025	11.99		012378		
	I-1TCP-LN13-THL4	ROOM THERMOMETER - FD	E	8/06/2025	37.76		012378		
	I-1TMH-MCX3-9VFD	HOSES - FD	E	8/06/2025	56.80		012378		
	I-1TTJ-J7XL-PLF3	FILE FOLDERS/CLICKER - PD	E	8/06/2025	27.87		012378		
	I-1TVL-HCJ7-CHTC	PAPER TAPE /LABEL -KL	E	8/06/2025	137.60		012378		
	I-1TVL-HCJ7-QT79	FRIGERATOR-NEW ENGINE	E	8/06/2025	648.00		012378		
	I-1TX6-HHHF-GPDT	MISC BOOKS - KL	E	8/06/2025	45.59		012378		
	I-1VDC-T3CL-47WK	MULTIMEDIA - KL	E	8/06/2025	53.90		012378		
	I-1VQR-LDHV-4RCJ	MISC BOOKS - KL	E	8/06/2025	13.97		012378		
	I-1W3Q-74FQ-9JGX	SWITCH GAME - KL	E	8/06/2025	34.90		012378		
	I-1W6H-9VGX-7KHN	WALL MOUNT SIGN HOLDER- KL	E	8/06/2025	45.48		012378		
	I-1W6J-7LGC-16VQ	MULTIMEDIA - KL	E	8/06/2025	35.16		012378		
	I-1X4C-1MN4-MQQF	OFFICE SUPPLIES - PD	E	8/06/2025	11.43		012378		
	I-1XGD-WNFM-7HKM	DUFFLE BAGS - FD	E	8/06/2025	479.76		012378		6,959.66
					*** VENDOR TOTALS ***		1 CHECKS		6,959.66
000733		AMERICAN TEST CENTER							
	I-2251425	LADDER TESTING	R	8/04/2025	1,925.00		252820		1,925.00
					*** VENDOR TOTALS ***		1 CHECKS		1,925.00
002676		ANIMAL RESCUE LEAGUE							
	I-INV0253	JUNE 2025 ANIMAL SERVICES	E	8/06/2025	1,500.00		012349		1,500.00
					*** VENDOR TOTALS ***		1 CHECKS		1,500.00

VENDOR SET: 01 City of Ankeny
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DATE RANGE: 7/24/2025 THRU 8/06/2025

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000989		ANKENY AREA CHAMBER OF COMMERC							
	I-66256	FY26 INVESTOR SUPPORT	R	8/04/2025	30,000.00		252821		
	I-66257	FY26 ANNUAL CHAMBER MEMBERSHIP	R	8/04/2025	5,000.00		252821		35,000.00
					*** VENDOR TOTALS ***		1 CHECKS		35,000.00
000102		ANKENY CHRISTIAN ACADEMY							
	I-08/2025 TEMP ESMNT	08/2025 TEMPORARY EASEMENT	R	8/04/2025	5,875.00		252822		5,875.00
					*** VENDOR TOTALS ***		1 CHECKS		5,875.00
001270		ANKENY VOLLEYBALL ASSOCIATION							
	I-07/2025 VOLLEY	07/19/25 MAD HATTER	R	8/04/2025	533.95		252823		533.95
					*** VENDOR TOTALS ***		1 CHECKS		533.95
012255		HENRY-RAE LLC							
	I-07/21/25-07/24/25	07/2025 ART CAMP	R	8/04/2025	576.00		252824		576.00
					*** VENDOR TOTALS ***		1 CHECKS		576.00
009326		RYAN ARENDSE							
	I-07/2025 MEALS	07/2025 MEALS	E	8/06/2025	36.65		012418		36.65
					*** VENDOR TOTALS ***		1 CHECKS		36.65
000057		ARNOLD MOTOR SUPPLY							
	C-15CR014444	CR: HOOKIT GOLD DISC - CG	R	8/04/2025	31.50CR		252825		
	C-15CR018220	CR: UNIT #408 CORE	R	8/04/2025	24.00CR		252825		
	C-30CR032394	CR: GATES REBATE - CG	R	8/04/2025	198.86CR		252825		
	I-15NV188255	BLADE FUSE - CG	R	8/04/2025	14.42		252825		
	I-15NV215043	OIL FILTERS - CG	R	8/04/2025	25.60		252825		
	I-15NV215090	UNIT #246 RESERVOIR CAP	R	8/04/2025	14.61		252825		
	I-15NV215209	UNIT #740 FUEL FILTER	R	8/04/2025	22.70		252825		
	I-15NV215265	UNIT #319 ROTOR/BRAKE PADS	R	8/04/2025	339.76		252825		
	I-15NV215367	UNIT #126 OIL FILTER	R	8/04/2025	41.81		252825		
	I-15NV215386	FS3 SUPPLIES - FD	R	8/04/2025	880.11		252825		
	I-15NV215387	ALL SEASON DRESSING - FD	R	8/04/2025	247.99		252825		
	I-15NV215392	BUG REMOVER - FD	R	8/04/2025	91.57		252825		
	I-15NV215435	FS4 SUPPLIES - FD	R	8/04/2025	773.37		252825		
	I-15NV215436	FS4 SUPPLIES - FD	R	8/04/2025	432.87		252825		
	I-15NV215506	FS4 SUPPLIES - FD	R	8/04/2025	254.13		252825		
	I-15NV215508	CHEMICAL RESISTANT TRIGGER-FD	R	8/04/2025	13.26		252825		
	I-15NV215571	FUEL FILTER/OIL FILTERS - CG	R	8/04/2025	22.51		252825		
	I-15NV215607	UNIT #408 BATTERY	R	8/04/2025	188.76		252825		
	I-15NV215650	UNIT #101 PADS/ROTORS	R	8/04/2025	200.13		252825		
	I-15NV215665	UNIT #132 PARTS	R	8/04/2025	74.11		252825		
	I-15NV215751	UNIT #630 AIR FILTER	R	8/04/2025	12.66		252825		
	I-15NV215773	BLADE FUSE - PRSC	R	8/04/2025	5.93		252825		
	I-15NV215826	UNIT #68 PADS/ROTORS	R	8/04/2025	146.05		252825		3,547.99
					*** VENDOR TOTALS ***		1 CHECKS		3,547.99

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DATE RANGE: 7/24/2025 THRU 8/06/2025

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012092		ASCENDANCE TRUCKS LLC							
	I-XA301035723:01	UNIT #225 PARTS	E	8/06/2025	259.32		012400		259.32
					*** VENDOR TOTALS ***		1 CHECKS		259.32
002549		ATLANTIC BOTTLING COMPANY							
	I-5251715	BEVERAGES FOR RESALE - OC	R	8/04/2025	680.98		252826		
	I-5259052	BEVERAGES FOR RESALE - CFAC	R	8/04/2025	1,102.61		252826		
	I-5259128	BEVERAGES FOR RESALE - OC	R	8/04/2025	591.22		252826		
	I-5293831	BEVERAGES FOR RESALE - PRAC	R	8/04/2025	261.08		252826		
	I-5293832	BEVERAGES FOR RESALE - CFAC	R	8/04/2025	1,613.97		252826		4,249.86
					*** VENDOR TOTALS ***		1 CHECKS		4,249.86
006249		AUTO ZONE PARTS INC							
	I-03945207086	#126 #127 OIL DRAIN VALVE	R	8/04/2025	81.46		252827		81.46
					*** VENDOR TOTALS ***		1 CHECKS		81.46
005865		TASER INTERNATIONAL INC							
	I-INUS358885	NEW CAR CAMERA SYSTEMS	R	8/04/2025	18,526.72		252828		18,526.72
					*** VENDOR TOTALS ***		1 CHECKS		18,526.72
012472		BRIGIT BARNES							
	I-25-E522450	PATIENT REFUND - FD	R	8/04/2025	290.00		252829		290.00
					*** VENDOR TOTALS ***		1 CHECKS		290.00
010118		BEACON ATHLETICS LLC							
	I-0616361-IN	TIP PLAY BATTERS BOX TEMP-PRSC	E	8/06/2025	247.80		012384		247.80
					*** VENDOR TOTALS ***		1 CHECKS		247.80
012103		JENNA BENKUFSKY							
	I-07/2025 TENNIS	07/2025 TENNIS	E	8/06/2025	182.75		012425		182.75
					*** VENDOR TOTALS ***		1 CHECKS		182.75
012300		APOLLO BETSWORTH							
	I-7/14/2025	BOOT REIMBURSEMENT	E	8/06/2025	140.00		012428		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
006349		HY-VEE INC-BDI							
	I-95806	ALCOHOL FOR RESALE - OC	R	8/04/2025	754.24		252830		754.24
					*** VENDOR TOTALS ***		1 CHECKS		754.24
002958		BLUE VALLEY PUBLIC SAFETY, INC							
	I-19111	MAINTENANCE CONTRACT	E	8/06/2025	23,172.00		012350		23,172.00
					*** VENDOR TOTALS ***		1 CHECKS		23,172.00

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DATE RANGE: 7/24/2025 THRU 8/06/2025

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007515		EFFLUENT INC							
	I-I12152	TRAP INSPECTION - ACC	R	8/04/2025	225.00		252831		225.00
					*** VENDOR TOTALS ***		1 CHECKS		225.00
009283		BOLTON & MENK, INC							
	I-0366869 #2	PAY 2-NW18TH RECON/STATE/ASH	R	8/04/2025	17,434.00		252832		
	I-0366870 #9	PAY 9-NW PR RDG/9TH/ASH INT	R	8/04/2025	31,105.00		252832		48,539.00
					*** VENDOR TOTALS ***		1 CHECKS		48,539.00
008100		BOMGAARS SUPPLY INC							
	I-65408615	JACK - OCM	R	8/04/2025	49.99		252833		49.99
					*** VENDOR TOTALS ***		1 CHECKS		49.99
009487		BOOT BARN INC							
	I-INV00504742	BOOTS - J. SCHARES	E	8/06/2025	140.00		012382		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
005174		BOUND TREE MEDICAL LLC							
	I-66426345	OPERATIVE IQ RENEWAL	R	8/04/2025	1,050.00		252834		
	I-85807076	EMS SUPPLIES - FD	R	8/04/2025	781.87		252834		
	I-85841184	EMS SUPPLIES - FD	R	8/04/2025	226.75		252834		
	I-85841185	EMS SUPPLIES - FD	R	8/04/2025	608.35		252834		2,666.97
					*** VENDOR TOTALS ***		1 CHECKS		2,666.97
011616		TANYA BOYLE							
	I-05/25-07/25CLASSES	05/25-07/25 CORE/STRNGTH/BTCMP	E	8/06/2025	660.00		012422		660.00
					*** VENDOR TOTALS ***		1 CHECKS		660.00
012383		AARON BRAUN							
	I-07/2025 TENNIS	07/2025 TENNIS	E	8/06/2025	270.00		012431		270.00
					*** VENDOR TOTALS ***		1 CHECKS		270.00
000127		BRICK GENTRY PC							
	I-449402	6/25/2025 STATEMENT 224.011	R	8/04/2025	5,535.00		252835		
	I-449403	6/25/2025 STATEMENT 224.093	R	8/04/2025	360.00		252835		5,895.00
					*** VENDOR TOTALS ***		1 CHECKS		5,895.00
012385		TATE BROOKS							
	I-07/2025 TENNIS	07/2025 TENNIS	E	8/06/2025	270.00		012433		270.00
					*** VENDOR TOTALS ***		1 CHECKS		270.00
012471		MICHELLE BROWN							
	I-07/21/25 REFUND	7/21/25 POOL REFUND	R	8/04/2025	530.00		252836		530.00
					*** VENDOR TOTALS ***		1 CHECKS		530.00

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DATE RANGE: 7/24/2025 THRU 8/06/2025

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008738		BULB GUY LIGHTING							
	I-23960	BULBS - PD	E	8/06/2025	138.38		012374		138.38
					*** VENDOR TOTALS ***		1 CHECKS		138.38
012454		HAROLD CALVERT							
	I-08/31/2025 REFUND	8/31/25 80% RENTAL REFUND	R	8/04/2025	400.00		252837		400.00
					*** VENDOR TOTALS ***		1 CHECKS		400.00
011704		RIGHTY TIGHTY VENTURES							
	I-07/2025 CAMP	FY26 CAMP BRAINIAC JULY	E	8/06/2025	3,168.00		012393		3,168.00
					*** VENDOR TOTALS ***		1 CHECKS		3,168.00
011669		CAMPBELL SUPPLY CO INC							
	I-INV-00641472	TOOLS - FD	R	8/04/2025	538.00		252838		
	I-INV-00641474	STATION 4 FFE	R	8/04/2025	891.99		252838		1,429.99
					*** VENDOR TOTALS ***		1 CHECKS		1,429.99
005401		CAPITAL SANITARY SUPPLY CO INC							
	I-C408159	CLEANING SUPPLIES	E	8/06/2025	1,115.70		012364		1,115.70
					*** VENDOR TOTALS ***		1 CHECKS		1,115.70
005278		CDW GOVERNMENT							
	I-AE8WC7Y	APC X1500 UPS AND SHELF	E	8/06/2025	2,941.40		012363		
	I-AE9Z15Z	APC X1500 UPS AND SHELF	E	8/06/2025	530.60		012363		3,472.00
					*** VENDOR TOTALS ***		1 CHECKS		3,472.00
004613		CENTRAL IOWA DISTRIBUTING							
	C-CR: 01021122A	CR: OVERPAYMENT ON 7/9/25	E	8/06/2025	1,725.00CR		012358		
	I-01020170	HANDS FREE/TOWELS-PRSC	E	8/06/2025	218.00		012358		
	I-305100	JANITORIAL SUPPLIES - PKS	E	8/06/2025	5,284.00		012358		
	I-305397	TOILET PAPER-PRSC	E	8/06/2025	1,392.00		012358		
	I-305470	SOAP - PRSC	E	8/06/2025	348.00		012358		
	I-308083	SOAP DISPENSER - PKS	E	8/06/2025	276.00		012358		
	I-308097	BABY CHANGING STATION-PKS	E	8/06/2025	34.00		012358		5,827.00
					*** VENDOR TOTALS ***		1 CHECKS		5,827.00
011409		CENTRAL MCGOWAN INC							
	I-0000395537	BEVERAGES FOR RESALE - OC	E	8/06/2025	34.80		012389		
	I-0001016933	BEVERAGES FOR RESALE - OC	E	8/06/2025	75.95		012389		110.75
					*** VENDOR TOTALS ***		1 CHECKS		110.75
011661		FLORATINE CENTRAL TURF PRODUCT							
	I-6034	TINE - PRSC	R	8/04/2025	462.46		252839		462.46
					*** VENDOR TOTALS ***		1 CHECKS		462.46

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DATE RANGE: 7/24/2025 THRU 8/06/2025

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003072		QWEST CORPORATION							
	I-334018600 07/2025	07/2025 STATEMENT - TRAFFIC	E	8/06/2025	101.99		012351		101.99
					*** VENDOR TOTALS ***		1 CHECKS		101.99
012027		STEM2WIN							
	I-07/14/25-07/17/25	FY26 STEM2WIN SHARK TOOTH	R	8/04/2025	2,839.20		252840		
	I-07/21/25-07/24/25	FY26 STEM2WIN JULY 21-24	R	8/04/2025	4,149.60		252840		6,988.80
					*** VENDOR TOTALS ***		1 CHECKS		6,988.80
010049		CINTAS CORPORATION							
	I-5280022603	MEDICAL CABINET RESTOCK - MU	R	8/04/2025	40.48		252841		40.48
					*** VENDOR TOTALS ***		1 CHECKS		40.48
011576		CINTAS CORPORATION							
	I-4236754082	7/14/25 SVCS - WASTEWATER	R	8/04/2025	184.10		252842		
	I-4236754828	SUPPLY RENTALS -ACC	R	8/04/2025	31.50		252842		
	I-4236922004	MAT/UNIFORM RENTALS-OCM	R	8/04/2025	93.24		252842		
	I-4236926547	7/15/25 SVCS - WATER	R	8/04/2025	195.90		252842		
	I-4236926711	MAT/UNIFORM RENTALS-PKS	R	8/04/2025	126.09		252842		
	I-4237058832	BANQUET SUPPLY RENTALS-OC	R	8/04/2025	159.17		252842		
	I-4237461541	SUPPLY RENTALS - ACC	R	8/04/2025	31.50		252842		
	I-4237599755	UNIFORM RENTAL - OCM	R	8/04/2025	83.93		252842		
	I-4237605127	7/22/25 SVCS - STREETS	R	8/04/2025	461.50		252842		
	I-4237605146	7/22/25 SVCS - WATER	R	8/04/2025	195.90		252842		
	I-4237605353	MAT/UNIFORM RENTALS - PKS	R	8/04/2025	126.09		252842		
	I-4237779058	BANQUET SUPPLY RENTALS-OC	R	8/04/2025	207.30		252842		
	I-4238331403	MAT/UNIFORM RENTALS- OCM	R	8/04/2025	111.95		252842		
	I-4238337682	MAT RENTALS - LAKESIDE	R	8/04/2025	27.46		252842		
	I-4238337805	MAT /UNIFORM RENTALS - PKS	R	8/04/2025	126.09		252842		
	I-47237069046	MAT RENTALS - KL	R	8/04/2025	204.34		252842		2,366.06
					*** VENDOR TOTALS ***		1 CHECKS		2,366.06
011368		COLTON BOLEY							
	I-3993	WINDOW CLEANING - KL	E	8/06/2025	4,000.00		012387		4,000.00
					*** VENDOR TOTALS ***		1 CHECKS		4,000.00
012464		LEAH CLARK							
	I-25-E216275	PATIENT REFUND - FD	R	8/04/2025	166.00		252843		166.00
					*** VENDOR TOTALS ***		1 CHECKS		166.00
007852		LEE COLE							
	I-2025 MAGIC	2025 MAGIC CAMP	R	8/04/2025	381.60		252844		381.60
					*** VENDOR TOTALS ***		1 CHECKS		381.60

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012449		COMMERCIAL REAL ESTATE EXCHANG							
	I-INV-784032	7/1-9/30/25 SUBSCRIPTION	E	8/06/2025	1,192.50		012406		1,192.50
					*** VENDOR TOTALS ***		1 CHECKS		1,192.50
007600		COMMERCIAL SERVICE INNOVATION							
	I-66035236	COOLER REPAIRS - OC	E	8/06/2025	408.49		012369		408.49
					*** VENDOR TOTALS ***		1 CHECKS		408.49
000614		CONFLUENCE INC							
	I-24421 #4	PAY 4-TRESTLE RIDGE PARK	R	8/04/2025	10,010.00		252845		10,010.00
					*** VENDOR TOTALS ***		1 CHECKS		10,010.00
009277		CONVERGE ONE INC							
	I-INV1079892	MERAKI SWITCH WIRELESS	E	8/06/2025	4,627.37		012379		
	I-INV1080577	MERAKI SWITCH WIRELESS	E	8/06/2025	3,910.76		012379		
	I-INV1081446	MERAKI SWITCH WIRELESS	E	8/06/2025	677.37		012379		9,215.50
					*** VENDOR TOTALS ***		1 CHECKS		9,215.50
012461		COST ADVISORY SERVICES, INC							
	I-7/21/2025	COST ALLOCATION PLAN	E	8/06/2025	14,000.00		012409		14,000.00
					*** VENDOR TOTALS ***		1 CHECKS		14,000.00
003533		5 TRAILS INC							
	I-19775	MEDALS/PLAQUES FOR YTRI	R	8/04/2025	1,043.75		252846		1,043.75
					*** VENDOR TOTALS ***		1 CHECKS		1,043.75
007254		CUTTER & BUCK							
	I-0098708106	MERCHANDISE FOR RESALE	R	8/04/2025	1,151.58		252847		
	I-0098711044	MERCHANDISE FOR RESALE	R	8/04/2025	1,151.58		252847		
	I-0098715833	MERCHANDISE FOR RESALE	R	8/04/2025	78.78		252847		
	I-0098715834	MERCHANDISE FOR RESALE	R	8/04/2025	78.78		252847		2,460.72
					*** VENDOR TOTALS ***		1 CHECKS		2,460.72
000146		CENTURY HOMES CO							
	I-91545IN	HERBICIDE - PRSC	R	8/04/2025	86.00		252848		
	I-92463IN	HERBICIDE - PKS	R	8/04/2025	730.75		252848		
	I-92486IN	SEED, FERT AND SUPPLY-OCM	R	8/04/2025	3,863.09		252848		
	I-92487IN	BACKLAPPING - OCM	R	8/04/2025	155.00		252848		4,834.84
					*** VENDOR TOTALS ***		1 CHECKS		4,834.84
003359		KEVIN DEAVER							
	I-06/07/25-07/19/25	FY26 MARTIAL ARTS JUNE-JU	E	8/06/2025	1,305.60		012354		1,305.60
					*** VENDOR TOTALS ***		1 CHECKS		1,305.60

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DATE RANGE: 7/24/2025 THRU 8/06/2025

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000605		DEMCO INC							
	I-7668686	BOOK JACKETS/MISC - KL	E	8/06/2025	166.47		012339		166.47
					*** VENDOR TOTALS ***		1 CHECKS		166.47
000700		DES MOINES STAMP MFG CO							
	I-1250877	NOTARY STAMP - PD	E	8/06/2025	34.00		012340		34.00
					*** VENDOR TOTALS ***		1 CHECKS		34.00
012080		DES MOINES WATER WORKS - CIWW							
	I-005039 7/02/25	07/02/2025 STATEMENT	R	8/04/2025	59,930.50		252849		
	I-005040 7/02/25	07/02/2025 STATEMENT	R	8/04/2025	75,547.95		252849		
	I-084793 7/02/25	07/02/2025 STATEMENT	R	8/04/2025	70,098.58		252849		
	I-099890 7/02/25	07/02/2025 STATEMENT	R	8/04/2025	77,912.79		252849		
	I-101656 7/02/25	07/02/2025 STATEMENT	R	8/04/2025	68,411.23		252849		
	I-105134 7/02/25	07/02/2025 STATEMENT	R	8/04/2025	160,704.00		252849		512,605.05
					*** VENDOR TOTALS ***		1 CHECKS		512,605.05
010264		DISTRICT AT PRAIRIE TRAIL OWNE							
	I-07/01/2025 DUES	07/2025 QUARTERLY DUES-KL	R	8/04/2025	15,609.75		252850		15,609.75
					*** VENDOR TOTALS ***		1 CHECKS		15,609.75
003567		DITCH WITCH OF MINNESOTA							
	I-027898	LOCATOR	R	8/04/2025	12,654.36		252851		12,654.36
					*** VENDOR TOTALS ***		1 CHECKS		12,654.36
004568		DOLL DISTRIBUTING LLC							
	I-1805198	ALCOHOL FOR RESALE - OC	E	8/06/2025	972.55		012357		
	I-1810542	ALCOHOL FOR RESALE - OC	E	8/06/2025	964.65		012357		
	I-1815480	ALCOHOL FOR RESALE-OC	E	8/06/2025	1,406.15		012357		3,343.35
					*** VENDOR TOTALS ***		1 CHECKS		3,343.35
003796		DRAKE UNIVERSITY							
	I-INV-1547	STRATEGIC PLANNING	R	8/04/2025	2,200.00		252852		2,200.00
					*** VENDOR TOTALS ***		1 CHECKS		2,200.00
006319		EDWARD DON AND COMPANY							
	I-33752602	MISC SUPPLIES/FOOD RESALE-OC	R	8/04/2025	635.73		252853		
	I-33802075	FOOD SUPS RESALE/MISC - OC	R	8/04/2025	313.92		252853		949.65
					*** VENDOR TOTALS ***		1 CHECKS		949.65
000186		ELECTRONIC ENGINEERING							
	I-80078307, 80078439	08/2025 STATEMENT - PARK MAINT	E	8/06/2025	296.50		012334		
	I-80078308, 80078440	08/2025 STATEMENT - PW	E	8/06/2025	930.00		012334		
	I-80078441, 80078309	08/2025 STATEMENT - MU	E	8/06/2025	472.50		012334		
	I-80078442	08/2025 STATEMENT-ENGINEERING	E	8/06/2025	26.50		012334		1,725.50
					*** VENDOR TOTALS ***		1 CHECKS		1,725.50

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DATE RANGE: 7/24/2025 THRU 8/06/2025

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008988		ELITE GLASS & METAL LLC							
	I-8083	WINDOW FLASHING-KL	R	8/04/2025	9,800.00		252854		9,800.00
					*** VENDOR TOTALS ***		1 CHECKS		9,800.00
007291		ENGINEERED CONTROLS OF IOWA IN							
	I-181125	5/6/25 SVCS - FD	R	8/04/2025	140.00		252855		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
005719		JAMIE ERIE							
	I-07/02/2025 MEAL	7/2/25 MEALS	E	8/06/2025	17.61		012412		17.61
					*** VENDOR TOTALS ***		1 CHECKS		17.61
005478		EXCEL MECHANICAL COMPANY INC							
	I-183467	AIR COMPRESSOR REPAIRS-FS1	E	8/06/2025	810.00		012365		
	I-183468	HIGHTEMP ALARM - PD	E	8/06/2025	378.00		012365		
	I-183548	HVAC REPAIRS - KL	E	8/06/2025	762.60		012365		
	I-183550	SERVICE CK/REPAIRS -OCM	E	8/06/2025	126.29		012365		
	I-183552	SERVICE CHECK/REPAIRS - PRSC	E	8/06/2025	415.30		012365		2,492.19
					*** VENDOR TOTALS ***		1 CHECKS		2,492.19
002285		FASTENAL COMPANY							
	I-IADES458324	TRAFFIC SUPPLIES - PW	E	8/06/2025	25.28		012348		
	I-IADES458421	TRAFFIC SUPPLIES - PW	E	8/06/2025	246.46		012348		271.74
					*** VENDOR TOTALS ***		1 CHECKS		271.74
006858		FERGUSON ENTERPRISES INC #1657							
	I-0524435	RF UNITS	R	8/04/2025	67,200.00		252856		67,200.00
					*** VENDOR TOTALS ***		1 CHECKS		67,200.00
011600		FINE PROPERTIES LLC							
	I-1028 (1)	CITY CAR WASHES	E	8/06/2025	9.00		012391		
	I-1028 (2)	CAR WASHES - POLICE	E	8/06/2025	2,268.00		012391		2,277.00
					*** VENDOR TOTALS ***		1 CHECKS		2,277.00
012387		FIRE SAFETY USA, INC.							
	I-203732	HAZMAT SUPPLIES - FD	R	8/04/2025	299.90		252857		299.90
					*** VENDOR TOTALS ***		1 CHECKS		299.90
001600		DAVID S WOODS							
	I-25-7854	FS4 RECLINERS	R	8/04/2025	6,755.00		252858		6,755.00
					*** VENDOR TOTALS ***		1 CHECKS		6,755.00
006511		THE PAPER CORPORATION							
	I-279834-00	WRITING PADS - OCM	R	8/04/2025	21.27		252859		21.27
					*** VENDOR TOTALS ***		1 CHECKS		21.27

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DATE RANGE: 7/24/2025 THRU 8/06/2025

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007648		DAIOHS USA INC							
	I-MN-543199	COFFEE SERVICES - PW	E	8/06/2025	117.62		012370		117.62
					*** VENDOR TOTALS ***		1 CHECKS		117.62
002078		FOTH & VAN DYKE LLC							
	I-97976 #13	PAY 13-1ST STREET IMP -PH2	E	8/06/2025	96,672.40		012346		96,672.40
					*** VENDOR TOTALS ***		1 CHECKS		96,672.40
009329		JOSHUA FREEMAN							
	I-07/09/2025 MEALS	7/9/25 MEALS	E	8/06/2025	30.23		012419		30.23
					*** VENDOR TOTALS ***		1 CHECKS		30.23
000211		GALE							
	I-999100699924	MISC BOOKS - KL	E	8/06/2025	101.21		012335		
	I-999100702522	MISC BOOKS - KL	E	8/06/2025	167.19		012335		
	I-999100702524	MISC BOOKS-KL	E	8/06/2025	56.23		012335		
	I-999100704013	MISC BOOKS - KL	E	8/06/2025	173.94		012335		
	I-999100704015	MISC BOOKS - KL	E	8/06/2025	227.17		012335		
	I-999100707209	MISC BOOKS - KL	E	8/06/2025	127.45		012335		
	I-999100708552	MISC BOOKS - KL	E	8/06/2025	78.72		012335		
	I-999100731769	MISC BOOKS - KL	E	8/06/2025	52.48		012335		
	I-999100731772	MISC BOOKS - KL	E	8/06/2025	74.22		012335		1,058.61
					*** VENDOR TOTALS ***		1 CHECKS		1,058.61
011998		GALLS PARENT HOLDINGS, LLC							
	I-031798646	UNIFORMS - FD	E	8/06/2025	460.45		012397		
	I-031967931	UNIFORMS - PD	E	8/06/2025	53.15		012397		
	I-031990486	LORANG UNIFORM	E	8/06/2025	179.23		012397		
	I-032002814	LORANG UNIFORM	E	8/06/2025	72.12		012397		
	I-032015541	UNIFORMS - PD	E	8/06/2025	21.98		012397		
	I-032027469	LORANG UNIFORM	E	8/06/2025	24.18		012397		
	I-032036298	UNIFORMS - PD	E	8/06/2025	141.12		012397		952.23
					*** VENDOR TOTALS ***		1 CHECKS		952.23
012450		GRETCHEN VARINEAU							
	I-07/2025PCKLBALL	07/2025 PICKLEBALL	E	8/06/2025	268.13		012407		268.13
					*** VENDOR TOTALS ***		1 CHECKS		268.13
009681		GENERAL TRAFFIC CONTROLS, INC							
	I-26367	GRIDSMART PROCESSOR	E	8/06/2025	13,300.00		012383		13,300.00
					*** VENDOR TOTALS ***		1 CHECKS		13,300.00
012384		OWEN JOHNATHAN GEORGE							
	I-07/2025 TENNIS	07/2025 TENNIS	E	8/06/2025	258.00		012432		258.00
					*** VENDOR TOTALS ***		1 CHECKS		258.00

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DATE RANGE: 7/24/2025 THRU 8/06/2025

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009054		GPS INDUSTRIES LLC							
	I-CON134896	08/2025 CONCT CNTRL/VISAGE-OC	R	8/04/2025	2,189.00		252860		2,189.00
					*** VENDOR TOTALS ***		1 CHECKS		2,189.00
006152		ANNETTE GRAEVE							
	I-04/25-06/25FITNESS	04/25-06/25 FITNESS	E	8/06/2025	69.96		012414		69.96
					*** VENDOR TOTALS ***		1 CHECKS		69.96
000227		GRAINGER							
	I-9571881011	FIRST AID KITS - MU	E	8/06/2025	728.16		012336		
	I-9574259702	TRIM SEAL - AC	E	8/06/2025	49.33		012336		
	I-9580258631	SOAP/BROOM/TAPE/MISC -AC	E	8/06/2025	813.00		012336		
	I-9584745997	SOAP - PRSC	E	8/06/2025	492.84		012336		
	I-9584746003	SOAP DISP - PRSC	E	8/06/2025	690.16		012336		2,773.49
					*** VENDOR TOTALS ***		1 CHECKS		2,773.49
008737		TRAVIS GRANDGEORGE							
	I-07/08/2025 MEALS	7/08/25 MEALS	R	8/04/2025	17.09		252861		
	I-0709/2025 MEALS	7/9/25 MEAL	R	8/04/2025	22.20		252861		39.29
					*** VENDOR TOTALS ***		1 CHECKS		39.29
004265		THE GREATER DES MOINES							
	I-4021898	2026 INVESTOR COMMITMENT	R	8/04/2025	36,000.00		252862		36,000.00
					*** VENDOR TOTALS ***		1 CHECKS		36,000.00
012375		CLAUDIA GUAN							
	I-07/2025 TENNIS	07/2025 TENNIS INSTRUCTOR	E	8/06/2025	1,050.00		012430		1,050.00
					*** VENDOR TOTALS ***		1 CHECKS		1,050.00
012107		ALLIKA GUSTAFSON							
	I-07/2025 TENNIS	07/2025 TENNIS INSTRUCT	E	8/06/2025	2,040.00		012426		2,040.00
					*** VENDOR TOTALS ***		1 CHECKS		2,040.00
012111		JORDYN GUSTAFSON							
	I-07/2025 TENNIS	07/2025 TENNIS	E	8/06/2025	931.00		012427		931.00
					*** VENDOR TOTALS ***		1 CHECKS		931.00
005159		JOHN GUZMAN III							
	I-7/14/25	FY26 SHOE REIMBURSEMENT	E	8/06/2025	136.05		012411		136.05
					*** VENDOR TOTALS ***		1 CHECKS		136.05
009224		TYLER HARSSELAAR							
	I-7/10/2025	FY26 SHOE REIMBURSEMENT	E	8/06/2025	133.73		012417		133.73
					*** VENDOR TOTALS ***		1 CHECKS		133.73

VENDOR SET: 01 City of Ankeny
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DATE RANGE: 7/24/2025 THRU 8/06/2025

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003550		HEIMAN FIRE EQUIPMENT INC							
	I-0944604-IN	FS4 HOSE STORAGE RACK	R	8/04/2025	2,675.00		252863		2,675.00
					*** VENDOR TOTALS ***		1 CHECKS		2,675.00
004853		HOLT TIRE SERVICE INC							
	I-251399	KEN HOLE - OC	E	8/06/2025	122.20		012360		122.20
					*** VENDOR TOTALS ***		1 CHECKS		122.20
000248		HORNUNGS GOLF PRODUCTS							
	I-713674	GROOVE BRUSH W/CORD- OC	R	8/04/2025	56.15		252864		56.15
					*** VENDOR TOTALS ***		1 CHECKS		56.15
003098		HOTSY CLEANING SYSTEMS IN							
	I-PSI-317518	OIL PUMP REPAIRS - PD	E	8/06/2025	380.20		012352		
	I-PSI-317662	CPLR/PLUG/NOZZLE/HOSE-PRSC	E	8/06/2025	519.89		012352		900.09
					*** VENDOR TOTALS ***		1 CHECKS		900.09
004386		HOUSBY HEAVY EQUIPMENT LLC							
	I-RA201001877:01	#206 REPAIRS	E	8/06/2025	1,214.01		012356		1,214.01
					*** VENDOR TOTALS ***		1 CHECKS		1,214.01
009586		HOVICK FAMILY FARM PETTING ZOO							
	I-2528	7/17/25 BEATS AND EATS	R	8/04/2025	900.00		252865		900.00
					*** VENDOR TOTALS ***		1 CHECKS		900.00
000253		HY-VEE INC							
	I-279377	BREAKROOM SUPPLIES - PW	R	8/04/2025	22.98		252866		22.98
					*** VENDOR TOTALS ***		1 CHECKS		22.98
011208		HYDRO-KLEAN LLC							
	I-095170	DOG PARK VAULT CLEANING	E	8/06/2025	5,191.60		012386		5,191.60
					*** VENDOR TOTALS ***		1 CHECKS		5,191.60
012469		SCOTT K. ILER							
	I-08/2025 LAND IMP	08/2025 LAND IMPROVEMENTS	R	8/04/2025	400.00		252867		
	I-08/2025 TEMP ESMNT	08/2025 TEMPORARY EASEMENT	R	8/04/2025	1,640.00		252867		2,040.00
					*** VENDOR TOTALS ***		1 CHECKS		2,040.00
008906		IMAGE TREND INC							
	I-PS-INV116306	JUNE 2025 MYEMSCARE	E	8/06/2025	91.87		012376		91.87
					*** VENDOR TOTALS ***		1 CHECKS		91.87
012246		INGRAM LIBRARY SERVICES LLC							
	C-89289256	CR: MISC BOOKS KL	E	8/06/2025	35.00CR		012402		
	I-89196307	MISC BOOKS - KL	E	8/06/2025	1,190.74		012402		
	I-89218493	MISC BOOKS - KL	E	8/06/2025	129.26		012402		
	I-89223704	MISC BOOKS - KL	E	8/06/2025	428.81		012402		
	I-89245881	MISC BOOKS - KL	E	8/06/2025	297.80		012402		

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DATE RANGE: 7/24/2025 THRU 8/06/2025

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	I-89269148	MISC BOOKS - KL	E	8/06/2025	212.30		012402		
	I-89297367	MISC BOOKS - KL	E	8/06/2025	134.70		012402		
	I-89328081	MISC BOOKS - KL	E	8/06/2025	146.12		012402		
	I-89333412	MISC BOOKS - KL	E	8/06/2025	468.70		012402		
	I-89352354	MISC BOOKS - KL	E	8/06/2025	1,701.49		012402		4,674.92
					*** VENDOR TOTALS ***		1 CHECKS		4,674.92
012462		JEFFREY INKS							
	I-25-E685143	PATIENT REFUND - FD	R	8/04/2025	100.00		252868		100.00
					*** VENDOR TOTALS ***		1 CHECKS		100.00
000752		IOWA DEPARTMENT OF NATURAL RES							
	I-FY26 IA 7709053	FY26 WATER SUPPLY FEE	R	8/04/2025	8,285.03		252869		8,285.03
					*** VENDOR TOTALS ***		1 CHECKS		8,285.03
000269		IOWA DEPT OF TRANSPORTATION							
	I-CI-0028025	PAPER - PATROL VEHICLES	R	8/04/2025	421.92		252870		
	I-CI-0028352	PLASTIC BAGS - PKS	R	8/04/2025	283.00		252870		704.92
					*** VENDOR TOTALS ***		1 CHECKS		704.92
004476		IOWA DEPARTMENT OF HEALTH AND							
	I-07 2025	JULY/AUGUST 2025 STATE SHARE	R	8/04/2025	38,397.65		252871		38,397.65
					*** VENDOR TOTALS ***		1 CHECKS		38,397.65
000743		IOWA MUNICIPAL FINANCE OFFICER							
	I-2025 CERT-YUSKA	2025 IMFOA CERT-YUSKA	R	8/04/2025	150.00		252872		150.00
					*** VENDOR TOTALS ***		1 CHECKS		150.00
005407		IOWA MUNICIPALITIES WORKERS'							
	I-INV94911	INSTALL 2-WORK COMP PREM 25-26	R	8/04/2025	41,088.00		252873		41,088.00
					*** VENDOR TOTALS ***		1 CHECKS		41,088.00
000272		IOWA PRISON INDUSTRIES							
	I-302625	MEMORIAL SIGN - P&R	R	8/04/2025	27.60		252874		
	I-302645	CUSTOM SIGN - WATERCREST	R	8/04/2025	208.56		252874		
	I-302656	MEMORIAL SIGN - P&R	R	8/04/2025	27.60		252874		263.76
					*** VENDOR TOTALS ***		1 CHECKS		263.76
009276		J & M GOLF INC							
	I-0732888-IN	STOCK MERCH FOR RESALE -OC	R	8/04/2025	478.62		252875		478.62
					*** VENDOR TOTALS ***		1 CHECKS		478.62
011632		JAKE'S TREE SERVICE, LLC							
	I-285	TREE REMOVAL - PW	E	8/06/2025	4,700.00		012392		4,700.00
					*** VENDOR TOTALS ***		1 CHECKS		4,700.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
007827		JEO CONSULTING GROUP INC							
	I-162770 #24	PAY 24-SE 3RD ST IMP-PH2	E	8/06/2025	3,421.25		012371		
	I-162958 #5	PAY 5-ANK N 4MILE CRK SAN SWR	E	8/06/2025	4,725.00		012371		8,146.25
					*** VENDOR TOTALS ***		1 CHECKS		8,146.25
010070		JERRY'S HOMES INC.							
	I-RES #2025-303	NORTHGATE PLAT 7-SDWLK OVRSZG	R	8/04/2025	4,495.00		252876		4,495.00
					*** VENDOR TOTALS ***		1 CHECKS		4,495.00
006326		JOHNSON BROTHERS OF IOWA							
	I-2201562	ALCOHOL FOR RESALE - OC	R	8/04/2025	141.00		252877		
	I-2201563	ALCOHOL FOR RESALE - OC	R	8/04/2025	96.60		252877		
	I-2201564	ALCOHOL FOR RESALE - OC	R	8/04/2025	489.60		252877		
	I-2203280	ALCOHOL FOR RESALE - OC	R	8/04/2025	507.00		252877		1,234.20
					*** VENDOR TOTALS ***		1 CHECKS		1,234.20
008092		JASON KAISER							
	I-07/10/2025BACKFLW	7/10/25 BACKFLOW TSTR RNWL	R	8/04/2025	72.00		252878		72.00
					*** VENDOR TOTALS ***		1 CHECKS		72.00
012456		KARAM'S GRILL							
	I-06/2025 REFUND	06/26/25 REFUND	R	8/04/2025	50.00		252879		50.00
					*** VENDOR TOTALS ***		1 CHECKS		50.00
012436		KEG 1 IOWA, LLC							
	I-W-52482714	ALCOHOL FOR RESALE - OC	E	8/06/2025	742.00		012403		
	I-W-5475322	ALCOHOL FOR RESALE - OC	E	8/06/2025	659.60		012403		
	I-W-5488122	ALCOHOL FOR RESALE-OC	E	8/06/2025	783.00		012403		2,184.60
					*** VENDOR TOTALS ***		1 CHECKS		2,184.60
000397		KENNY & GYL CO							
	I-68638	UNIT #89 GRAPHICS	E	8/06/2025	631.00		012338		631.00
					*** VENDOR TOTALS ***		1 CHECKS		631.00
012000		KEY COOPERATIVE							
	I-8744699	7/16/25 SUP UNL/DSL	E	8/06/2025	19,550.18		012398		
	I-8745182	7/17/25 RFM DYED - OCM	E	8/06/2025	1,136.01		012398		
	I-8748475	7/22/25 UNLEADED -OCM	E	8/06/2025	951.06		012398		21,637.25
					*** VENDOR TOTALS ***		1 CHECKS		21,637.25
009201		KIESLER POLICE SUPPLY INC							
	I-IN263303	PISTOL OPTICS	E	8/06/2025	6,878.39		012377		
	I-IN263540	PISTOL LIGHTS FY26	E	8/06/2025	4,151.38		012377		11,029.77
					*** VENDOR TOTALS ***		1 CHECKS		11,029.77

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

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011406		LATITUDE 41 LAWN AND LANDSCAPE							
	I-11385	NUISANCE MOWING SVCS	E	8/06/2025	90.00		012421		
	I-11459	NUISANCE MOWING SVCS	E	8/06/2025	90.00		012421		
	I-11474	NUISANCE MOWING SVCS	E	8/06/2025	90.00		012421		
	I-11475	NUISANCE MOWING SVCS	E	8/06/2025	90.00		012421		
	I-B 2460 FY25	06/2025 ROUGH CUT MOW	E	8/06/2025	1,490.40		012421		
	I-B 2460 FY26	07/2025 ROUGH CUT MOW	E	8/06/2025	2,800.40		012421		4,650.80
					*** VENDOR TOTALS ***		1 CHECKS		4,650.80
011568		LEXISNEXIS RISK SOLUTIONS FL I							
	I-1300144963	6/1/25-6/30/25 AVCC SBSCPTN	E	8/06/2025	530.45		012390		530.45
					*** VENDOR TOTALS ***		1 CHECKS		530.45
009465		LIBERTY HOLDINGS INC							
	I-252584	7/08/25 CONCRETE	R	8/04/2025	3,180.00		252880		
	I-252643	7/09/25 CONCRETE	R	8/04/2025	1,828.50		252880		
	I-252831	7/14/25 CONCRETE	R	8/04/2025	3,021.00		252880		8,029.50
					*** VENDOR TOTALS ***		1 CHECKS		8,029.50
012217		LIFTOFF LLC							
	I-8237REN2025	MICROSOFT EXCHANGE 365 RE	E	8/06/2025	46,612.80		012401		46,612.80
					*** VENDOR TOTALS ***		1 CHECKS		46,612.80
004810		LOGAN CONTRACTORS SUPPLY							
	I-G15798	STREET SUPPLIES - PW	E	8/06/2025	3,701.96		012359		3,701.96
					*** VENDOR TOTALS ***		1 CHECKS		3,701.96
012457		LUCKY WIFE WINE SLUSHIES							
	I-06/2025 REFUND	06/2025 BEATS AND EATS RFND	R	8/04/2025	50.00		252881		50.00
					*** VENDOR TOTALS ***		1 CHECKS		50.00
009304		ELIZABETH LYONS							
	I-07/14/25-07/16/25	7/14-7/16/25 GOAT MOSAICS	R	8/04/2025	854.40		252882		854.40
					*** VENDOR TOTALS ***		1 CHECKS		854.40
009473		MACQUEEN EQUIPMENT, LLC							
	I-P02724	SCBA PARTS - FD	E	8/06/2025	9.80		012381		
	I-P51730	BOOTS	E	8/06/2025	1,143.82		012381		1,153.62
					*** VENDOR TOTALS ***		1 CHECKS		1,153.62
012458		MAIN STREET CAFE							
	I-06/2025 REFUND	6/26/25 BEATS AND EATS RFND	R	8/04/2025	50.00		252883		50.00
					*** VENDOR TOTALS ***		1 CHECKS		50.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

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008131		MARTIN BROTHERS DISTRIBUTING C							
	I-2155690	FOOD FOR RESALE - PRAC	E	8/06/2025	687.23		012373		
	I-2155692	FOOD FOR RESALE - CFAC	E	8/06/2025	1,749.07		012373		
	I-2161778	FOOD FOR RESALE - PRAC	E	8/06/2025	265.36		012373		
	I-2161779	FOOD FOR RESALE - CFAC	E	8/06/2025	938.74		012373		
	I-2166169	FOOD FOR RESALE - OC	E	8/06/2025	402.92		012373		
	I-2166170	FOOD FOR RESALE - CFAC	E	8/06/2025	1,083.19		012373		
	I-2172668	FOOD FOR RESALE- PRAC	E	8/06/2025	322.86		012373		
	I-2172669	FOOD FOR RESALE-CFAC	E	8/06/2025	1,756.11		012373		7,205.48
					*** VENDOR TOTALS ***		1 CHECKS		7,205.48
012470		MARTIN INVESTMENTS, LLC							
	I-08/2025 LAND IMP	08/2025 LAND IMPROVEMENTS	R	8/04/2025	1,000.00		252884		
	I-08/2025 TEMP ESMNT	08/2025 TEMPORARY EASEMENT	R	8/04/2025	4,580.00		252884		5,580.00
					*** VENDOR TOTALS ***		1 CHECKS		5,580.00
009346		MARY'S CLEANING CARE INC							
	I-35445	07/2025 CLEANINGS - CH	R	8/04/2025	887.00		252885		
	I-35446	07/2025 CLEANINGS - FS#1	R	8/04/2025	410.00		252885		
	I-35447	07/2025 CLEANINGS - KL	R	8/04/2025	8,394.00		252885		
	I-35448	07/2025 CLEANINGS - PSB	R	8/04/2025	1,273.00		252885		
	I-35449	07/2025 CLEANINGS - PD	R	8/04/2025	3,091.00		252885		
	I-35450	07/2025 CLEANINGS - ACC	R	8/04/2025	1,760.15		252885		
	I-35451	07/2025 CLEANINGS - PW	R	8/04/2025	187.25		252885		16,002.40
					*** VENDOR TOTALS ***		1 CHECKS		16,002.40
008663		TREVOR MCGRAW							
	I-07/17/2025	7/17/25 PARKING	E	8/06/2025	7.25		012416		7.25
					*** VENDOR TOTALS ***		1 CHECKS		7.25
001671		MCC IOWA LLC							
	I-8/1/25-8/31/25	8/1-8/31/25 DEDICATED INTERNET	R	8/04/2025	750.00		252886		750.00
					*** VENDOR TOTALS ***		1 CHECKS		750.00
004747		MENARDS							
	I-17975	WATER - FD	R	8/04/2025	34.80		252887		
	I-18560	STEEL PLATING/SANDING DISCS-FD	R	8/04/2025	33.96		252887		
	I-19023	GRATE/OIL/COUPLERS - FD	R	8/04/2025	76.91		252887		
	I-19026	BUILDING SUPPLIES - FD	R	8/04/2025	22.90		252887		
	I-19710	SAFETY TSHIRTS-PKS	R	8/04/2025	14.99		252887		
	I-20512	#126 TIEDOWNS/BRACKET	R	8/04/2025	23.62		252887		
	I-20522	CLEANER - MU	R	8/04/2025	15.80		252887		
	I-20600	NUTS/COILS - PKS	R	8/04/2025	287.94		252887		
	I-20606	#126 TIEDOWNS/BRACKET	R	8/04/2025	42.98		252887		
	I-20650	PUMP STATION SUPPLIES - MU	R	8/04/2025	39.97		252887		
	I-20702	SPRAYER/MINERAL SPIRIT/MISC-PK	R	8/04/2025	172.26		252887		
	I-20704	ORANGE CORD - PKS	R	8/04/2025	69.29		252887		
	I-20727	RISER/COUPLING - OCM	R	8/04/2025	18.39		252887		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

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	I-20733	HOSE CLAMP - OCM	R	8/04/2025	2.78		252887		
	I-20738	LUMBER - FD	R	8/04/2025	19.37		252887		
	I-20743	WATER SUPPLIES - ASR 2	R	8/04/2025	14.01		252887		
	I-20745	WIPES/SPOTLIGHT - MU	R	8/04/2025	209.18		252887		
	I-20767	TRUAIRLESS SPRAY - PKS	R	8/04/2025	67.94		252887		
	I-20973	CONCRETE MIX - PKS	R	8/04/2025	32.91		252887		
	I-21007	TAPE - PD	R	8/04/2025	6.84		252887		
	I-21066	FLOOR SCRUB- AC	R	8/04/2025	58.00		252887		
	I-21176	METAL/COOKER-PKS	R	8/04/2025	54.87		252887		1,319.71
					*** VENDOR TOTALS ***		1 CHECKS		1,319.71
007664		MERCYONE ANKENY PHARMACY							
	I-7/16/2025	EMS PHARMACY	R	8/04/2025	1,191.20		252888		1,191.20
					*** VENDOR TOTALS ***		1 CHECKS		1,191.20
009647		GADIMINA ENTERPRISES							
	I-6252	PRE-EMP DRUG TESTING	R	8/04/2025	225.00		252889		225.00
					*** VENDOR TOTALS ***		1 CHECKS		225.00
012191		MID IOWA PLANNING ALLIANCE							
	I-FY26 DUES	FY26 MHIP - ADMIN	R	8/04/2025	9,237.00		252890		9,237.00
					*** VENDOR TOTALS ***		1 CHECKS		9,237.00
000271		MIDAMERICAN ENERGY COMPANY							
	I-568757140	06/16/25-07/03/25 ELECTRIC-PKS	E	8/06/2025	5.67		012337		
	I-FY26 #2 1695158009	7/16/2025 STATEMENT	E	8/06/2025	156,557.68		012337		156,563.35
					*** VENDOR TOTALS ***		1 CHECKS		156,563.35
1		ADDY, ROBERT A							
	I-000202507302370	US REFUND	R	8/04/2025	57.29		252719		57.29
1		ARMENTA, NEVAEH A							
	I-000202507302381	US REFUND	R	8/04/2025	47.06		252720		47.06
1		BAIER, WILLIAM M							
	I-000202507302392	US REFUND	R	8/04/2025	96.32		252721		96.32
1		BERKEY, EMILY							
	I-000202507302424	US REFUND	R	8/04/2025	86.84		252722		86.84
1		CALDWELL, EMMA							
	I-000202507302368	US REFUND	R	8/04/2025	20.75		252723		20.75

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

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1		CALDWELL, STEPHANI							
	I-000202507302418	US REFUND	R	8/04/2025	98.55		252724		98.55
1		CAM, KALI							
	I-000202507302432	US REFUND	R	8/04/2025	98.55		252725		98.55
1		CAMPBELL, BRANDON							
	I-000202507302409	US REFUND	R	8/04/2025	98.57		252726		98.57
1		CASE, MADISON							
	I-000202507302382	US REFUND	R	8/04/2025	54.36		252727		54.36
1		CHAMBERS, MIKAELA R							
	I-000202507302404	US REFUND	R	8/04/2025	61.79		252728		61.79
1		CLARKEN, SABRINA							
	I-000202507302384	US REFUND	R	8/04/2025	51.70		252729		51.70
1		DIXON, GARETT & TAMI							
	I-000202507302367	US REFUND	R	8/04/2025	55.96		252730		55.96
1		ENSMINGER, WESTON D							
	I-000202507302448	US REFUND	R	8/04/2025	96.87		252731		96.87
1		EXP REALTY							
	I-000202507302425	US REFUND	R	8/04/2025	100.00		252732		100.00
1		FABRYRY, CONNOR							
	I-000202507302417	US REFUND	R	8/04/2025	99.33		252733		99.33
1		FELDHANS, ETHAN							
	I-000202507302403	US REFUND	R	8/04/2025	99.96		252734		99.96
1		FORD, EMILY							
	I-000202507302440	US REFUND	R	8/04/2025	98.55		252735		98.55
1		FRANCO, CELESTE							
	I-000202507302401	US REFUND	R	8/04/2025	46.34		252736		46.34
1		FRANCO, MARGARETMARY							
	I-000202507302445	US REFUND	R	8/04/2025	90.53		252737		90.53
1		FURRY, ADDISON							
	I-000202507302439	US REFUND	R	8/04/2025	98.55		252738		98.55

VENDOR SET: 01 City of Ankeny
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DATE RANGE: 7/24/2025 THRU 8/06/2025

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1		GACH, MACKINZIE							
	I-000202507302422	US REFUND	R	8/04/2025	32.70		252739		32.70
1		GIBSON, TYE							
	I-000202507302435	US REFUND	R	8/04/2025	97.07		252740		97.07
1		GOFF, KARRY E							
	I-000202507302427	US REFUND	R	8/04/2025	95.62		252741		95.62
1		GONZALEZ, JANEYSHKA							
	I-000202507302419	US REFUND	R	8/04/2025	55.90		252742		55.90
1		HAMMOND, MATTHEW							
	I-000202507302438	US REFUND	R	8/04/2025	95.62		252743		95.62
1		HARDER, ZACHARY							
	I-000202507302395	US REFUND	R	8/04/2025	99.96		252744		99.96
1		HARRINGTON INSURANCE							
	I-000202507302436	US REFUND	R	8/04/2025	43.56		252745		43.56
1		HEGWOOD, KYLE T							
	I-000202507302394	US REFUND	R	8/04/2025	38.03		252746		38.03
1		HENZE, CHELSEA							
	I-000202507302386	US REFUND	R	8/04/2025	56.08		252747		56.08
1		HERMAN, SYDNEY							
	I-000202507302437	US REFUND	R	8/04/2025	100.00		252748		100.00
1		HERNANDEZ CARRA, YAT							
	I-000202507302410	US REFUND	R	8/04/2025	100.00		252749		100.00
1		HOLST, AUSTIN							
	I-000202507302393	US REFUND	R	8/04/2025	61.59		252750		61.59
1		HOPE, HUNTER C							
	I-000202507302390	US REFUND	R	8/04/2025	38.32		252751		38.32
1		HOUSMAN, MATT							
	I-000202507302362	US REFUND	R	8/04/2025	9.62		252752		9.62
1		INMAN, RYAN							
	I-000202507302407	US REFUND	R	8/04/2025	58.75		252753		58.75

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

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1		IRMEN, HAYDEN D							
	I-000202507302405	US REFUND	R	8/04/2025	99.98		252754		99.98
1		JACAVINO, JAMES							
	I-000202507302402	US REFUND	R	8/04/2025	100.00		252755		100.00
1		JOHNSON, AMBER N							
	I-000202507302414	US REFUND	R	8/04/2025	98.55		252756		98.55
1		JOHNSON, JOSIAH							
	I-000202507302447	US REFUND	R	8/04/2025	100.00		252757		100.00
1		JOHNSON, MATTHEW S							
	I-000202507302411	US REFUND	R	8/04/2025	99.54		252758		99.54
1		JONES, JACOB L							
	I-000202507302377	US REFUND	R	8/04/2025	32.46		252759		32.46
1		KELLY, KRISTIAN L							
	I-000202507302434	US REFUND	R	8/04/2025	100.00		252760		100.00
1		KIHANYA, LEWIS							
	I-000202507302374	US REFUND	R	8/04/2025	46.81		252761		46.81
1		KINDRED, CHASE M							
	I-000202507302426	US REFUND	R	8/04/2025	31.25		252762		31.25
1		KISKER, LUKE							
	I-000202507302444	US REFUND	R	8/04/2025	89.77		252763		89.77
1		LASKY, CHAD							
	I-000202507302379	US REFUND	R	8/04/2025	23.68		252764		23.68
1		LEE, BYUNGHWOON							
	I-000202507302442	US REFUND	R	8/04/2025	78.08		252765		78.08
1		LEHMAN, EMMA							
	I-000202507302388	US REFUND	R	8/04/2025	50.24		252766		50.24
1		LUNDBERG, KASEY							
	I-000202507302383	US REFUND	R	8/04/2025	33.92		252767		33.92
1		MAINS, LAURA							
	I-000202507302365	US REFUND	R	8/04/2025	55.84		252768		55.84

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

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1		MARTIN, BARBARA J							
	I-000202507302430	US REFUND	R	8/04/2025	99.94		252769		99.94
1		MENDOZA MARTINE, KAT							
	I-000202507302375	US REFUND	R	8/04/2025	34.88		252770		34.88
1		MERK, HOLLY							
	I-000202507302408	US REFUND	R	8/04/2025	88.31		252771		88.31
1		MITCHELL, TUCKER							
	I-000202507302366	US REFUND	R	8/04/2025	97.18		252772		97.18
1		MYERS, MATTHEW C							
	I-000202507302421	US REFUND	R	8/04/2025	94.15		252773		94.15
1		NICKELSON, TRENTON T							
	I-000202507302429	US REFUND	R	8/04/2025	92.69		252774		92.69
1		NUNNIKHOVEN, ABBIE							
	I-000202507302441	US REFUND	R	8/04/2025	83.93		252775		83.93
1		PASSAH, JESTINA							
	I-000202507302369	US REFUND	R	8/04/2025	51.59		252776		51.59
1		PATTERSON, BENJAMIN							
	I-000202507302428	US REFUND	R	8/04/2025	59.00		252777		59.00
1		PIERCE, MIKAYLA							
	I-000202507302412	US REFUND	R	8/04/2025	26.64		252778		26.64
1		PRITCHARD, COLE A							
	I-000202507302372	US REFUND	R	8/04/2025	82.65		252779		82.65
1		ROBBEN, ANASTASIA							
	I-000202507302359	US REFUND	R	8/04/2025	52.18		252780		52.18
1		ROGHAIR, MARISSA							
	I-000202507302363	US REFUND	R	8/04/2025	31.25		252781		31.25
1		ROWE, JUSTICE							
	I-000202507302416	US REFUND	R	8/04/2025	98.55		252782		98.55
1		RUSSELL, JERALD							
	I-000202507302396	US REFUND	R	8/04/2025	42.68		252783		42.68

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		SAID, CHRISTOPHER							
	I-000202507302357	US REFUND	R	8/04/2025	925.17		252784		925.17
1		SANDSTROM, BRIANNA							
	I-000202507302364	US REFUND	R	8/04/2025	49.98		252785		49.98
1		SATTIZAHN, SAMANTHA							
	I-000202507302433	US REFUND	R	8/04/2025	100.00		252786		100.00
1		SAUNDERS-DUCKET, RAV							
	I-000202507302400	US REFUND	R	8/04/2025	99.18		252787		99.18
1		SCHABLE, CADE C							
	I-000202507302446	US REFUND	R	8/04/2025	89.38		252788		89.38
1		SCHARFENKAMP, ELIJAH							
	I-000202507302406	US REFUND	R	8/04/2025	95.72		252789		95.72
1		SCHAU, ZETH							
	I-000202507302413	US REFUND	R	8/04/2025	99.58		252790		99.58
1		SCHAUF, MADISON							
	I-000202507302360	US REFUND	R	8/04/2025	42.85		252791		42.85
1		SCHLEISMAN, NATHAN							
	I-000202507302399	US REFUND	R	8/04/2025	83.71		252792		83.71
1		SCHOEN, MARCIA							
	I-000202507302391	US REFUND	R	8/04/2025	37.26		252793		37.26
1		SCOBBA, ZACHARY							
	I-000202507302443	US REFUND	R	8/04/2025	94.15		252794		94.15
1		SMITH, ANDREW G							
	I-000202507302358	US REFUND	R	8/04/2025	14.90		252795		14.90
1		SMITH, BRANDON							
	I-000202507302385	US REFUND	R	8/04/2025	61.93		252796		61.93
1		SMITH, GEORGE							
	I-000202507302361	US REFUND	R	8/04/2025	60.48		252797		60.48
1		STEVENSON, LUCAS R							
	I-000202507302420	US REFUND	R	8/04/2025	47.32		252798		47.32

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		STREETER, LILY							
	I-000202507302380	US REFUND	R	8/04/2025	54.20		252799		54.20
1		VANDERLINDEN, JAYMI							
	I-000202507302431	US REFUND	R	8/04/2025	57.05		252800		57.05
1		WALTON, RACHEL							
	I-000202507302378	US REFUND	R	8/04/2025	100.00		252801		100.00
1		WATKINS, LAINEY J							
	I-000202507302389	US REFUND	R	8/04/2025	45.86		252802		45.86
1		WATSON, EMILY							
	I-000202507302371	US REFUND	R	8/04/2025	89.68		252803		89.68
1		WERNER, KOLTON							
	I-000202507302415	US REFUND	R	8/04/2025	28.32		252804		28.32
1		WIECK, PAIGE K							
	I-000202507302376	US REFUND	R	8/04/2025	45.83		252805		45.83
1		WILLIAMS, ABBIE							
	I-000202507302373	US REFUND	R	8/04/2025	49.27		252806		49.27
1		WILSON, GABRIEL							
	I-000202507302398	US REFUND	R	8/04/2025	85.39		252807		85.39
1		WIRT PAINTING							
	I-000202507302397	US REFUND	R	8/04/2025	25.00		252808		25.00
1		WONG, CALVIN							
	I-000202507302387	US REFUND	R	8/04/2025	45.86		252809		45.86
1		YU, JIN MING							
	I-000202507302423	US REFUND	R	8/04/2025	100.00		252810		100.00
					*** VENDOR TOTALS ***		92 CHECKS		7,244.50
000927		MITCHELL REPAIR INFORMATION CO							
	I-32870515	MITCHELL1 SOFTWARE	R	8/04/2025	2,820.00		252891		2,820.00
					*** VENDOR TOTALS ***		1 CHECKS		2,820.00
012247		BRAD MOELLER ELECTRIC							
	I-2235	ELECTRICAL FOR POND-PKS	R	8/04/2025	2,050.00		252892		2,050.00
					*** VENDOR TOTALS ***		1 CHECKS		2,050.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006447		MSA PROFESSIONAL SERVICES INC							
	I-018805 #16	PAY 16-WALNUT/ORDNCE WTR MN	R	8/04/2025	9,277.89		252893		9,277.89
					*** VENDOR TOTALS ***		1 CHECKS		9,277.89
006756		MTI DISTRIBUTING INC							
	I-1482285-00	BLADE ROTARY -PRSC	R	8/04/2025	138.86		252894		
	I-1483495-00	PULLEY/SCREWS/HEX - PRSC	R	8/04/2025	80.03		252894		
	I-1483512-00	BLADE UNIT #877 - OCM	R	8/04/2025	81.90		252894		300.79
					*** VENDOR TOTALS ***		1 CHECKS		300.79
000350		MUNICIPAL SUPPLY INC							
	I-0947882-IN	METERS - MU	R	8/04/2025	7,764.00		252895		
	I-0948312-IN	SYSTEM SUPPLIES - MU	R	8/04/2025	4,102.00		252895		
	I-0948314-IN (1)	SYSTEM SUPPLIES - MU	R	8/04/2025	1,525.00		252895		
	I-0948314-IN (2)	METERS - MU	R	8/04/2025	408.18		252895		
	I-0948598-IN	WATER SUPPLIES - MU	R	8/04/2025	18.40		252895		
	I-0948870-IN	METERS - MU	R	8/04/2025	20,434.20		252895		
	I-0948975-IN	METERS - MU	R	8/04/2025	2,533.00		252895		36,784.78
					*** VENDOR TOTALS ***		1 CHECKS		36,784.78
003057		NAPA AUTO PARTS							
	I-764274	HAZMAT SUPPLIES - FD	R	8/04/2025	186.80		252896		
	I-765288	OIL/AIR FILTER - OCM	R	8/04/2025	24.82		252896		
	I-765318	STOCK SENSORS - CG	R	8/04/2025	100.48		252896		
	I-765600	UNIT #82 PARTS	R	8/04/2025	73.30		252896		
	I-765609	UNIT 809 FUEL LINE	R	8/04/2025	6.33		252896		
	I-765643	OIL - CG	R	8/04/2025	146.32		252896		
	I-765679	UNIT #132 PARTS	R	8/04/2025	309.76		252896		
	I-765736	ROCKER RED - PRSC	R	8/04/2025	3.88		252896		
	I-765802	BOAT TRLR CART - PRSC	R	8/04/2025	78.60		252896		930.29
					*** VENDOR TOTALS ***		1 CHECKS		930.29
000837		O'REILLY AUTOMOTIVE INC							
	I-0295-475394	UNIT #633 STARTER	E	8/06/2025	243.70		012341		243.70
					*** VENDOR TOTALS ***		1 CHECKS		243.70
003727		ODP BUSINESS SOLUTIONS, LLC							
	I-429022160001	PRINTER INK - MU	R	8/04/2025	117.80		252897		
	I-429033104001	PAPER - PSB	R	8/04/2025	83.73		252897		201.53
					*** VENDOR TOTALS ***		1 CHECKS		201.53
010076		OLSSON, INC							
	I-543431 #5	PAY 5-ORLBR/IRVNDLE INT IMP	R	8/04/2025	41,679.49		252898		
	I-543916 #11	PAY 11-FIBER OPTIC NETWORK	R	8/04/2025	14,262.51		252898		55,942.00
					*** VENDOR TOTALS ***		1 CHECKS		55,942.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

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010122		LG PLAYGROUNDS LLC							
	I-4228	DIGGER PIPE/OIL BRNG/MISC-PKS	E	8/06/2025	439.49		012385		439.49
					*** VENDOR TOTALS ***		1 CHECKS		439.49
007878		OVERDRIVE INC							
	I-06497CO25219077	MULTIMEDIA - KL	E	8/06/2025	997.44		012372		
	I-06497CO25219107	MULTIMEDIA - KL	E	8/06/2025	957.43		012372		
	I-06497CO25222283	MULTIMEDIA - KL	E	8/06/2025	992.98		012372		
	I-06497CO25222286	MULTIMEDIA - KL	E	8/06/2025	39.98		012372		
	I-06497CO25223408	MULTIMEDIA - KL	E	8/06/2025	959.40		012372		
	I-06497CO25224122	MULTIMEDIA- KL	E	8/06/2025	277.99		012372		
	I-06497CO25225631	MULTIMEDIA-KL	E	8/06/2025	989.95		012372		
	I-06497CO25228675	MULTIMEDIA - KL	E	8/06/2025	155.48		012372		
	I-06497DA25221013	MULTIMEDIA - KL	E	8/06/2025	65.00		012372		5,435.65
					*** VENDOR TOTALS ***		1 CHECKS		5,435.65
012389		KATIE OWENS							
	I-07/25 TENNIS	07/2025 TENNIS INSTRUCT	E	8/06/2025	1,176.00		012434		1,176.00
					*** VENDOR TOTALS ***		1 CHECKS		1,176.00
011375		PAR INDUSTRIES LLC							
	I-25265-1	LIGHT REPAIR GLENBROOK	R	8/04/2025	381.86		252899		
	I-25392-1	LIGHT REPAIR - FS1	R	8/04/2025	383.94		252899		765.80
					*** VENDOR TOTALS ***		1 CHECKS		765.80
000699		THE PENWORTHY COMPANY							
	I-0609568-IN	STEAM BAG - KL	R	8/04/2025	150.00		252900		150.00
					*** VENDOR TOTALS ***		1 CHECKS		150.00
002158		PERFICUT COMPANIES INC							
	I-69515	7/12-7/18/25 SOUTH ZONE MOW	E	8/06/2025	11,310.88		012347		
	I-69965	7/19-7/25/25 SOUTH ZONE MOW	E	8/06/2025	11,310.88		012347		22,621.76
					*** VENDOR TOTALS ***		1 CHECKS		22,621.76
009158		PERFORMANCE FOODSERVICE - THOM							
	C-7926444	CR: FOOD FOR RESALE - OC	R	8/04/2025	110.83CR		252901		
	C-7928959	CR: FOOD FOR RESALE - OC	R	8/04/2025	41.14CR		252901		
	C-7930997	CR: FOOD FOR RESALE - OC	R	8/04/2025	41.14CR		252901		
	I-7930597	FOOD FOR RESALE-OC/AC	R	8/04/2025	1,481.03		252901		
	I-7932919	FOOD FOR RESALE-OC	R	8/04/2025	1,317.25		252901		
	I-7936412	FOOD FOR RESALE-OC/AC	R	8/04/2025	1,329.65		252901		3,934.82
					*** VENDOR TOTALS ***		1 CHECKS		3,934.82

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

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012317		PIED PIPER STUDIOS LLC							
	I-07/2025 CLASS	07/25 KINDERMUSIK CLASS-ACC	E	8/06/2025	680.00		012429		680.00
					*** VENDOR TOTALS ***		1 CHECKS		680.00
000383		PITNEY BOWES GLOBAL FINANCIAL							
	I-3321021715	05/27/25-08/26/25 RENTAL -KL	R	8/04/2025	223.35		252902		223.35
					*** VENDOR TOTALS ***		1 CHECKS		223.35
003387		PJ IOWA LC PAPA JOHN'S PIZZA							
	I-18105	7/3 CFAC	R	8/04/2025	152.00		252903		
	I-181453	6/7 CFAC	R	8/04/2025	64.00		252903		
	I-181503	7/23 CFAC	R	8/04/2025	136.00		252903		
	I-181504	7/23 PRAC	R	8/04/2025	48.00		252903		
	I-181505	7/23 PRAC	R	8/04/2025	48.00		252903		
	I-181506	7/23 CFAC	R	8/04/2025	168.00		252903		
	I-181507	7/23 HAWKEYE	R	8/04/2025	8.00		252903		
	I-181511	7/24 HAWKEYE	R	8/04/2025	8.00		252903		
	I-181800	7/2 PRAC	R	8/04/2025	32.00		252903		
	I-181801	7/2 PRAC	R	8/04/2025	48.00		252903		
	I-181802	7/2 CFAC	R	8/04/2025	120.00		252903		
	I-181804	7/3 PRAC	R	8/04/2025	48.00		252903		
	I-181806	7/3 PRAC	R	8/04/2025	32.00		252903		
	I-181807	7/3 CFAC	R	8/04/2025	80.00		252903		
	I-181808	7/03/25 CFAC	R	8/04/2025	144.00		252903		
	I-181809	7/03/25 PRAC	R	8/04/2025	16.00		252903		
	I-181810	7/04/25 PRAC	R	8/04/2025	48.00		252903		
	I-181811	7/4 CFAC	R	8/04/2025	152.00		252903		
	I-181812	7/04/25 CFAC	R	8/04/2025	168.00		252903		
	I-181813	7/5 PRAC	R	8/04/2025	24.00		252903		
	I-181814	7/06/25 CFAC	R	8/04/2025	144.00		252903		
	I-181815	7/5 CFAC	R	8/04/2025	48.00		252903		
	I-181816	7/06/25 PRAC	R	8/04/2025	56.00		252903		
	I-181817	7/6 CFAC	R	8/04/2025	104.00		252903		
	I-181818	7/6 PRAC	R	8/04/2025	40.00		252903		
	I-181819	7/07 PRAC	R	8/04/2025	48.00		252903		
	I-181820	7/7 PRAC	R	8/04/2025	48.00		252903		
	I-181821	7/07 CFAC	R	8/04/2025	128.00		252903		
	I-181822	7/07/25 CFAC	R	8/04/2025	128.00		252903		
	I-181824	7/8 PRAC	R	8/04/2025	48.00		252903		
	I-181825	7/8 CFAC	R	8/04/2025	128.00		252903		
	I-181826	7/8 CFAC	R	8/04/2025	104.00		252903		
	I-181827	7/9 PRAC	R	8/04/2025	48.00		252903		
	I-181828	7/9 CFAC	R	8/04/2025	120.00		252903		
	I-181829	7/09 CFAC	R	8/04/2025	112.00		252903		
	I-181830	7/9 PRAC	R	8/04/2025	40.00		252903		
	I-181831	7/9 CFAC	R	8/04/2025	96.00		252903		
	I-181834	7/10 PRAC	R	8/04/2025	40.00		252903		
	I-181835	7/10 CFAC	R	8/04/2025	120.00		252903		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-181836	7/10 CFAC	R	8/04/2025	96.00		252903		
I-181838	7/11 CFAC	R	8/04/2025	64.00		252903		
I-181840	7/11 PRAC	R	8/04/2025	24.00		252903		
I-181842	7/12 CFAC	R	8/04/2025	120.00		252903		
I-181843	7/12 PRAC	R	8/04/2025	64.00		252903		
I-181845	7/12 CFAC	R	8/04/2025	80.00		252903		
I-181848	7/13 PRAC	R	8/04/2025	48.00		252903		
I-181849	7/13/25 CFAC	R	8/04/2025	136.00		252903		
I-182052	7/13 PRAC	R	8/04/2025	16.00		252903		
I-182053	7/13 CFAC	R	8/04/2025	112.00		252903		
I-182054	7/13 PRAC	R	8/04/2025	64.00		252903		
I-182055	7/13 CFAC	R	8/04/2025	96.00		252903		
I-182057	7/14 PRAC	R	8/04/2025	48.00		252903		
I-182058	7/14 CFAC	R	8/04/2025	144.00		252903		
I-182059	7/14 PRAC	R	8/04/2025	40.00		252903		
I-182060	7/14 CFAC	R	8/04/2025	96.00		252903		
I-182061	7/14 CFAC	R	8/04/2025	88.00		252903		
I-182063	7/14 PRAC	R	8/04/2025	16.00		252903		
I-182064	7/15 PRAC	R	8/04/2025	48.00		252903		
I-182065	7/15 CFAC	R	8/04/2025	136.00		252903		
I-182066	7/15 CFAC	R	8/04/2025	112.00		252903		
I-182067	7/15 PRAC	R	8/04/2025	48.00		252903		
I-182068	7/15 CFAC	R	8/04/2025	96.00		252903		
I-182069	7/16 PRAC	R	8/04/2025	24.00		252903		
I-182070	7/16 CFAC	R	8/04/2025	88.00		252903		
I-182071	7/16 CFAC	R	8/04/2025	128.00		252903		
I-182072	7/16 PRAC	R	8/04/2025	24.00		252903		
I-182074	7/17 PRAC	R	8/04/2025	24.00		252903		
I-182075	7/17 CFAC	R	8/04/2025	104.00		252903		
I-182076	7/17 CFAC	R	8/04/2025	40.00		252903		
I-182079	7/18 CFAC	R	8/04/2025	88.00		252903		
I-182080	7/18 PRAC	R	8/04/2025	24.00		252903		
I-182081	7/18 CFAC	R	8/04/2025	96.00		252903		
I-182083	7/19 CFAC	R	8/04/2025	120.00		252903		
I-182084	7/19 PRAC	R	8/04/2025	56.00		252903		
I-182085	7/19 CFAC	R	8/04/2025	88.00		252903		
I-182086	7/19 PRAC	R	8/04/2025	32.00		252903		
I-182087	7/20 PRAC	R	8/04/2025	32.00		252903		
I-182088	7/20 CFAC	R	8/04/2025	112.00		252903		
I-182089	7/20 PRAC	R	8/04/2025	40.00		252903		
I-182090	7/20 CFAC	R	8/04/2025	112.00		252903		
I-182091	7/20 PRAC	R	8/04/2025	32.00		252903		
I-182092	7/21 PRAC	R	8/04/2025	24.00		252903		
I-182093	7/21 CFAC	R	8/04/2025	64.00		252903		
I-182094	7/21 PRAC	R	8/04/2025	24.00		252903		
I-182095	7/22 PRAC	R	8/04/2025	48.00		252903		
I-182097	7/22 CFAC	R	8/04/2025	144.00		252903		
I-182098	7/22 CFAC	R	8/04/2025	152.00		252903		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-182099	7/22 PRAC	R	8/04/2025	24.00		252903		
	I-183339	7/2 PRAC	R	8/04/2025	48.00		252903		
	I-183340	7/2 CFAC	R	8/04/2025	144.00		252903		6,872.00
					*** VENDOR TOTALS ***		1 CHECKS		6,872.00
011988		PLAN-IT SOFTWARE							
	I-PLAN-2182	PLAN-IT CIP SW ANNUAL	E	8/06/2025	5,000.00		012396		5,000.00
					*** VENDOR TOTALS ***		1 CHECKS		5,000.00
011708		PLAYAWAY PRODUCTS LLC							
	I-506704	MULTIMEDIA - KL	E	8/06/2025	395.95		012394		395.95
					*** VENDOR TOTALS ***		1 CHECKS		395.95
009236		PLAYKLEEN							
	I-5044	STOCK MERCH FOR RESALE - OC	R	8/04/2025	464.84		252907		464.84
					*** VENDOR TOTALS ***		1 CHECKS		464.84
000671		PLUMB SUPPLY COMPANY - DM							
	I-S101123129.001	VALVE/SOCKET - PKS	R	8/04/2025	130.93		252908		130.93
					*** VENDOR TOTALS ***		1 CHECKS		130.93
006106		THE PRESTWICK GROUP INC							
	I-SO32070	GARBAGE CONTAINERS-OC	R	8/04/2025	2,770.10		252909		2,770.10
					*** VENDOR TOTALS ***		1 CHECKS		2,770.10
012443		PRIMARY ARMS, LLC							
	I-INV-753437	FY26 RIFLES SUPPRESSORS	E	8/06/2025	2,572.18		012404		2,572.18
					*** VENDOR TOTALS ***		1 CHECKS		2,572.18
002713		PROTEX CENTRAL INC							
	I-163567	FIRE EXT INSTALLATION -PRAC	R	8/04/2025	395.71		252910		395.71
					*** VENDOR TOTALS ***		1 CHECKS		395.71
012284		PSYCHOLOGY ASSOCIATES PLLC							
	I-11042204	FD PRE-EMP EVAL-C DAVIS	R	8/04/2025	300.00		252911		300.00
					*** VENDOR TOTALS ***		1 CHECKS		300.00
005151		JULS DESIGN INC							
	I-12455	DESIGN SERVICES - COMM	E	8/06/2025	180.22		012362		180.22
					*** VENDOR TOTALS ***		1 CHECKS		180.22
006757		QUALITY STRIPING INC							
	I-8957	WESTWINDS PARK MARKINGS	E	8/06/2025	130.75		012368		
	I-8959	CRESTBRUCK PARK WEST MRKGS	E	8/06/2025	189.16		012368		
	I-8960	CRESTBRUCK PARK EAST MRKGS	E	8/06/2025	172.33		012368		
	I-8990	MAINT FACILITY MARKINGS	E	8/06/2025	281.96		012368		
	I-8997	MERCHANT ST SITE #7 MARKINGS	E	8/06/2025	2,836.53		012368		
	I-8998	MARKET ST MARKINGS	E	8/06/2025	1,859.14		012368		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-8999	SW DISTRICT DRIVE MARKINGS	E	8/06/2025	1,135.36		012368		
	I-9000	MAIN ST SW MARKINGS	E	8/06/2025	1,433.81		012368		
	I-9001	PARK SQUARE DR SW MARKINGS	E	8/06/2025	1,421.10		012368		
	I-9003	VINTAGE PKWY SW MARKINGS	E	8/06/2025	1,003.32		012368		
	I-9004	WHITE BIRCH DR SW MARKINGS	E	8/06/2025	742.27		012368		
	I-9006	HAWKEYE MARKINGS	E	8/06/2025	531.91		012368		
	I-9018	OEC MARKINGS	E	8/06/2025	754.79		012368		
	I-9019	LAKESIDE CENTER MARKINGS	E	8/06/2025	876.67		012368		13,369.10
					*** VENDOR TOTALS ***		1 CHECKS		13,369.10
006390		QUILL CORPORATION							
	I-44840305	POP UPS - P&R	R	8/04/2025	29.74		252912		29.74
					*** VENDOR TOTALS ***		1 CHECKS		29.74
005557		RACOM CORPORATION							
	I-INV34058	P25/BEON ACCESS - FD	E	8/06/2025	2,004.40		012366		
	I-INV34241	HEADSET REPAIR - FD	E	8/06/2025	243.75		012366		2,248.15
					*** VENDOR TOTALS ***		1 CHECKS		2,248.15
008509		REDBUD LLC							
	I-8658	7/12-7/18/25 FACILITIES/PRSC	R	8/04/2025	6,739.15		252913		6,739.15
008509		REDBUD LLC							
	I-8664	07/19-07/25/25 FACILITIES/PRSC	R	8/04/2025	6,739.15		252914		6,739.15
					*** VENDOR TOTALS ***		2 CHECKS		13,478.30
005746		WALTER REED							
	I-07/02/25-07/09/25	7/2-7/9/25 MEALS	E	8/06/2025	57.93		012413		57.93
					*** VENDOR TOTALS ***		1 CHECKS		57.93
008276		RELIANT FIRE APPARATUS INC							
	I-INV-IA-1646	VEHICLE PARTS - FD	R	8/04/2025	28.92		252915		28.92
					*** VENDOR TOTALS ***		1 CHECKS		28.92
003999		RINGCENTRAL INC							
	I-CD_001175336	07/26/25-08/25/25 STATEMENT	E	8/06/2025	7,768.59		012355		7,768.59
					*** VENDOR TOTALS ***		1 CHECKS		7,768.59
010255		RIP ROAR EVENTS LLC							
	I-2025026	EQUIPMENT RENTAL -P&R	R	8/04/2025	600.00		252916		600.00
					*** VENDOR TOTALS ***		1 CHECKS		600.00
011633		KAREN ROSE							
	I-07/2025PICKLEBALL	07/2025 PICKLEBALL	E	8/06/2025	226.68		012423		226.68
					*** VENDOR TOTALS ***		1 CHECKS		226.68

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006366		ROTELLA'S ITALIAN BAKERY INC							
	I-E15439	FOOD FOR RESALE - OC	E	8/06/2025	48.56		012367		
	I-E16809	FOOD FOR RESALE - OC	E	8/06/2025	58.83		012367		
	I-E18228	FOOD FOR RESALE - OC	E	8/06/2025	84.92		012367		
	I-E20517	FOOD FOR RESALE - OC	E	8/06/2025	38.40		012367		
	I-E21925	FOOD FOR RESALE - OC	E	8/06/2025	47.72		012367		
	I-E23574	FOOD FOR RESALE - OC	E	8/06/2025	77.48		012367		355.91
					*** VENDOR TOTALS ***		1 CHECKS		355.91
004079		STRAWBERRY PATCH							
	I-94372	TSHIRTS BATON/CHEER -P&R	R	8/04/2025	474.50		252917		474.50
					*** VENDOR TOTALS ***		1 CHECKS		474.50
011801		ZACHARIAH SAARI							
	I-07/03/2025 MEAL	7/3/25 MEAL	E	8/06/2025	15.52		012424		15.52
					*** VENDOR TOTALS ***		1 CHECKS		15.52
001769		GARY SANDERS							
	I-7/19/2025	SHOE REIMBURSEMENT	E	8/06/2025	137.77		012410		137.77
					*** VENDOR TOTALS ***		1 CHECKS		137.77
007586		SCHOLASTIC LIBRARY PUBLISHING							
	I-73472026	BOOKS - KL	R	8/04/2025	890.25		252918		890.25
					*** VENDOR TOTALS ***		1 CHECKS		890.25
006963		DAVID SCHUMACHER							
	I-07/08/2025 MEALS	7/8/25 SERT MEALS	E	8/06/2025	17.64		012415		17.64
					*** VENDOR TOTALS ***		1 CHECKS		17.64
000425		SECRETARY OF STATE							
	I-FY26 NOTARY-HOWE	FY26 NOTARY-T. HOWE	R	8/04/2025	30.00		252919		30.00
					*** VENDOR TOTALS ***		1 CHECKS		30.00
012465		SELECT ELECTRIC SERVICES							
	I-25-3278-ELE	ELECTRIC PERMIT REFUND	R	8/04/2025	34.20		252920		34.20
					*** VENDOR TOTALS ***		1 CHECKS		34.20
009468		MAX SHELTON							
	I-07/09/2025 MEAL	7/9/25 MEAL	E	8/06/2025	14.45		012420		14.45
					*** VENDOR TOTALS ***		1 CHECKS		14.45
011405		SHORT ELLIOTT HENDRICKSON INCO							
	I-491453	WATER SYSTEM PLANNING	E	8/06/2025	4,428.00		012388		4,428.00
					*** VENDOR TOTALS ***		1 CHECKS		4,428.00

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DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012455		KIM SIDWELL-FRAME							
	I-07/11/2025 REFUND	7/11/25 POOL RENTAL RFND-WTHR	R	8/04/2025	1,360.00		252921		1,360.00
					*** VENDOR TOTALS ***		1 CHECKS		1,360.00
012020		SKATE DSM							
	I-07/2025 SKATE	07/2025 SKATEBOARDING	E	8/06/2025	750.00		012399		750.00
					*** VENDOR TOTALS ***		1 CHECKS		750.00
012463		DONALD SMITH							
	I-25-E655054	PATIENT REFUND - FD	R	8/04/2025	15.00		252922		15.00
					*** VENDOR TOTALS ***		1 CHECKS		15.00
011910		IDSC HOLDINGS LLC DBA: SNAP-ON							
	I-ARV/65197866	UPDATE SOFTWARE FOR TRITO	E	8/06/2025	1,324.24		012395		1,324.24
					*** VENDOR TOTALS ***		1 CHECKS		1,324.24
000990		SNYDER & ASSOCIATES INC							
	I-121.0695.01 #47	PAY 47-DEL AVE RECON-5TH/18TH	E	8/06/2025	12,062.55		012342		
	I-123.0584.01 #17	PAY 17-N AN BLVD IMP 1ST/11TH	E	8/06/2025	23,042.05		012342		
	I-124.0622.01 #12	PAY 12-SAWGRASS PARK DAM IMP	E	8/06/2025	1,438.40		012342		
	I-125.0208.01 #5	PAY 5-S ANK BVD/ORLBR CNCPT ST	E	8/06/2025	14,771.00		012342		
	I-125.0504.01-2	PRSC BATTING CAGE ENG	E	8/06/2025	5,271.35		012342		56,585.35
					*** VENDOR TOTALS ***		1 CHECKS		56,585.35
009548		SPLASH EXPRESS LLC							
	I-67	CITY CAR WASHES	R	8/04/2025	622.00		252923		622.00
					*** VENDOR TOTALS ***		1 CHECKS		622.00
009458		SPROUT SOCIAL INC							
	I-INV-75698 (1)	FY26 LICENSE	R	8/04/2025	1,137.15		252924		
	I-INV-75698 (2)	FY26 LICENSE	R	8/04/2025	2,274.30		252924		3,411.45
					*** VENDOR TOTALS ***		1 CHECKS		3,411.45
002339		STAPLES CONTRACT & COMMERCIAL							
	I-6035220356	FOLDERS - PD	R	8/04/2025	873.30		252925		
	I-6036260824	MICROFIBER CLOTHS - PD	R	8/04/2025	57.65		252925		
	I-6036260826	Q TIP SWABS - PD	R	8/04/2025	94.35		252925		
	I-6036607882	BAGS/PAPER - KL	R	8/04/2025	248.09		252925		1,273.39
					*** VENDOR TOTALS ***		1 CHECKS		1,273.39
012446		STATE INDUSTRIAL PRODUCTS							
	I-903850241	DRAIN/URINAL SUPPLIES -PKS	E	8/06/2025	920.62		012405		920.62
					*** VENDOR TOTALS ***		1 CHECKS		920.62

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DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008350		STIVERS FORD							
	I-Y53599	FORD MAVERICK - UNIT #76	R	8/04/2025	26,200.00		252926		26,200.00
					*** VENDOR TOTALS ***		1 CHECKS		26,200.00
001814		SWANK MOTION PICTURES INC							
	I-DB 4014689	7/18/25 LION KING	E	8/06/2025	465.00		012344		465.00
					*** VENDOR TOTALS ***		1 CHECKS		465.00
009409		FCH LLC							
	I-71006	SYLVAN STEMEXTRAVAGANA	E	8/06/2025	840.00		012380		840.00
					*** VENDOR TOTALS ***		1 CHECKS		840.00
000124		SYSCO IOWA INC							
	I-439051586	FOOD FOR RESALE - OC	R	8/04/2025	132.56		252927		
	I-439052708	FOOD FOR RESALE -OC	R	8/04/2025	86.40		252927		
	I-439053521	FOOD FOR RESALE - CFAC	R	8/04/2025	1,233.61		252927		
	I-439057418	FOOD FOR RESALE - OC	R	8/04/2025	194.99		252927		
	I-439061891	FOOD FOR RESALE - OC	R	8/04/2025	150.25		252927		
	I-439065710	FOOD FOR RESALE - OC	R	8/04/2025	296.06		252927		2,093.87
					*** VENDOR TOTALS ***		1 CHECKS		2,093.87
010068		T-MOBILE USA INC							
	I-7/21/2025	6/21/25-7/20/25 STATEMENT	R	8/04/2025	1,081.08		252928		1,081.08
					*** VENDOR TOTALS ***		1 CHECKS		1,081.08
012459		HUNTER EGDORF							
	I-1623	JUNK CLEANUP	E	8/06/2025	5,950.00		012408		5,950.00
					*** VENDOR TOTALS ***		1 CHECKS		5,950.00
010028		TIFOSI OPTICS INC							
	I-PSI0472959	STOCK MERCH FOR RESALE -OC	R	8/04/2025	302.92		252929		302.92
					*** VENDOR TOTALS ***		1 CHECKS		302.92
003278		DAVIS EQUIPMENT CORPORATION							
	I-JI00756	BEARING/SPINDLE - OCM	E	8/06/2025	109.61		012353		
	I-JI00756A	BEARINGS - OCM	E	8/06/2025	20.90		012353		
	I-WI20207	WIRE CONNECT - OCM	E	8/06/2025	378.00		012353		508.51
					*** VENDOR TOTALS ***		1 CHECKS		508.51
000966		U S BANK							
	I-06/25 P-CARD STMT	U S BANK	D	7/24/2025	28,387.56		002830		28,387.56
					*** VENDOR TOTALS ***		1 CHECKS		28,387.56

VENDOR SET: 01 City of Ankeny
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DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012257		UNITYPOINT HEALTH AT WORK							
	I-275544	411 PHYSICALS - FD	R	8/04/2025	5,667.86		252930		5,667.86
					*** VENDOR TOTALS ***		1 CHECKS		5,667.86
009000		VAN MAANEN TECHNOLOGY INC							
	I-2533-01BE	FIBER CONNECTION - FS #4	R	8/04/2025	5,400.29		252931		5,400.29
					*** VENDOR TOTALS ***		1 CHECKS		5,400.29
005012		VAN-WALL EQUIPMENT INC							
	I-6627394	CHAIN SPRKT/CLIP/BRNG - PKS	E	8/06/2025	39.97		012361		
	I-6628285	SEAT -PRSC	E	8/06/2025	109.46		012361		
	I-6630338	UNIT #625 PARTS	E	8/06/2025	38.70		012361		
	I-6632895	RING/BUSHING - PRSC	E	8/06/2025	7.59		012361		
	I-6639980	UNIT #874 PIN/BUSHING - OCM	E	8/06/2025	19.50		012361		215.22
					*** VENDOR TOTALS ***		1 CHECKS		215.22
004796		WALSH DOOR & HARDWARE COMPANY							
	I-833233	STATION 4 DOOR LOCKS	R	8/04/2025	2,563.60		252932		
	I-833818	DOOR REPAIRS - KL	R	8/04/2025	384.25		252932		2,947.85
					*** VENDOR TOTALS ***		1 CHECKS		2,947.85
001258		WATER LANDSCAPE SUPPLY, INC							
	I-146853	ASCAPE MAINT FOR PONDS-PKS	E	8/06/2025	69.96		012343		69.96
					*** VENDOR TOTALS ***		1 CHECKS		69.96
007822		WEE'S TEES LLC							
	I-19817	CITY POLO - FD	R	8/04/2025	55.00		252933		
	I-19860	TSHIRTS - PRSC	R	8/04/2025	316.32		252933		371.32
					*** VENDOR TOTALS ***		1 CHECKS		371.32
008712		WHENTOWORK LLC							
	I-7450949125012PRO25	FY26 W2W RENEWAL	R	8/04/2025	3,900.00		252934		3,900.00
					*** VENDOR TOTALS ***		1 CHECKS		3,900.00
009306		STEVEN YOUNG							
	I-07/02/25-07/08/25	7/2-7/8/25 MEALS	R	8/04/2025	25.51		252935		25.51
					*** VENDOR TOTALS ***		1 CHECKS		25.51
005056		YOUTH TECH INC							
	I-07/2025ROB/ARC	07/25 ROBOTICS/ARCADE	R	8/04/2025	2,352.00		252936		
	I-8085	FY26 YOUTH TECH JULY 21-2	R	8/04/2025	2,880.00		252936		5,232.00
					*** VENDOR TOTALS ***		1 CHECKS		5,232.00

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DATE RANGE: 7/24/2025 THRU 8/06/2025

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008820		SIOUXLAND TURF PRODUCTS INC							
	I-210158	FAIRWAY FUNGICIDE-OCM	E	8/06/2025	3,476.00		012375		
	I-210159	ARMORTECH -OCM	E	8/06/2025	990.00		012375		
	I-210359	REDOX FERTILIZER-PRSC	E	8/06/2025	2,428.00		012375		
	I-210396	FUNGICIDE PPZ 41.8%-PRSC	E	8/06/2025	1,500.00		012375		
	I-210398	ARMORTECH - OCM	E	8/06/2025	550.00		012375		
	I-210426	FUNGICIDE-OCM	E	8/06/2025	2,120.00		012375		
	I-211437	TM 462-PRSC	E	8/06/2025	3,780.00		012375		14,844.00
					*** VENDOR TOTALS ***		1 CHECKS		14,844.00

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	215			1,237,589.98	0.00	1,237,589.98
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	1			28,387.56	0.00	28,387.56
EFT:	102			640,528.26	0.00	640,528.26
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APFNB TOTALS:	318	1,906,505.80	0.00	1,906,505.80
BANK: APFNB TOTALS:	318	1,906,505.80	0.00	1,906,505.80
REPORT TOTALS:	318	1,906,505.80	0.00	1,906,505.80

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: 7/24/2025 THRU 8/06/2025
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

August 4, 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 Adopted Annual Budget Document for Fiscal Year 2026.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

Attached is the Adopted Annual Budget Document for Fiscal Year 2026. It has been submitted to the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award Program.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend to receive and file the Adopted Annual Budget Document for Fiscal Year 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Fiscal Year 2026 Budget was adopted by the City Council on April 21, 2025.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. FY 2026 Budget Document

ADOPTED ANNUAL BUDGET

CITY OF ANKENY, IOWA
FISCAL YEAR 2026













city of Ankeny

MAYOR AND CITY COUNCIL



Bobbi Bentz
Mayor
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GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Ankeny
Iowa

For the Fiscal Year Beginning

July 01, 2024

Christopher P. Morrill

Executive Director

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to **City of Ankeny, Iowa**, for its Annual Budget for the fiscal year beginning **July 1, 2024**. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide and as a communications device.

This award is valid for a period of one year only. We believe that our current budget continues to conform to program requirements and we are submitting it to GFOA to determine its eligibility for another award.

For your convenience, this Table of Contents is interactive and contains links.
Click on any heading or page number to instantly navigate to that section of the document.
To return to the Table of Contents, simply click on the chapter title located at the bottom of the page.

Table of Contents

Introduction

Guide to the Budget Document 7
Community Profile 8
Organizational Chart 12
Strategic Plan 13
City Manager's Budget Message 17

Budget Summary

Basis of Accounting and Budget 31
Fund/Program Matrix 33
Financial Policies 34
Financial Policy Compliance 37
Budget Process 38
Budget Calendar 40
Budget Summaries by Fund 41
- Fund Balance by Fund 41
- Explanation of Changes in Fund Balance 42
- Fund Balance Summary by Fund 43
- Revenue Summary by Fund 44
- Expenditure Summary by Fund 45

Major Revenue Sources 46
- Revenue Summary by Source 46

Expenditures by Type and Program 51
- Expenditure Summary by Type 51
- Expenditure Summary by Program 52

Transfer Summary 54
Long-Range Forecasting 55
Property Tax Valuations and Rates 59
- Property Tax Assessed Valuations by Classification 59
- Property Tax Rates and Valuations 60

Personnel Summary 62
- Summary of Full-Time Equivalents by Fund 62
- Net Change in Personnel 64

Capital Outlay and Supplemental Request Summary . 65

General Fund

General Fund 69
- Revenue Summary by Source 69
- Expenditure Summary by Type 74
- Expenditure Summary by Program 76
- Expenditure Summary by Department 78
- Fund Balance Summary 78

Police Department 80
- Police Administration 83
- Police Operations 84
- Police Support Services 85
- School Crossing Guards 86
- Animal Control 87

Fire Department 88
- Emergency Preparedness 90
- Fire Administration 91
- Fire Suppression 92
- Emergency Medical Services 93

Ankeny Kirkendall Public Library 94
Parks and Recreation 97
- Special Populations 100
- Park Administration 101
- Park Maintenance 102
- Recreation 103
- Community Centers 104
- Aquatic Centers 105
- Prairie Ridge Sports Complex 106
- Hawkeye Park Sports Complex 107

Municipal Utilities 108
- Development Engineering 110

Community Development 111
- Code Enforcement 114
- Community Development 115

Economic Development 116
Communications 119
Human Resources 122
City Manager 125
- Cemetery 127
- Aviation Authority 128
- Housing Authority 129
- Mayor and City Council 130
- City Manager 131
- City Hall Building 132

City Clerk 133
Finance 136
Information Technology 139
Hotel/Motel Tax Fund 142
- Hotel/Motel Tax Allocations 144

For your convenience, this Table of Contents is interactive and contains links.
Click on any heading or page number to instantly navigate to that section of the document.
To return to the Table of Contents, simply click on the chapter title located at the bottom of the page.

Special Revenue Funds

Fire Gift Fund 146
Hawkeye Park Player Fees Fund 147
Police Gift Fund 148
Road Use Tax Fund 149
Street Lighting 155
Public Works Engineering 156
Public Works Operations 157
Snow and Ice Control 158
Traffic Engineering 159
Police Seizure Fund 160
Tax Increment Financing Fund 161
Police and Fire Retirement Fund 163
Employee Benefits Fund 165
Landfill Postclosure Fund 166
Friends of the Ankeny Library Fund 167
Park Dedication Fund 168
Sports Complex Foundation Fund 169
Ankeny Garden Club Fund 170
Miracle Park Fund 171
Dog Park Fund 172
Parks and Recreation Scholarship Fund 173
Civic Trust Fund 174

Debt Service Fund

Debt Service Fund 177
Debt Limit Projection and the Legal Debt Limit .. 179
Summary of Principal and Interest Maturities ... 181
Debt to Maturity Schedules 182

Business Type Activities/ Enterprise Funds

Solid Waste Fund 196
Water Fund 198
Water Fund Revenue Summary 201
Water Deposits 204
Water Administration 205
Water Maintenance 206
Water Sinking 207
Capital Outlay Summary 208
Capital Budget Impact on Operating Budget 209
Water Fund Debt Service Summary 210
Debt to Maturity Schedules 211
Sewer Fund 219
Sewer Fund Revenue Summary 221
Sewer Administration 224
Sewer Maintenance 225
Sewer Sinking 226
Capital Outlay Summary 227
Capital Budget Impact on Operating Budget 228
Storm Water Fund 229
Storm Water Administration 233
Street Cleaning 234
Capital Outlay Summary 235
Capital Budget Impact on Operating Budget 236
Golf Course Fund 237
Golf Course Fund Revenue Summary 238
Golf Course Maintenance 240
Golf Course Pro Shop 241
Golf Course Banquet Services 242

Capital Projects Fund

Special Assessments Fund 244
2025-2029 Capital Improvement Program 245
Capital Projects Fund 256
Capital Outlay Summary 258
Capital Budget Impact on Operating Budget 261

Internal Service Funds

Central Garage Fund 264
Risk Management Fund 267
Health Insurance Fund 269
Sustainability Revolving Loan Fund 271
Economic Development Revolving Loan Fund 273
Equipment Reserve Fund 275

Glossary and Acronyms

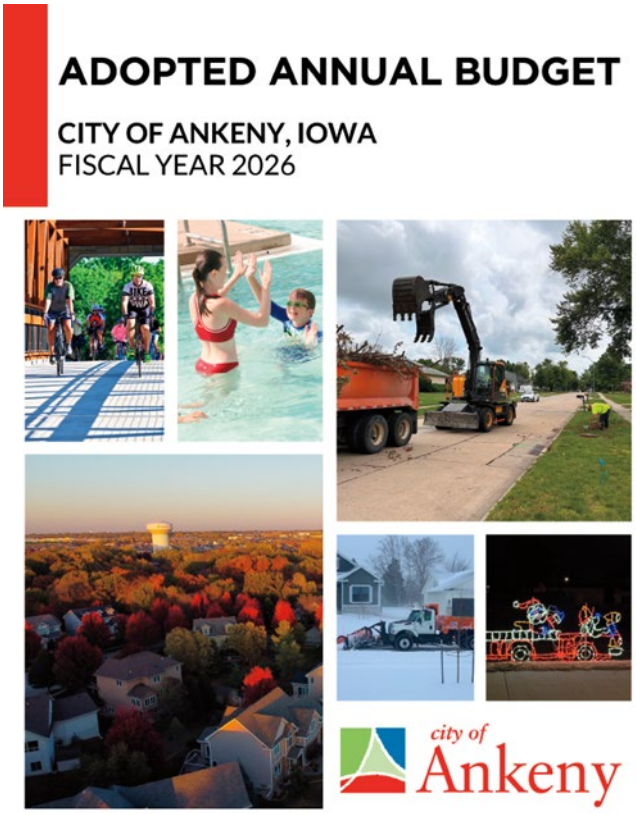
Glossary 278
Acronyms 285

INTRODUCTION



city of Ankeny

Guide to the Budget Document



The budget document is intended to inform and enhance the citizens' understanding of the budget process and the services they receive. It is also vital the City Council is provided with the information that they need to ensure the budget reflects public interest and maintains structural integrity. Therefore, it is critical that the document serves the following four functions: act as a policy document, serve as a legally required financial planning tool, function as an operational guide and act as a communication device.

Listed below is a brief description of the individual sections of this document.

The introductory section includes the community profile, organizational chart, strategic plan and the City Manager's budget message. It is intended to articulate priorities, issues and any other major changes in City services for the budget year.

The budget summary section describes the City's basis of accounting and budget, financial policies, financial policy compliance, budget process, budget calendar and includes the fund/program matrix. Various summary schedules showing fund balance, revenues, expenditures and transfers for all funds combined provide an overview of the total resources budgeted by the City. Long-range forecasting, property tax valuations and rates, personnel summary and capital outlay and supplemental request summary are included as well.

The fund sections provide a breakdown of the fiscal year 2026 budget on an individual fund basis. The fund sections include the general fund, special revenue funds, debt service fund, business type activities/enterprise funds, capital projects fund and internal service funds. Each fund includes a description of the fund, financial highlights of the fiscal year 2025 and 2026 budgets, estimated ending fund balance, looking ahead to fiscal year 2027 and beyond and a fund summary.

In order to provide consistent information on the purpose of City expenditures, all fund activities are allocated to the following programs: public safety, health and social services, culture and recreation, public works, community and economic development, general government, debt service, business type activities/enterprise and capital projects. In addition to program summaries, detail is provided by department including a description of the department, its performance measures, recent accomplishments, in progress and upcoming activities and trends and issues as reported by the department director. For comparison purposes, all budget schedules include the fiscal year 2021-22, 2022-23 and 2023-24 actuals, original 2024-25 budget, revised 2024-25 budget, adopted 2025-26 budget and projected 2026-27 budget.

The glossary and acronyms section includes the glossary and acronyms list to assist the reader with any terminology not readily understood.

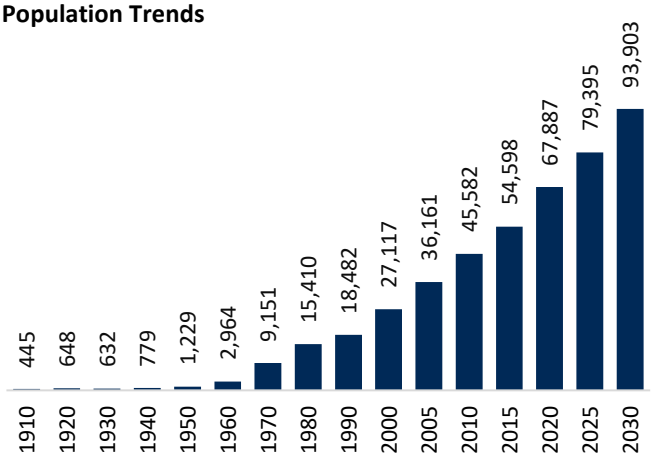
Community Profile

The City of Ankeny regularly collects and evaluates information about trends in the community, the external factors affecting it, opportunities that may be available and problems and issues that need to be addressed. This information provides a context for making and understanding the decisions incorporated in the budget document and is shared here and throughout this chapter.

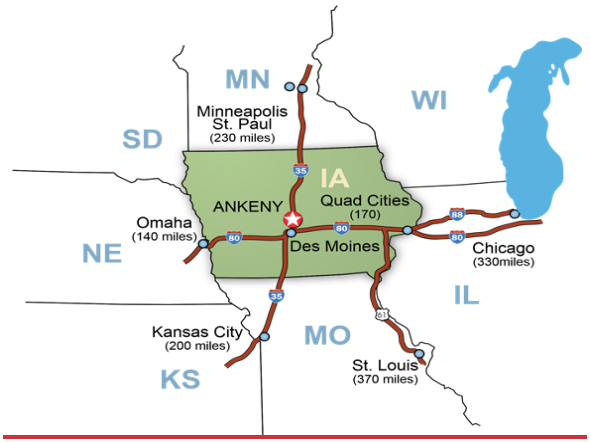
Location – The City of Ankeny is located in Polk County, Iowa, approximately six miles north of downtown Des Moines, the state capital, and 20 miles south of Ames, home of Iowa State University. The City sits at the heart of the state and country at the intersection of Interstate 35 and Interstate 80, providing easy access to the major cities of the upper Midwest region.

History – On July 11, 1874, John Fletcher Ankeny and his wife, Sarah, acquired 80 acres of land and the following year they recorded the plat for the city which would bear their name. Ankeny was incorporated as a town in 1903, with a total area of one square mile. Based on the U.S. Census Bureau's 2024 special census, the City of Ankeny has grown to a population of 76,207, making it the fifth largest city in Iowa. This reflects an increase of 8,320 residents from the 2020 U.S. Census Bureau count of 67,887, an average of six new residents per day over the past four years. Ankeny has also been recognized nationally in U.S. News & World Report's 2025-2026 Top 25 Best Places to Live in the U.S., ranking #18 in the nation. Ankeny was also named #1 in Best Places to Live in Iowa and #11 in Best Small Cities to Live.

Population Trends



Source: U.S. Census Bureau, City of Ankeny Community Development Department – The Ankeny Plan 2040



"Ankeny offers everything people are looking for in a community – close proximity to the entire metro, business opportunities, safety and an exceptional quality of life. With a thriving economy, outstanding schools, excellent municipal services and the lowest city tax rate in the metro, Ankeny provides the perfect environment for residents to thrive and enjoy life." – Mayor Bobbi Bentz

News Release, March 28, 2025

Population by Age Group

Under 5 years	7.4%
5 to 9 years	8.1%
10 to 14 years	8.2%
15 to 19 years	6.2%
20 to 24 years	6.4%
25 to 34 years	16.6%
35 to 44 years	16.0%
45 to 54 years	12.2%
55 to 64 years	7.6%
65 to 74 years	6.5%
75 years and over	4.8%
Median age	33.2

Racial Diversity

White	89.8%
Black or African American	2.0%
American Indian and Alaska Native	0.0%
Asian	3.1%
Native Hawaiian and Other Pacific Islander	0.0%
Some other race	1.3%
Two or more races	3.8%

Gender

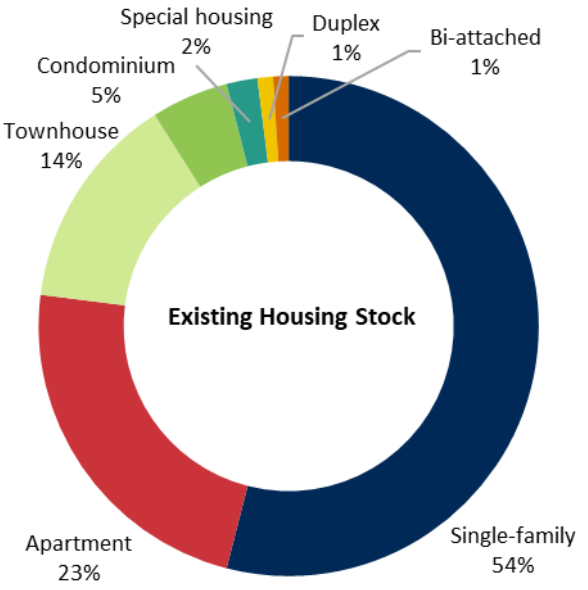
Male	49.8%
Female	50.2%

Housing – A community is largely defined by the type, style and cost of housing available for its residents. It can be one of several factors used to attract new residents and growth to an area. Those moving into the Ankeny community enjoy a wide variety of housing choices from the type of home to the location and amenities of the neighborhoods.

Housing Data

Median home value	$302,400
Cost of living index (US=100)	86.6
Housing units	28,619
Vacant housing units	3.9%
Occupied housing units	96.1%
Owner-occupied units	71.0%
Average household size	2.75
Renter-occupied units	29.0%
Average household size	2.01

Source: U.S. Census Bureau, Polk County Assessor



Construction – After a dip in construction activity last year, 2024 saw a strong comeback with major investments in both infrastructure and community development. Major highlights include: senior living and healthcare, extended stay hospitality and an indoor recreational facility, all reflecting the City's continued growth and investment in its future. While some uncertainty remains due to inflation, labor market pressures and elevated interest rates, these investments have the potential to further economic growth and strengthen community resilience.

Building Permits

	Commercial Construction		Residential Construction	
Calendar Year	Number of Units	Value	Number of Units	Value
2024	18	$81,983,426	661	$234,441,796
2023	26	54,679,860	615	206,254,033
2022	34	172,457,117	818	283,937,889
2021	28	116,246,592	956	267,199,991
2020	22	65,497,340	1,168	297,765,158
2019	35	57,733,604	1,076	256,749,649
2018	31	71,114,309	897	173,052,575
2017	34	73,499,093	1,106	228,825,648
2016	18	48,885,982	1,281	294,900,482
2015	31	44,176,393	929	201,259,673

Source: City of Ankeny Community Development Department

Business Sector – The Ankeny business community provides a vibrant retail sector for its consumers and is home to well-known retailers, as well as local proprietors. With robust economic and population growth, retail taxable sales have consistently risen over the past decade, as shown in the accompanying table.

The tables on the next page illustrate the diversity of the business sector within the City. Larger taxpayers include DRA Properties LC, a local real estate development company; Deere & Company, a farm equipment manufacturer; and Perishable Distributors of Iowa Ltd, a wholly-owned subsidiary of Hy-Vee, a supermarket chain with more than 285 retail stores in eight Midwestern states. The list of larger taxpayers remained relatively the same for 2024. Stag Industrial Holdings LLC made the list for the first time, while Woodland Reserve Apartments LC dropped off the list.

Retail Taxable Sales

Fiscal Year	Retail Taxable Sales
2024	$1,462,596,373
2023	1,391,586,473
2022	1,265,266,238
2021	1,144,502,039
2020	1,025,097,447
2019	1,005,778,029
2018	972,671,861
2017	977,776,597
2016	924,791,948
2015	841,968,747

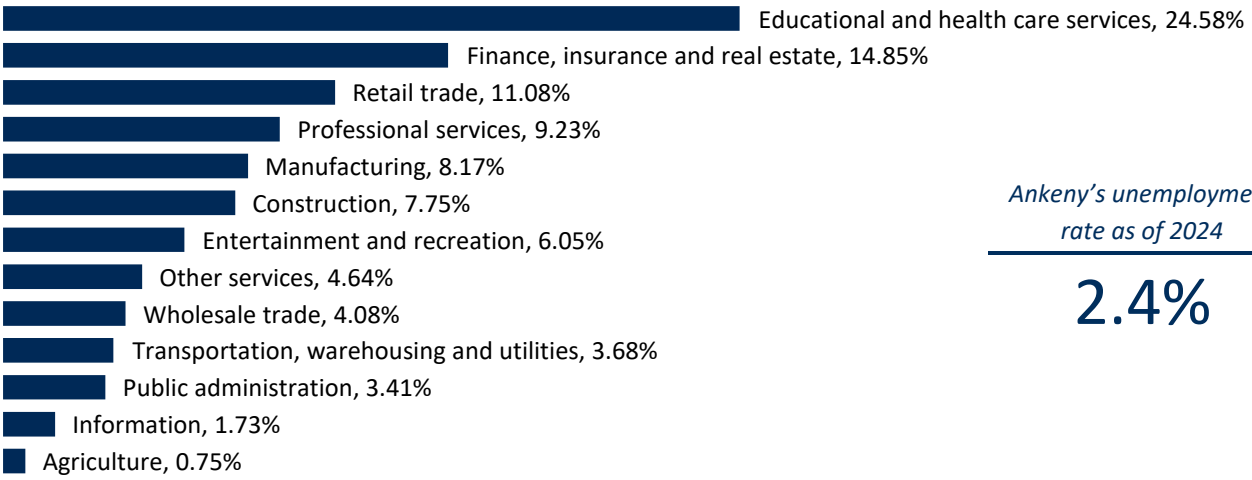
Source: Iowa Department of Revenue

Larger Taxpayers	Type of Property	Taxable Valuation
DRA Properties LC	Commercial	$77,658,509
Deere & Company	Industrial	77,474,533
Perishable Distributors of Iowa Ltd	Commercial	67,130,452
The Industrial Fund Ankeny LLC	Industrial	41,506,414
DLE Seven LLC	Commercial	38,405,394
Casey's Retail Company	Commercial/Industrial	35,747,528
Denny Elwell Family LC	Commercial	33,546,966
Harvester Land Holdings LC	Residential	31,930,190
Mid-American Energy	Utility	30,754,881
Stag Industrial Holdings LLC	Commercial	29,105,765

Source: Polk County Auditor's Office

Employment – Ankeny is part of the larger Des Moines metropolitan area and pulls much of its labor from that area. The total potential labor force in the Des Moines-Ames combined statistical area is 513,900.

Occupation by Industry



Ankeny's unemployment rate as of 2024

2.4%

Larger Employers [1]	Type of Business	Employees [2]
Ankeny Community School District	Education	2,050
Deere & Company	Farm Equipment	1,553
Casey's Retail Company	Retail/Distribution	1,200
Perishable Distributors of Iowa Ltd	Wholesale Meat/Bakery Distribution	1,000
City of Ankeny	Municipal Government	842
Baker Group	Mechanical/Electrical Contractor	800
Des Moines Area Community College	Higher Education	585
Mom's Meals	Wholesale Distribution	575
B&G Foods	Spice Manufacturing/Distribution	430
Hy-Vee Fresh Commissary	Prepared Food Production	388

[1] Does not include retail employers
[2] Includes full-time, part-time and seasonal employees
Source: City of Ankeny

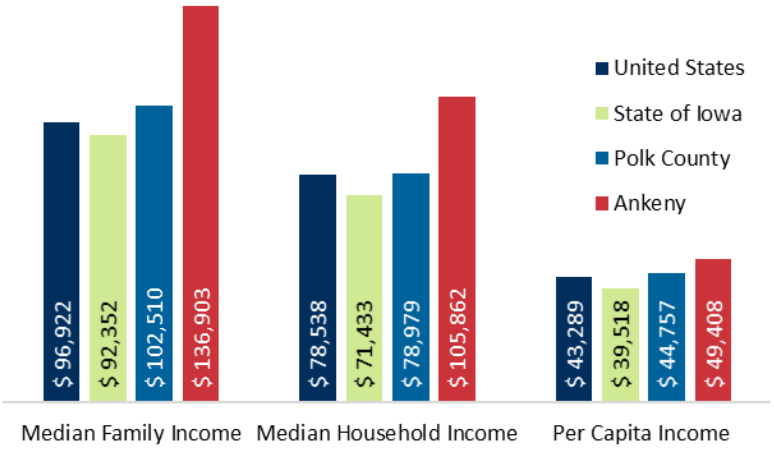
Education – Public education is provided by the Ankeny Community School District, North Polk Community School District and Saydel Community School District. With a 2024-2025 state-certified enrollment of 12,754 students, the Ankeny Community School District is the 7th largest district in the state. They enjoy a 94.70% graduation rate; 6.4 percentage points above the state average of 88.30%. Private education is provided by the Ankeny Christian Academy and St. Luke the Evangelist Catholic School.

Higher education within the City is provided by Des Moines Area Community College and Faith Baptist Bible College. Des Moines University, Drake University, Grand View University, Iowa State University and Simpson College are other higher education institutions within the area.

Income Level – Ankeny has consistently maintained household incomes that exceed state and national averages. Estimates for median family income, median household income and per capita income are displayed on the right, offering comparisons with national, state and county figures.

Educational Attainment	
Graduate or professional degree	17.5%
Bachelor's degree	35.7%
Associate's degree	11.0%
Some college, no degree	17.7%
High school graduate, GED	15.9%
Less than high school graduate	2.2%

Source: U.S. Census Bureau



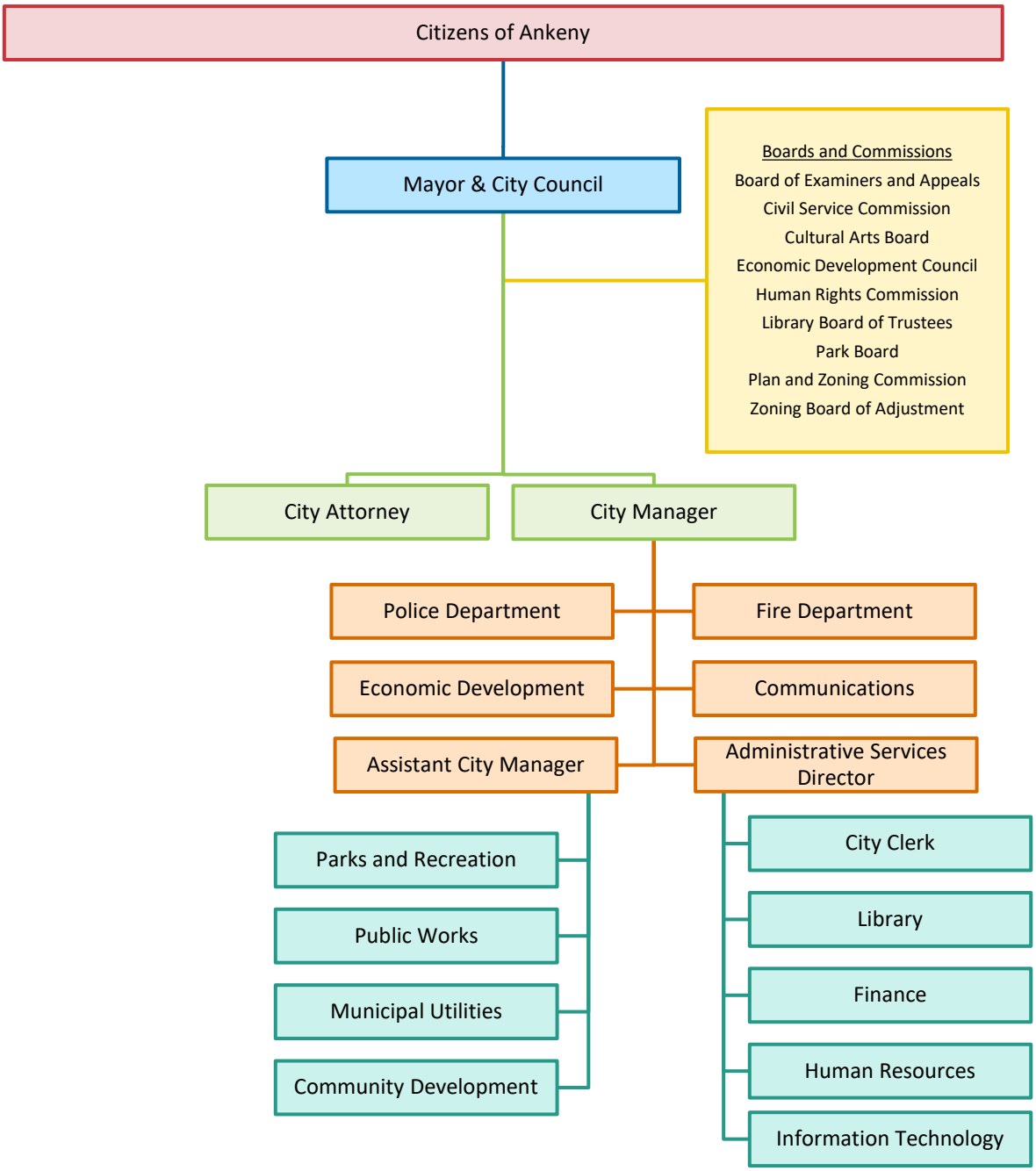
Source: U.S Census Bureau

Citizen Survey Results – The City conducts a Triennial Citizen Survey to gather resident feedback on Ankeny's livability. The term "livable community" refers to a place that is not only habitable, but desirable; a place not only where people do live, but where they want to live. Performance ratings from the 2024 survey are included in the departmental sections, while benchmark scores indicating how residents rate the City of Ankeny as a livable community are shown below. Any difference greater than six percentage points is considered statistically significant and is classified as 'higher' or 'lower'.

			2021 Compared to	
Strategic Goal	Benchmark	Percent Rating Excellent or Good	Previous Survey	National Benchmark
Upgrade Essential Infrastructure	Overall quality of transportation system	56%	Similar	Similar
	Ease of travel by car	67%	Higher	Similar
	Sidewalk maintenance	70%	Similar	Similar
	Overall quality of utility infrastructure	77%	Lower	Similar
Deliver Exceptional Service	Quality of services provided	81%	Similar	Similar
	Value of services for the taxes paid	62%	Higher	Similar
	Overall customer service by City employees	88%	Similar	Similar
	Being open and transparent to the public	58%	Similar	Similar
Enhance Quality of Life	Ankeny as a place to live	93%	Similar	Similar
	Overall quality of life	91%	Similar	Similar
	Recommend living in Ankeny	89%	Similar	Similar
	Overall image or reputation	83%	Similar	Similar
Ensure Economic Vitality	Overall economic health	88%	Similar	Higher
	Well-planned residential growth	64%	Similar	Higher
	Well-planned commercial growth	61%	Similar	Higher

Organizational Chart

The City operates under a Mayor/Council/Manager form of government. The City Council is the governing body of the City, consisting of five members elected at large for overlapping terms of four years. The Mayor is also elected for a term of four years. The City Manager is appointed by the Council and is responsible for the day-to-day operations of the City. Department directors work under the leadership of the City Manager to administer the services offered by the City. In addition, the City Council appoints citizens to serve on special boards and commissions.



Strategic Plan

The strategic plan helps align financial resources with the City's priorities and long-term goals, ensuring that budget allocations support strategic initiatives effectively. This integration fosters efficiency, accountability and the ability to adapt to changing circumstances, ultimately enhancing the City's overall effectiveness and sustainability.

VISION

Ankeny is a multigenerational hometown with an independent community spirit. Residents enjoy a safe community, an active lifestyle, thriving businesses and easy connectivity to the region.

MISSION

The mission of the City of Ankeny is to provide customer-focused, high-quality services and sound fiscal management. By advocating for and engaging our community, we enhance quality of life and protect the community's interests.

VALUES

TEAMWORK
We believe that success comes from working together as collaborators and partners, striving daily to earn and sustain the trust of citizens and coworkers alike.

RESPECT
We treat each other, our residents and our customers as we expect to be treated, with courtesy and sensitivity to their feelings, rights and traditions.

INTEGRITY
We are honest, truthful and ethical in all things.

QUALITY
We hold ourselves to high standards of service excellence, meeting and exceeding the expectations of those we serve.

PROFESSIONALISM
We are committed public servants and intentional caretakers of public resources while responsively and reliably meeting our community's needs.

COMMUNICATION
We interact with others in an open, respectful, positive and transparent manner.

GOALS



Strategic Goals and Objectives:

The following goals provide the framework for strategic objectives and performance measures that support the City Council's vision statement, mission statement and core values. These strategic objectives guide the development of the budget, allocation of resources and departmental performance measures to prioritize and accomplish essential tasks.



Goal 1 – Upgrade Essential Infrastructure

Ankeny's public infrastructure is thoughtfully planned, safely operated, regionally connected and systematically maintained.

- Objective 1.1 Reduce traffic congestion and improve traffic safety.
- Objective 1.2 Maintain aging infrastructure.
- Objective 1.3 Continue to examine and fund existing facility maintenance and future expansion needs.
- Objective 1.4 Maintain parks and facilities at a high level.
- Objective 1.5 Complete transportation plan and address long-term public transit needs.
- Objective 1.6 Improve major transportation corridors for all modes of travel (vehicle, bikes, pedestrians).
- Objective 1.7 Identify, present and implement enhanced engineering standards for public infrastructure.



Goal 2 – Exercise Financial Discipline

We are effective stewards of the public resources entrusted to our care and take seriously our obligation to provide services that responsibly balance service levels and costs.

- Objective 2.1 Prioritize core services and align new services/program budgets to the City's mission.
- Objective 2.2 Maximize City services at the current tax rate.
- Objective 2.3 Improve long-range financial planning for replacement costs and major investments.
- Objective 2.4 Reduce the City's debt burden.
- Objective 2.5 Diversify revenue sources.
- Objective 2.6 Actively manage City fees for cost recovery, competitiveness and mandates.



Goal 3 – Deliver Exceptional Service

Ankeny's high-quality public services are responsive to our citizen's needs, readily accessible, courteously delivered and professionally managed.

- Objective 3.1 Provide sufficient staffing to achieve exceptional service levels.
- Objective 3.2 Leverage technology to improve return on investments, operational efficiencies and public access to City services.
- Objective 3.3 Maintain high citizen satisfaction rating.
- Objective 3.4 Strengthen collaboration and innovation between City departments.



Goal 4 – Enhance Quality of Life

Ankeny is renowned for its hometown feel, safe and livable neighborhoods, active lifestyle and attractive public spaces in which to play, relax and learn.

- Objective 4.1 Achieve a hometown feel through events, safety, place-making and community trends.

- Objective 4.2 Develop unique attractions, neighborhoods and recreational spaces.
- Objective 4.3 Assess the quality of current sports complex amenities, consider options and alternatives that address indoor facility needs.
- Objective 4.4 Update zoning and subdivision ordinances.



Goal 5 – Strengthen Community Engagement

Ankeny is governed openly and transparently, building and sustaining trust through the inclusion and involvement of a well-informed citizenry.

- Objective 5.1 Optimize existing partnerships and support new ones.
- Objective 5.2 Optimize the use of internal and external communication tools and techniques.
- Objective 5.3 Engage the public in "spreading-the-word" of City successes.



Goal 6 – Ensure Economic Vitality

Ankeny's economy is both robust and resilient, carefully blending diverse residential and commercial development for generational sustainability.

- Objective 6.1 Practice purposeful and bold economic development.
- Objective 6.2 Expand the commercial tax base and job opportunities.
- Objective 6.3 Responsibly guide community growth, redevelopment and revitalization.
- Objective 6.4 Implement a proactive annexation process.
- Objective 6.5 Increase tax base and densities.



Goal 7 – Provide Regional Leadership

Elected and appointed officials of the City of Ankeny actively participate in leading public interest organizations, adopting and advocating for policies that advance the interests of our citizens, the region and the state.

- Objective 7.1 Support regional initiatives benefitting Ankeny.
- Objective 7.2 Assume leadership roles in key regional government organizations.
- Objective 7.3 Collaborate with other suburban communities.
- Objective 7.4 Increase City presence at industry conferences.



Goal 8 – Become the Employer of Choice

The City of Ankeny employs devoted, talented and high demand personnel and recruits, retains, values and rewards employees who are committed to the City's vision and mission.

- Objective 8.1 Attract and retain a high-performing, diverse and competent City staff team.
- Objective 8.2 Address employee health and well-being.
- Objective 8.3 Increase training and development opportunities.
- Objective 8.4 Encourage collaborative and collegial coworker relationships.
- Objective 8.5 Implement robust and competitive recruiting.
- Objective 8.6 Increase flexibility for the City workforce.

Strategic Plan Goals by Department

The strategic plan goals serve as the basis for departments as they set departmental goals that align with the City Council's vision and mission statements. Departmental goals, along with their related performance measures, are tied to the strategic plan goals to foster greater operational sustainability and accountability.

The relationship between the strategic plan goals and departments is illustrated here. Greater detail is given in the departmental performance measures throughout the sections that follow.

Department	Upgrade Essential Infrastructure 	Exercise Financial Discipline 	Deliver Exceptional Service 	Enhance Quality of Life 	Strengthen Community Engagement 	Ensure Economic Vitality 	Provide Regional Leadership 	Become the Employer of Choice 
Ankeny Kirkendall Public Library			✓	✓				
City Clerk			✓					
City Manager		✓	✓	✓		✓		
Communications					✓			
Community Development	✓					✓		
Economic Development						✓		
Finance		✓						
Fire Department			✓					
Human Resources								✓
Information Technology			✓					
Mayor and City Council							✓	
Municipal Utilities	✓							
Parks and Recreation	✓			✓				
Police Department			✓	✓				
Public Works	✓		✓					

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www.ankenyiowa.gov

April 21, 2025

To the Honorable Mayor, Members of the City Council and Residents of Ankeny:

I am pleased to present the City of Ankeny's Adopted Annual Budget for the fiscal year beginning July 1, 2025 and ending June 30, 2026. This budget includes a two-year operating plan and a five-year capital improvement program to support long-term financial planning. It focuses on delivering reliable and efficient municipal services, investing in essential infrastructure and advancing the priorities outlined in our strategic plan. The budget also maintains strong reserves to help manage unforeseen expenses and revenue fluctuations.

The adopted budget maintains the City's property tax levy at $9.90 per $1,000 of taxable property valuation, the lowest among cities with a population over 5,000 in the Des Moines metro area. While the levy remains unchanged, further reductions are unlikely without the addition of new revenue sources.

Like many other cities, Ankeny continues to face ongoing fiscal challenges. Recent state property tax legislation, along with inflation and rising labor costs, is placing added pressure on both operating and capital budgets. If these trends continue, or if additional revenue-limiting legislation is approved or an economic downturn occurs, it could necessitate reductions in service levels or increases in property taxes. This risk is especially significant as our population grows and demand to deliver current service levels increases.

Despite these financial challenges, the City enters the new fiscal year in a strong financial position. The adopted budget reflects fiscal discipline by limiting discretionary spending growth while completing staffing for Fire Station No. 4. Resources have been carefully prioritized to support core services such as public safety, public works and municipal utilities. At the same time, the budget acknowledges the financial pressures facing the City and takes a cautious, balanced approach to long-term planning.

While the budget is balanced, it includes a structural deficit in the City's general fund, the primary operating fund. This means ongoing expenses currently exceed ongoing revenues, requiring the use of one-time resources, such as reserves, to support recurring costs. In the near term, the City will manage this gap through limited use of fund balance and continued fiscal discipline.

However, this approach restricts the City's ability to expand services and grow staffing levels at the pace needed to maintain or enhance existing service levels. To address this structural imbalance and support long-term financial sustainability, the City will continue to evaluate a variety of financial and operational strategies. These include identifying new or further diversifying revenue sources, improving operational efficiency and reexamining service delivery models to better align spending with available revenues. Proactive planning and responsible financial management will remain key to preserving the City's strong fiscal foundation in the years ahead.

Strategic Plan

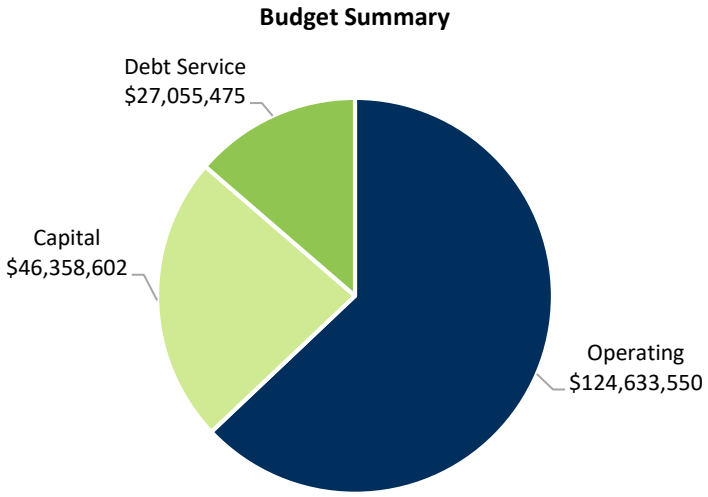
The annual budget serves as an important tool for implementing the City's strategic plan. The strategic plan helps the City Council set clear priorities and ensure those priorities are reflected in the budget and the work of each department. It also includes ways to measure progress and stay on track with the City Council's goals.

The City Council's current strategic plan goals are:



Budget Summary

The total fiscal year 2026 budget is $198,047,627, an increase of $7,961,515, or 4.19%, compared to the revised fiscal year 2025 budget. The budget includes operating, capital and debt service expenditures. Operating expenditures total $124,633,550, an increase of $18,943,027, or 17.92%, primarily due to rising personnel costs and the addition of public safety staffing. Capital expenditures across both business type activities/enterprise and capital projects funds total $46,358,602, a decrease of $11,953,433, or 20.50%, reflecting a smaller capital improvement program and the timing of capital projects. Debt service expenditures total $27,055,475, an increase of $971,921, or 3.73%, resulting from annual capital project borrowings.



The budget includes total revenues of $194,127,593, up from $173,283,118 in the revised fiscal year 2025 budget, representing a 12.03% increase. Property taxes are the City's primary funding source for general government operations and account for 29.56% of total revenues. The remaining 70.44% of revenues is from non-property tax sources with a significant reliance on service charges at 27.05%, comprised largely of user fees related to business type activities/enterprise funds (i.e. solid waste, water, sewer, storm water and golf course). Bond proceeds and intergovernmental revenues at 22.37% and 7.39%, respectively, also constitute a large percentage. Bond proceeds are a major funding source for the annual capital improvement program and intergovernmental revenues vary based on monies received from federal, state and local governments in the form of grants, revenue sharing or cost-sharing arrangements.

The following schedule provides a summary of all budgeted revenues, net of transfers, for the fiscal year beginning July 1, 2025. It includes the percentage of total revenues, along with the amount and percentage change compared to the prior year's amended revenues.

Revenues	2025-26 Budget	% of Total	$ Change from 2024-25 Revised	% Change from 2024-25 Revised
Property Taxes	$ 57,387,771	29.56%	$ 3,112,054	5.73%
Tax Increment Financing	8,322,035	4.29%	345,674	4.33%
Non-Property Taxes	4,423,831	2.28%	(300,440)	-6.36%
Licenses and Permits	2,028,600	1.04%	1,000	0.05%
Use of Money and Property	6,472,083	3.33%	(1,190,055)	-15.53%
Intergovernmental	14,337,817	7.39%	737,152	5.42%
Service Charges	52,508,679	27.05%	3,030,611	6.13%
Special Assessments	-	0.00%	(1,203,490)	-100.00%
Miscellaneous	5,228,899	2.69%	957,667	22.42%
Bond Proceeds	43,417,878	22.37%	15,354,302	54.71%
Total	**$ 194,127,593**	**100.00%**	**$ 20,844,475**	**12.03%**

The fiscal year 2026 budget reflects an increase in total expenditures from $190,086,112 in the revised fiscal year 2025 budget to $198,047,627 in fiscal year 2026, an increase of $7,961,515, or 4.19%. Excluding debt service and capital projects expenditures, the change between the two years is an increase of $18,943,027, or approximately 17.92%. While growth in the operating budget was limited overall, the water fund includes a significant one-time capital contribution of $17,272,586 for the City's membership in Central Iowa Water Works.

The following schedule provides a summary of all budgeted expenditures, net of transfers, for the fiscal year beginning July 1, 2025. It includes the percentage of total expenditures, along with the amount and percentage change compared to the prior year's amended expenditures.

Expenditures	2025-26 Budget	% of Total	$ Change from 2024-25 Revised	% Change from 2024-25 Revised
Public Safety	$ 35,885,283	18.12%	$ 650,158	1.85%
Health and Social Services	-	0.00%	-	0.00%
Culture and Recreation	12,457,080	6.29%	108,088	0.88%
Public Works	10,288,758	5.20%	(1,362,884)	-11.70%
Community and Economic Development	6,162,512	3.11%	(321,173)	-4.95%
General Government	5,639,443	2.85%	(54,799)	-0.96%
Debt Service	27,055,475	13.66%	971,921	3.73%
Business Type Activities/Enterprise	71,339,485	36.02%	18,179,316	34.20%
Capital Projects	29,219,591	14.75%	(10,209,112)	-25.89%
Total	**$ 198,047,627**	**100.00%**	**$ 7,961,515**	**4.19%**

Further details on specific changes in revenues and expenditures can be found in the various financial sections and summaries following this transmittal letter. In addition, a further explanation of major trends is included in the "Major Revenue Sources" located in the Budget Summary section.

Tax Base Growth and Local Economy

The City continues to experience growth in both population and taxable valuation, reinforcing its position as one of Iowa's leading communities. According to the U.S. Census Bureau's 2024 special census, Ankeny's population has grown to 76,207, an increase of 8,320 residents since 2020, averaging six new residents per day. This growth makes Ankeny the fifth-largest city in Iowa.

The table below compares the taxable valuation of Iowa's ten largest cities. It highlights Ankeny's strong position, ranking fifth in population, fourth in total taxable valuation, first in taxable valuation growth and second in taxable valuation per capita.

Comparison of Taxable Valuation

City	Population Per 2024 U.S. Census Bureau Estimate	01/01/24 Taxable Valuation	Taxable Valuation Growth	Taxable Valuation Per Capita
Des Moines	213,096	9,425,244,122	2.38%	44,230
Cedar Rapids	137,904	7,814,323,695	4.81%	56,665
West Des Moines	73,664	6,870,255,310	5.46%	93,265
Ankeny	76,727	5,729,883,348	5.73%	74,679
Davenport	100,938	5,407,833,854	3.82%	53,576
Iowa City	76,710	4,493,695,553	2.62%	58,580
Ames	69,026	3,656,669,644	2.60%	52,975
Council Bluffs	62,665	3,720,193,814	5.35%	59,366
Sioux City	86,875	3,531,173,087	0.20%	40,647
Waterloo	67,477	2,362,220,554	1.97%	35,008

Ankeny experienced strong growth in taxable assessed valuations in 2024, with an increase of $310 million, or 5.73%, for general government purposes and $322 million, or 5.63%, for debt service purposes. This growth was driven by the addition of $242 million in residential property, $67 million in commercial property and $16 million in industrial property. These increases were partially offset by a $404,872 reduction in utilities property and $14 million in property tax exemptions.

Construction activity in 2024 totaled $380 million in new investment, including:

- $135 million in non-residential construction permits were issued, resulting in 18 new commercial buildings.
- $234 million in residential construction permits were issued, adding 661 new housing units, including:
  - 393 single-family detached homes
  - 259 townhomes
  - 9 multi-family units
- $11 million in permits were issued for additions, alterations and miscellaneous projects.
- 524 new residential lots were platted and 462 acres were annexed into the city.
- Major projects recently completed or nearing completion include: Deere & Company sprayer manufacturing facility expansion, Amazon same-day delivery facility, four-story mixed-use building in the Prairie Trail development, Cummins engine up-fit facility and Hobby Lobby retail store.
- Projects currently underway include: Community State Bank four-story class A office building, DR Horton single-story office building, MHC Kenworth semi-truck sales and service center, Deere & Company coordinated measuring lab expansion and corporate aircraft hangars at Ankeny Regional Airport.

Economic fundamentals remain strong. In 2024, Ankeny's unemployment rate was 2.4%, lower than the county (3.0%), state (2.9%) and national (4.0%) rates. The City's median family income is 146.49% of the national average, reflecting a high level of overall economic well-being.

While the community's growth remains robust, the City is mindful of broader economic headwinds including inflation, labor market pressures and elevated interest rates. These conditions are expected to moderate construction and valuation growth in fiscal year 2026, which is projected to remain consistent with fiscal year 2025 levels. This approach to growth, construction activity and associated revenue is conservative, but essential to balancing growth with long-term financial sustainability.

Budget Impacts

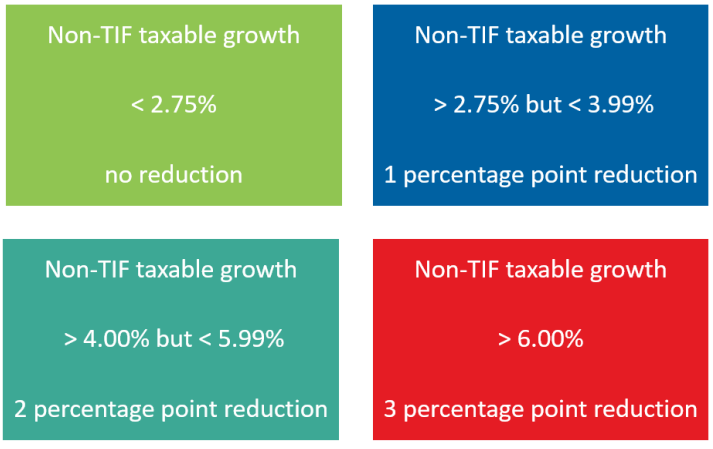
The fiscal year 2026 budget was developed within the context of several financial headwinds:

- Senate File 619, approved in 2021, gradually phases out the commercial and industrial property tax replacement ("backfill") over a five or eight-year period, depending on a city's valuation growth. The table below summarizes the annual backfill revenue across all funds over the five-year period. In fiscal year 2026, the City will lose $213,482 in backfill revenue, equivalent to $0.037 per $1,000 of taxable valuation. Cumulatively, from fiscal year 2022 through fiscal year 2026, the City will have lost $852,279 in backfill revenue, the equivalent of $0.149 per $1,000 of taxable valuation.

Fund	FY 2022 Backfill	FY 2023 Backfill	FY 2024 Backfill	FY 2025 Backfill	FY 2026 Backfill
General	$ 648,026	$ 518,323	$ 392,070	$ 255,374	$ 125,222
Aviation Authority	16,067	12,351	9,280	5,587	2,734
Police and Fire Retirement	58,911	46,307	34,746	23,322	11,665
Employee Benefits	-	-	-	8,303	6,717
Debt Service	342,757	276,946	204,349	134,377	67,144
Total Backfill	**$ 1,065,761**	**$ 853,927**	**$ 640,445**	**$ 426,964**	**$ 213,482**

- House File 2552, approved in 2022, transitioned the business property tax credit into an assessment limitation. It applies the residential rollback to the first $150,000 of taxable valuation of commercial, industrial and railroad properties. The state appropriated up to $125 million annually as backfill to prevent a reduction in local government revenues. However, the Legislative Services Agency estimates that by fiscal year 2030, this amount will be insufficient to cover the total cost of the program. In fiscal year 2026, the City's estimated reimbursement is $302,454.

- House File 718, Division II, approved in 2023, and Senate File 2442, approved in 2024, consolidate several general fund levies and the emergency levy into a combined general fund levy (CGFL). This new CGFL is subject to potential limitations or reductions based on the City's non-TIF taxable valuation growth, as shown on the right.

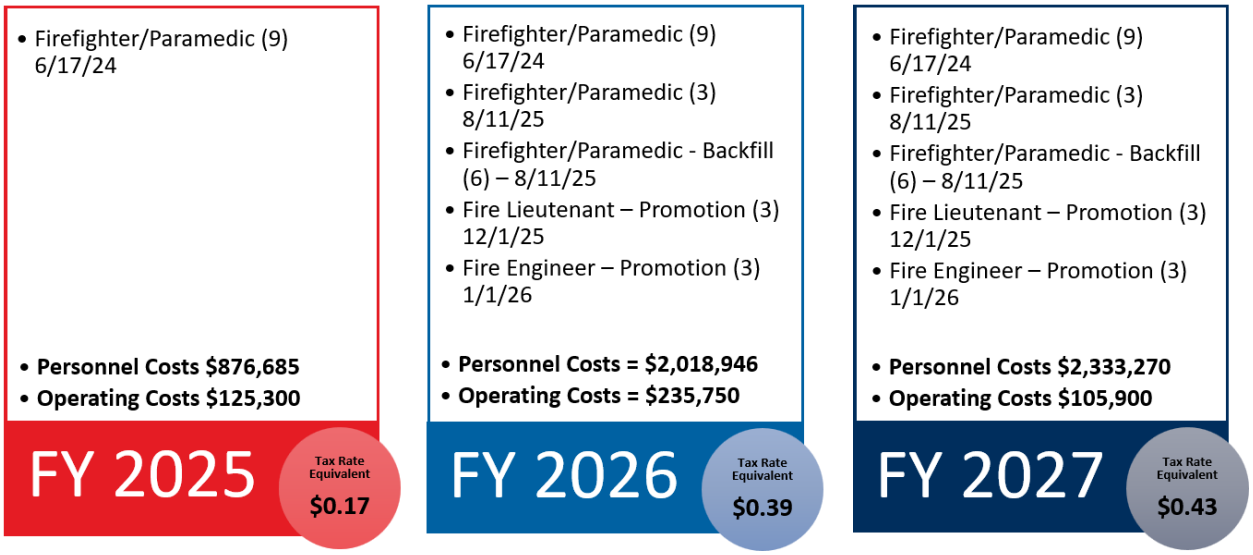
  For fiscal year 2026, non-TIF taxable valuation growth was 5.73%. Because this growth exceeded 4.00% but was less than 5.99%, a 2 percentage point limitation was applied, reducing the CGFL from $6.02243 to $5.90434. As a result, the City's adjusted non-TIF taxable valuation growth was reduced to 3.66%.

  House 718, Division V, created a new homestead exemption for property owners aged 65 and over, in addition to the existing homestead credit. This additional exemption is $6,500 for fiscal year 2026. The current homestead credit will continue to be state-funded; however, there is no state reimbursement for the exemption created in this division. The estimated revenue loss to the City for fiscal year 2026 is $280,180.

  House File 718, Division VI, increased the military exemption for eligible property owners to $4,000, beginning in fiscal year 2025. This exemption will not be state-funded for fiscal years starting in 2025. The estimated revenue loss to the City for fiscal year 2026 is $71,122.

- The combined impact of legislative changes results in a fiscal year 2026 revenue loss of $1,241,408, or a $0.22 tax rate equivalent, with a portion of this loss currently being offset by the employee benefits levy.
- Fire Station No. 4, scheduled to open on January 1, 2026, represents a major investment in both personnel and operational resources. In fiscal year 2026, the budget includes the hiring of nine full-time equivalent (FTE) positions—three firefighter/paramedics, three fire lieutenants and three fire engineers—as well as associated operating costs. By fiscal year 2027, the station will be fully staffed with 18 FTEs, with total personnel costs of $2,333,270 and operating costs of $105,900.

  The table below outlines the phased staffing and associated expenditures for Fire Station No. 4.



- Since the pandemic, expenditure growth has outpaced revenues. Although most revenue sources have recovered, overall growth has not kept pace with rising costs. Contributing factors include inflation, increased demand for public services and legislative changes. Additionally, long-term investments in infrastructure and expanded staffing, such as Fire Station No. 4, have placed added pressure on the City's financial resources.
- In an effort to manage costs, the City is reviewing several cost recovery strategies.

Strategy/Action	Status	Description/Outcome
Charge convenience fee	Completed	Recovers costs associated with credit and debit card processing
Reduce bi-annual City Guide size	Completed	Reduces printing and mailing expenses
Reduce Library operating hours	Completed	Lowers staffing and utility costs
Re-evaluate Senior Center membership fees	Completed	Updates fees to reflect usage and costs
Review Parks and Recreation programming fees	Completed	Aligns fees with actual cost of service delivery
Withdraw from Metro Coalition	Completed	Reduces consulting and management fees
Annual fee review	In-progress	Conducts a comprehensive review of all City fees
Evaluate regional funding agreements	In-progress	Ensures funding supports City priorities
Re-evaluate 28E Agreements for Fire and Emergency Medical Services	In-progress	Reviews intergovernmental service agreements
Reduce Senior Center operating hours	In-progress	Decreases staffing and utility expenses
Review cost allocation plan and realign fees	In-progress	Promotes fair distribution of costs through updated fee structures

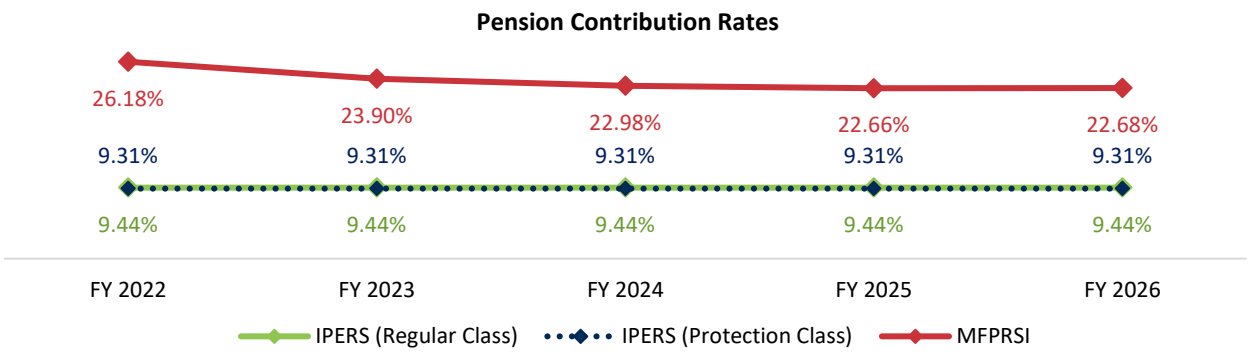
Budget Highlights

The fiscal year 2026 budget includes the following major highlights:

- Authorizes 380.82 full-time equivalent (FTE) positions, including 180.50 public safety and 200.32 non-public safety positions. Personnel costs, covering salaries and benefits, total $53,792,753, representing 43.16% of the total operating budget.
- Funds 13.13 new FTE positions across all funds. These positions support service level expansion and address workload demands across multiple departments. These positions include the following:

Position	FTE	FT/PT	Budget Activity
Police Officer (SRO)	1.00	FT	Police Operations
Fire Lieutenant	3.00	FT	Fire Suppression
Fire Engineer	3.00	FT	Fire Suppression
Firefighter/Paramedic	3.00	FT	Emergency Medical Services
Recreation Specialist	0.06	PT	Community Centers
Administrative Clerk	0.07	PT	Community Centers
Engineering Technician II	1.00	FT	Public Works Engineering
Utilities Operator I	1.00	FT	Water Maintenance
Engineering Technician II	1.00	FT	Stormwater Administration

- Implements adjustments to non-union pay scales for full-time, permanent part-time and seasonal employees. All non-union pay plans received a 3% across-the-board increase.
- AFSCME union employees (covering golf course maintenance, municipal utilities, park maintenance and public works) opted not to recertify as a bargaining unit. Effective July 1, 2025, these employees will transition to non-union status and will be covered under the City's employee handbook.
- Includes collective bargaining agreements with the Ankeny Police Department Employees' Union (Teamsters Local No. 238) and the Ankeny Career Firefighters Union (International Association of Fire Fighters). The police contract provides for a 3% across-the-board wage increase, while the fire union is currently negotiating a new contract; the budget assumes a 4% across-the-board increase for fire personnel.
- Incorporates the City's required contributions to two state-mandated pension systems: the Iowa Public Employees Retirement System (IPERS) and the Municipal Fire and Police Retirement System of Iowa (MFPRSI). Most City employees are covered by IPERS, while sworn police officers and full-time career firefighters are covered by MFPRSI. For fiscal year 2026, the City's contribution rates to IPERS will remain unchanged at 9.44% for regular members and 9.31% for protection class members. The City's contribution rate to MFPRSI will see a slight increase, rising from 22.66% to 22.68%.

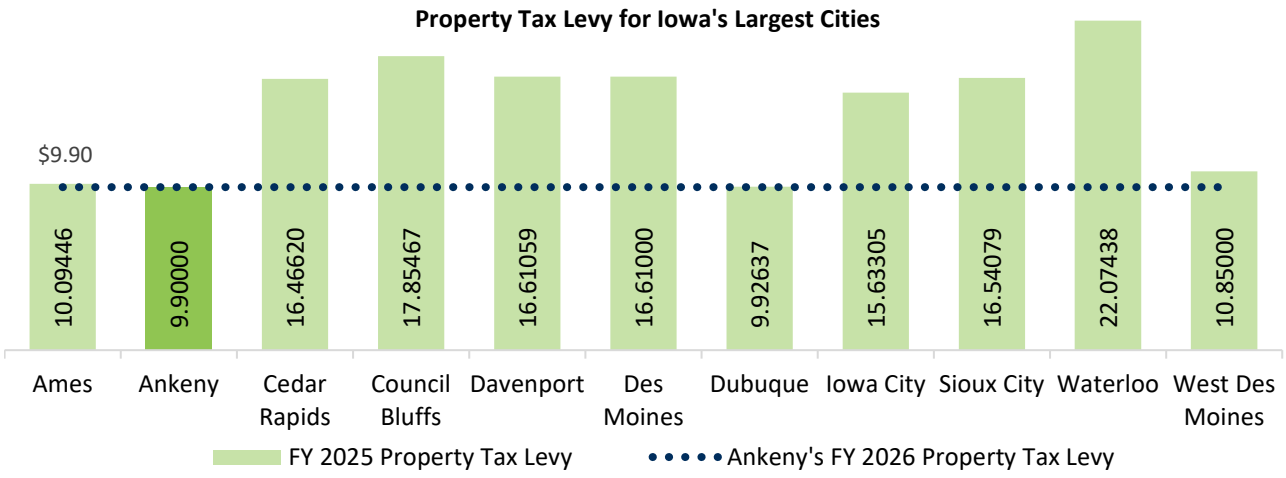


Under current Iowa law, any increase in IPERS contribution rates must be shared between the City and its employees, with employees responsible for 40% of the increase. In contrast, the full cost of any future contribution rate increases to MFPRSI is the responsibility of the City.

- Maintains the City's total property tax levy of $9.90000 per $1,000 of taxable property valuation. Under House File 718 and Senate File 2442, the CGFL must be reduced from $6.02243 to $5.90434 for fiscal year 2026. To offset this reduction, the employee benefits levy will increase from $0.19581 to $0.31673. The aviation authority levy will decrease slightly from $0.13176 to $0.12893, while the police and fire retirement and debt service levies will remain at $0.55000 and $3.00000, respectively.

Property Tax Levy	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
General	$ 6.05000	$ 6.15330	$ 6.20310	$ 6.02243	$ 5.90434
Aviation Authority	0.15000	0.14670	0.14690	0.13176	0.12893
Police and Fire Retirement	0.55000	0.55000	0.55000	0.55000	0.55000
Employee Benefits	0.00000	0.00000	0.00000	0.19581	0.31673
Debt Service	3.20000	3.05000	3.00000	3.00000	3.00000
Total Property Tax Levy	**$ 9.95000**	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**

- Maintains the lowest property tax levy among Iowa's largest cities. Ankeny and Iowa City remain the only major cities in the state with a population of more than 50,000 that have not adopted a local option sales tax to diversify their revenue sources.



- Implements several adjustments to the City's utility rates:
  - Solid waste fees will increase $0.06 per month.
  - Water rates will increase 6% for water usage and 4% for availability charges.
  - Sewer rates will increase 7.5% for sewer usage and availability charges.
  - Storm water rates will remain unchanged; however, the maximum equivalent residential unit (ERU) per month for commercial, industrial and multi-family will increase from 90 ERU to 100 ERU.

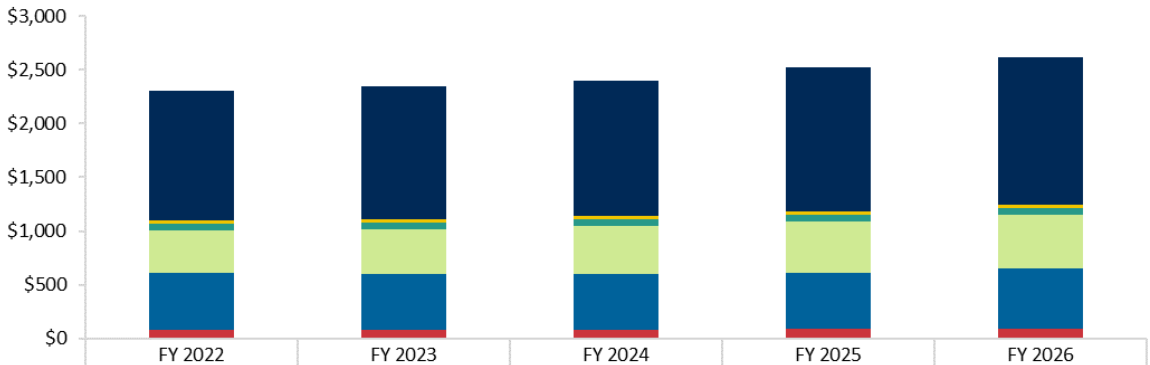
Financial Impact

It is important to understand the financial impact of the property tax levy and utility rate changes adopted in the fiscal year 2026 budget. These changes affect residential and commercial properties differently, depending on factors such as taxable valuation, rollback percentage, meter size and impervious surface area.

The following charts show the estimated impact on a typical residential property in Ankeny. Because residential property assessments are updated every two years by the Polk County Assessor, the average residential property valuation remains unchanged from fiscal year 2025 at $302,400. The increase in property tax costs is due to a change in the residential rollback rate, from 46.3428% to 47.4316%. With the adopted increases in solid waste, water and sewer rates, a residential property valued at $302,400 is expected to pay approximately $8.25 more per month, or $99 more annually, for city services.

Increased Annual Cost to $302,400 Home for City Services		
Property Tax	$	33
Utility Franchise Fee		-
Solid Waste		1
Water		26
Sewer		39
Storm Water		-
Total Increased Cost	**$**	**99**

Annual Financial Impact to Residential Property
Estimate Based on Median Assessed Value

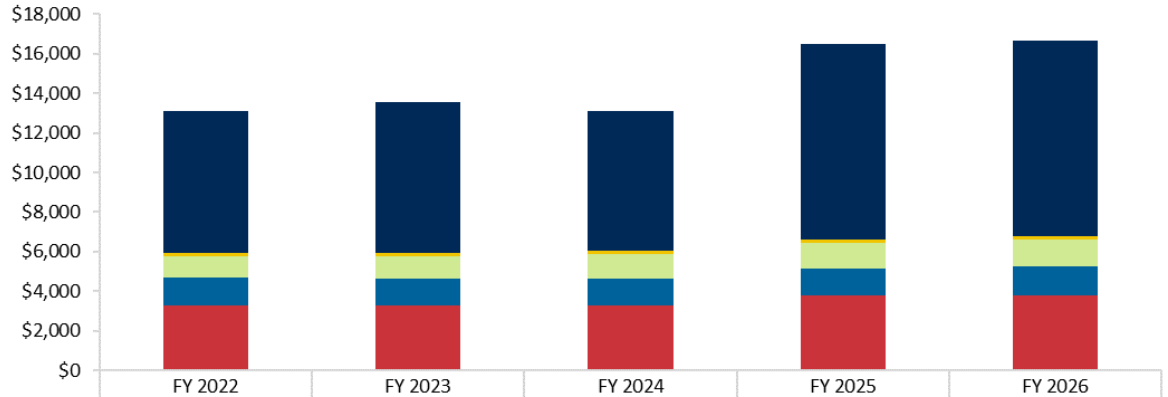


	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Property Tax	$1,207	$1,239	$1,251	$1,339	$1,372
Utility Franchise Fee	$35	$35	$35	$35	$35
Solid Waste	$54	$59	$62	$62	$63
Water - 5/8" Meter	$397	$419	$449	$476	$502
Sewer - 5/8" Meter	$536	$520	$520	$520	$559
Storm Water - 1 ERU	$78	$78	$78	$90	$90
Total	$2,307	$2,350	$2,394	$2,522	$2,621
Percent Change	1.0%	1.9%	1.9%	5.4%	3.9%
Property Value	$223,700	$240,100	$240,100	$302,400	$302,400

The following charts show the estimated impact on a typical commercial property in Ankeny. Because commercial property assessments are updated every two years by the Polk County Assessor, the average commercial property valuation remains unchanged from fiscal year 2025 at $1,180,000. The increase in property tax costs is due to recent legislation that replaced the business property tax credit with a permanent and automatic assessment limitation. This change applies the residential rollback rate to the first $150,000 of assessed value for all commercial, industrial and railroad properties. For fiscal year 2026, the residential rollback rate increased from 46.3428% to 47.4316%. With the adopted increases in water and sewer rates, a commercial property valued at $1,180,000 is expected to pay approximately $15.75 more per month, or $189 more annually, for city services.

Increased Annual Cost to $1,180,000 Business for City Services		
Property Tax	$	16
Utility Franchise Fee		-
Water		74
Sewer		99
Storm Water		-
Total Increased Cost	**$**	**189**

Annual Financial Impact to Commercial Property
Estimate Based on Median Assessed Value



	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Property Tax	$7,173	$7,587	$7,062	$9,865	$9,882
Utility Franchise Fee	$171	$171	$171	$171	$171
Water - 1" Meter	$1,097	$1,161	$1,245	$1,324	$1,398
Sewer - 1" Meter	$1,362	$1,321	$1,321	$1,321	$1,421
Storm Water - 40 ERU	$3,307	$3,307	$3,307	$3,816	$3,816
Total	$13,110	$13,547	$13,106	$16,498	$16,687
Percent Change	-0.3%	3.3%	-3.3%	25.9%	1.1%
Property Value	$801,000	$851,500	$851,500	$1,180,000	$1,180,000

Capital Budget and Debt Service

The capital budget for fiscal year 2026 across both the business type activities/enterprise and capital project funds totals $46,358,602 and the five-year capital improvement program totals $235,836,955. This budget prioritizes investment in capital projects to support ongoing growth and reinvestment in existing infrastructure. It also reflects the City Council's strategic plan priorities and is informed by adopted master plans and technical studies.

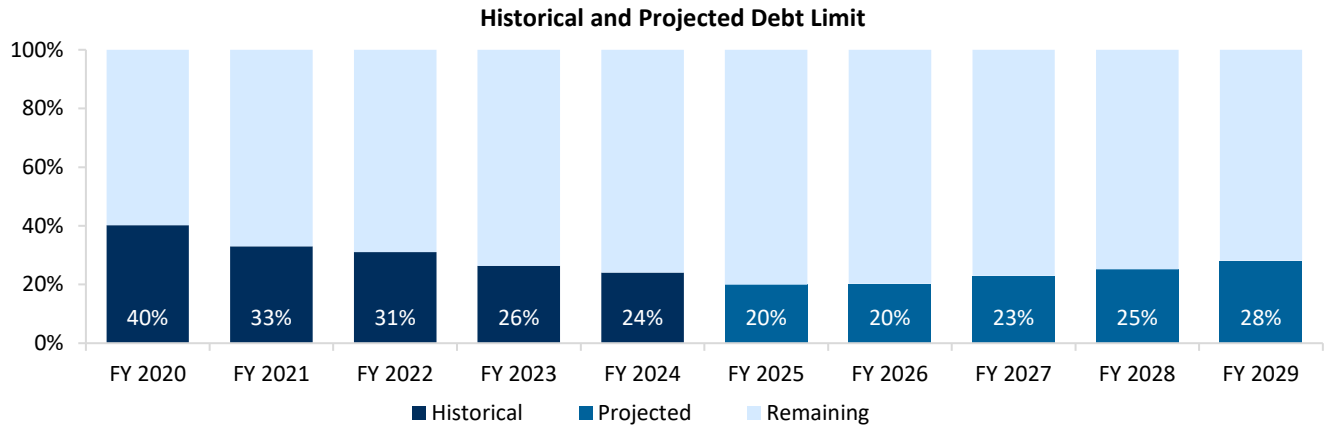
Significant projects scheduled for calendar year 2026 include:

- Deer Creek Trunk Sewer Extension – Phase 1
- West 1st Street Widening and Improvements – Phase 2
- North Ankeny Boulevard Improvements – 1st Street to 11th Street
- South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street
- NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements
- Interstate 35 and NE 36th Street Interchange Improvements
- Elevated Water Storage Tower No. 4

The capital budget and debt service fund are closely aligned, with general obligations bonds serving as the primary funding source for the capital improvement program. Property taxes, particularly those collected from the debt service levy, are used to pay the principal and interest payments on the bonds issued for infrastructure projects. For fiscal year 2026, the City plans to issue $27,515,000 in general obligation bonds and $6,960,000 in water revenue bonds to finance the 2026 capital improvement program. An additional $8,623,000 in water revenue capital loan notes is also planned to fund the capital contribution to Central Iowa Water Works.

The state constitution limits outstanding debt to no more than 5% of the actual value of all taxable property within the City's corporate limits. In addition, the City Council's debt management policy imposes a more stringent requirement, stating that general obligation debt should not exceed 75% of the state-mandated limit. The budget forecasts outstanding general obligation debt of $111 million for fiscal year 2026. This leaves a remaining capacity of $439 million, representing 20% of the constitutional debt limit and 27% of the City Council's debt limit policy. Debt utilization is projected to average 23% based on the 2025-2029 Capital Improvement Program.

The following graph represents the historical and projected debt limit:



In 2024, Moody' Investors Service affirmed the City's Aa1 rating for general obligation bonds and Aa2 rating for water revenue bonds, reflecting continued confidence in Ankeny's financial management. In its credit opinion, Moody's identified potential factors that could lead to a downgrade, including:

- A significant and sustained decline in reserves or liquidity to below 35% of revenue.

- A material growth in long-term liabilities ratio beyond 300%.
- A significant decline in debt service coverage below 1.7x.
- A deterioration of cash position to less than 150 days cash on hand.

Moody's also recognized the City's strengths, noting that it "benefits from a strong financial position, characterized by conservative budgeting practices, healthy reserves and substantial revenue raising flexibility." The City's strong financial condition and high bond ratings contribute to lower borrowing costs and ensure that property tax revenues are utilized efficiently to support infrastructure investment.

Future Budget Challenges

As we look ahead, the City remains committed to maintaining its financial strength while balancing the operational and capital needs of a rapidly growing community. Several near-term fiscal considerations will shape our approach:

- **Legislative Impacts on Property Tax Revenue:** Ongoing state-level property tax reform poses risks to the City's primary revenue source. Without a local option sales tax, Ankeny is more vulnerable to these changes.
- **Inflation and Economic Volatility:** Rising costs and fluctuating interest rates continue to strain long-term financial planning and service delivery.
- **Increased Costs and Expectations:** Expectations from residents and staff for enhanced services, higher wages and expanded benefits continue to rise. Meeting these demands may not be sustainable given the current fiscal and political climate.
- **Aging Infrastructure and New Development:** The City faces mounting pressure from deteriorating infrastructure, some failing earlier than anticipated, while newly annexed areas require significant investment to establish and maintain basic services. Both scenarios demand additional operational and capital resources.
- **Facility Capacity Constraints:** Several City facilities are at or nearing capacity, including the Public Works Maintenance Facility, Water Maintenance Facility, Police Department, Public Services, Park Maintenance and City Hall. As staffing grows to meet service demands, planning and funding future facility needs will be increasingly challenging.
- **Strategic Planning:** Introducing new priorities or initiatives may require additional funding, potentially straining limited resources or necessitating difficult compromises.
- **Workforce Competition:** The City faces heightened competition for talent. Retaining and attracting high-performing employees remains a priority and a challenge.
- **Uncertainty of Federal Funding:** Many infrastructure projects rely on federal funding sources, such as grants and earmarks. Shifting federal priorities, budget reductions or delays in appropriations introduce uncertainty and complicate long-term planning.

Summary of Changes from Recommended to Adopted Budget

Following budget workshops on the operating funds (general, road use tax, police and fire retirement and employee benefits funds) on February 10, 2025, the hotel/motel fund and business type activities/enterprise funds (solid waste, water, sewer and storm water funds) on February 24, 2025, and the requisite public hearings, the City Council adopted the Fiscal Year 2026 Budget on April 21, 2025. There were no changes from the recommended budget, which was informed by and reflected the strategic plan and various plans, studies, policies and service level priorities of the City, to the adopted budget.

Accomplishments in Financial Management

The Government Finance Officers Association of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2023. This was the 22nd consecutive year that the City has received this prestigious award. In order to be awarded the Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report that satisfies both generally accepted accounting principles and applicable legal requirements.

The Government Finance Officers Association of the United States and Canada also awarded a Distinguished Budget Presentation Award to the City for its annual budget document for the fiscal year beginning July 1, 2024. This represents the 26th consecutive year the City has earned this award. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide and as a communications device.

On May 13, 2024, Moody's Investors Service completed its annual credit review and affirmed the City's underlying credit ratings of Aa1 for general obligation bonds and Aa2 for water revenue bonds. Aa is the second-highest score that Moody's assigns to long-term debt and the credit is judged to be high quality with minimal credit risk.

Conclusion and Acknowledgements

This budget represents more than a financial plan, it serves as a strategic framework to support Ankeny's ongoing growth, long-term investments and overall community well-being. It reflects a shared commitment to aligning resources with priorities that deliver lasting value to our residents.

I would like to thank the department directors for their responsible management of public funds, sound policy development and forward-looking planning. Special recognition goes to Jennifer Sease, Administrative Services Director; Brandt Johnson, Assistant to the City Manager; and Alexia Grgurich, Budget Analyst, for their leadership and dedication in preparing both the budget and this document.

I also want to acknowledge the Mayor and City Council for their continued leadership and strategic vision. Their support ensures we remain fiscally responsible while planning for the City's future.

Respectfully Submitted,



Mike Schrock
Interim City Manager

BUDGET SUMMARY



city of Ankeny

Basis of Accounting and Budget

Cash Basis – A basis of accounting in which income is recorded when cash is received and expenses are recorded when cash is paid out.

Modified Accrual Basis – A basis of accounting in which revenues are recognized in the period they become available and measurable and expenditures are recognized in the period the associated liability is incurred.

The City prepares its budget for all funds on a cash basis, while the City's Annual Comprehensive Financial Report (ACFR) shows the status of the City's finances on the basis of Generally Accepted Accounting Principles (GAAP). The basis of budgeting differs from the basis of accounting used in the ACFR with the primary differences being the recognition of debt issuance and debt service principal payments, the recognition of depreciation expense and the treatment of capital outlay. Under GAAP standards, the City is required to use a modified accrual basis of accounting for governmental funds, while proprietary funds are required to use full accrual. Under the cash basis method of accounting, expenditures are recognized when cash is disbursed and revenues are recognized when cash is received.

The accounts of the City are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements. The City has the following fund types:

Governmental fund types

General Fund is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

Special Revenue Funds account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Debt Service Fund accounts for the servicing of general long-term debt not being financed by proprietary funds.

Capital Projects Fund accounts for and reports financial resources that are restricted, committed, or assigned to expenditures for capital outlay including the acquisition or construction of capital facilities and other capital assets.

The City has the following major governmental funds:

General Fund is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

Road Use Tax Fund, a special revenue fund, accounts for revenue sharing from state taxes related to transportation.

Tax Increment Financing Fund, a special revenue fund, accounts for taxes collected on the incremental increase in property value located within designated urban renewal areas and are to be used for activities within those areas.

Debt Service Fund accounts for the servicing of general long-term debt not being financed by proprietary funds.

Capital Projects Fund accounts for and reports financial resources that are restricted, committed, or assigned to expenditures for capital outlay including the acquisition or construction of capital facilities and other capital assets.

Proprietary fund types

Enterprise Funds are used to account for those operations that are financed and operated in a manner similar to private business or where the City Council has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Internal Service Funds account for operations that provide services to other departments or agencies of the City or to other governments on a cost-reimbursement basis.

The City has the following major enterprise funds:

Water Fund accounts for the operation and maintenance of municipal water infrastructure including towers, pumps, wells, pipes and the provision of water to the City.

Sewer Fund accounts for the operation and maintenance of the sanitary sewer collection system and its related sewer infrastructure.

Storm Water Fund accounts for the City's storm water utility including activities related to public education, street cleaning, drainage improvements and regulatory compliance.

Expenditures are classified by function. The term function refers to the major program areas identified by Iowa Administrative Code, Section 545–2.1. Standardized classification provides information on the purposes or objectives of expenditures. The program functions and samples of expenditures include:

Public Safety includes police, school crossing guards, animal control, emergency preparedness, fire, emergency medical services and code enforcement.

Health and Social Services includes special populations.

Culture and Recreation includes library, parks, recreation, community centers, aquatic centers, sports complexes and cemetery.

Public Works includes street lighting, public works engineering and operations, snow and ice control, traffic engineering and aviation authority.

Community and Economic Development includes housing authority, development engineering, community development and economic development.

General Government includes communications, mayor and city council, human resources, city manager, city clerk, finance, information technology and city hall building.

Debt Service includes the debt service fund.

Business Type Activities/Enterprise includes all enterprise funds and internal service funds. Enterprise funds include solid waste, water, sewer, storm water and golf course. Internal service funds include central garage, risk management, health insurance, sustainability revolving loan, economic development revolving loan and equipment reserve.

Capital Projects includes special assessments and capital projects funds.

These fund types are then categorized as budgeted or unbudgeted funds. Funds are considered budgeted if the City is required to certify their expenditures with the State of Iowa. All governmental and proprietary funds must be budgeted while internal service funds are not certified with the State and are unbudgeted.

Fund/Program Matrix

Fund	Budget Program										Subject to Appropriation	Major Fund (>10%)	Page Number
	Public Safety	Health and Social Services	Culture and Recreation	Public Works	Community and Economic Development	General Government	Debt Service	Business Type Activities/Enterprise	Capital Projects	Non-Program			
General:													
General	✓	✓	✓	✓	✓	✓					✓	✓	69
Hotel/Motel Tax			✓								✓	✓	142
Special Revenue:													
Fire Gift	✓										✓		146
Hawkeye Park Player Fees			✓								✓		147
Police Gift	✓										✓		148
Road Use Tax				✓							✓	✓	149
Police Seizure	✓										✓		160
Tax Increment Financing					✓						✓	✓	161
Police and Fire Retirement	✓										✓		163
Employee Benefits						✓					✓		165
Landfill Postclosure				✓							✓		166
Friends of the Ankeny Library			✓								✓		167
Park Dedication			✓								✓		168
Sports Complex Foundation			✓								✓		169
Ankeny Garden Club			✓								✓		170
Miracle Park			✓								✓		171
Dog Park			✓								✓		172
Parks and Recreation Scholarship			✓								✓		173
Civic Trust					✓						✓		174
Debt Service							✓				✓	✓	177
Enterprise:													
Solid Waste								✓			✓		196
Water								✓			✓	✓	198
Sewer								✓			✓	✓	219
Storm Water								✓			✓	✓	229
Golf Course								✓			✓		237
Capital Projects:													
Special Assessments									✓		✓	✓	244
Capital Projects									✓		✓	✓	256
Internal Service:													
Central Garage										✓			264
Risk Management										✓			267
Health Insurance										✓			269
Sustainability Revolving Loan										✓			271
Economic Development Revolving Loan										✓			273
Equipment Reserve										✓			275

Financial Policies

Adopted: January 18, 2016; reviewed annually

The summarized financial policies are presented in the following categories: revenue policies, operating expenditure policies, reserves and contingencies, capital improvement planning, debt management policies and financial reporting and accounting. A complete copy of the financial policies can be found on the City's website at https://www.ankenyiowa.gov/213/Policies.

Revenue Policies

1. A diversified, yet stable, revenue system will be employed to protect the City from possible short-term fluctuations in any of its revenue sources.
2. A continuous effort will be made to obtain new revenue sources, such as local option sales tax, in order to maintain a balanced budget and to reduce the reliance on property tax as a major source of funding.
3. Through community and economic development, a broader tax base will be pursued to increase tax revenue and help reduce annual fluctuation in the property tax rate.
4. For budgetary purposes, revenue will be projected on a two-year basis. Revenue receipts will be monitored monthly to ensure that revenue projection goals are being met.
5. No less than 40% of the incremental value from all urban renewal districts combined will continue to be released to all taxing jurisdictions.

Operating Expenditure Policies

1. Expenditure projections for a two-year period will be developed on an annual basis. Projections should include estimates of anticipated operating costs for programmed capital improvement projects, equipment and capital facilities replacement and maintenance schedules.
2. Current expenditures should be paid with current revenues or excess cash reserves.
3. Current expenditures should not be balanced by postponing needed expenditures, accruing future revenues, issuing short term debt, or paying for routine operating costs out of minimum cash reserves.
4. The operating budget should provide for adequate maintenance of capital assets and equipment and provide for their orderly replacement.
5. All retirement systems should be financed in an actuarially sound manner in accordance with state law to achieve the goal of systematically funding future liabilities.
6. The City will encourage the provision of services through the private sector and other public agencies whenever and wherever greater efficiency and effectiveness can be achieved.
7. The City will maintain risk management and safety programs to reduce costs and minimize losses.

Reserves and Contingencies

1. A positive cash balance should be shown in the general fund at the end of the fiscal year. At a minimum, the balance should be 25% of general fund appropriations for the succeeding fiscal year in order to provide adequate cash flow and emergency cash funding.
2. Restricted cash reserves should not be used to finance routine operating expenses that exceed budgeted levels.
3. Cash reserves should not be used to finance capital projects, unless those reserves were specifically earmarked for a project.

4. Revenues will equal or exceed expenditures for each budget year unless there are funds available in excess of the cash reserves requirements. Excess cash reserves may be used to balance revenues and expenditures as long as the minimum cash reserve requirements are met.
5. Short-term borrowing, such as tax anticipation notes, in order to meet the preceding reserves and contingencies requirements is prohibited.
6. The City's annual budget is considered balanced if the cash reserves requirements, the working capital requirements and the revenue and expenditure requirements have been met.
7. The City will assemble sufficient cash reserves in operating funds for working capital so that short term cash flow financing is not required. The cash reserve will be no less than 25% of the next year's operating budget, the same level as required for the general fund. Operating funds are defined as the general, road use tax, employee benefits and enterprise funds.
8. Short-term borrowing, such as tax anticipation notes, in order to meet the preceding working capital requirements is prohibited.

Capital Improvement Planning

1. The City should prepare and annually update a five-year capital improvement program. This program should identify future capital project expenditures made necessary by anticipated changes in population, infrastructure replacement and extension, economic base and/or land use.
2. The operating and maintenance cost of a proposed capital improvement shall be calculated to determine a "true cost" of each improvement and assist in programming of future overall revenue requirements of the City.
3. The capital improvement program will include the costs, timing and sources of funding and the estimated impact of future revenue requirements for each project. These calculations shall reflect adjustments for inflation.
4. The capital improvement program should maintain the City's assets at a level adequate to protect the City's capital investments, minimize future maintenance and replacement costs and provide for an adequate level of service.
5. The City's annual capital improvement program budget should be based on the five-year capital improvement program. The budget will include final calculations of revenue sources and related impacts on future availability of revenue for additional projects.
6. The annual expenditures identified in the capital improvement program should be fully funded from financial resources that are anticipated to be current and available.
7. Grants and similar forms of intergovernmental assistance should be used to finance only those projects identified in the capital improvement program or other planning documents as the community needs.
8. A fiscal impact analysis should be performed on all projects for which the City's financial participation is requested by the private sector. This analysis should identify anticipated direct and indirect public costs and revenues associated with the proposed project.

Debt Management Policies

1. Long-term borrowing shall be limited to capital improvement projects that cannot be financed from current revenues and to capital equipment with a useful life of 20 years or greater and a purchase cost of $250,000 or greater. Long-term debt shall not be used for current operations.
2. Any capital improvement projects or capital equipment financed through bonds should be financed for a period not to exceed the expected useful life of the project or equipment.
3. Total debt outstanding, including overlapping debt, will be considered when planning additional debt issuance.
4. The City's share of paving projects, including the cost of over-width or over-depth paving of major streets, should be financed with road use tax funds or other revenue sources when funds are appropriate and available.

5. The City's share of utility projects, including the cost of over-sizing of water, sewer and storm water mains, should be financed with utility funds and other revenue sources when funds are appropriate and available.
6. The use of general obligation bonds for projects does not dismiss the potential of pro rata payment for debt service by specifically benefited funds such as road use tax, tax increment financing, water, sewer or storm water.
7. Financing requirements will be reviewed annually. The timing for financing will be based upon the City's need for funds, market conditions and debt management policies.
8. The City will maintain good communications with bond rating agencies about its financial condition. The City will follow a policy of full disclosure on every financial report and bond prospectus.
9. Periodic reviews of all outstanding debt will be undertaken to determine refunding opportunities. Refunding will be considered if and when there is a net economic benefit of the refunding or the refunding is essential in order to release restrictive bond covenants, which affect the operations and management of the City.
10. The City will annually review opportunities to convert projects historically utilizing pay-as-you-use financing (debt) to pay-as-you-go financing (cash) in an effort to reduce long-term debt.
11. Total general obligation indebtedness should not exceed 75% of the limit prescribed by State statute, which is currently 5% of actual property values within the City.

Financial Reporting and Accounting

1. The City should establish and maintain a high standard of accounting practices. To that end, the City will continue to use the latest edition of *Governmental Accounting, Auditing, and Financial Reporting (GAAFR)* as its source of generally accepted accounting principles (GAAP).
2. The City's relationship with its independent public accounting firm will be reviewed at a minimum every five years.
3. The City will maintain its budget and accounting system on a cash basis which will be the basis for all interim, internal and state reporting with the exception of the Annual Comprehensive Financial Report which will be produced in accordance with GAAP.
4. The City will adhere to a policy of full and open public disclosure of all financial activity and information.

Financial Policy Compliance

Ankeny maintains, regularly reviews and revises a complete set of Financial Policies to govern the overall financial management and health of the City. Several of the Financial Policies have a direct impact on the budget:

Financial Policy	Policy Purpose	Compliance
Revenue Policies	No less than 40% of the incremental value from all urban renewal districts combined will continue to be released to all taxing jurisdictions.	Yes
	FY 2026 Increment Released = 83.19%	Page 161
Reserves and Contingencies	The City's annual budget is considered balanced if the cash reserve requirements, the working capital requirements and the revenue and expenditures requirements have been met.	Yes
	General = revenues + appropriated fund balance > expenditures	Page 78
	Road Use Tax = revenues > expenditures	Page 154
	Police and Fire Retirement = revenues + appropriated fund balance > expenditures	Page 164
	Solid Waste = revenues > expenditures	Page 197
	Water = revenues + appropriated fund balance > expenditures	Page 203
	Sewer = revenues > expenditures	Page 223
	Storm Water = revenues > expenditures	Page 232
	Golf Course = revenues > expenditures	Page 239
	The cash reserve will be no less than 25% of the next year's operating budget.	Yes
	General = 67%	Page 78
	Road Use Tax = 93%	Page 154
	Police and Fire Retirement = 38%	Page 164
	Solid Waste = 35%	Page 197
	Water = 93%	Page 203
	Sewer = 137%	Page 223
	Storm Water = 90%	Page 232
	Golf Course = 96%	Page 239
Debt Management Policies	Total general obligation indebtedness should not exceed 75% of the limit prescribed by State statute, which is currently 5% of actual property values within the City.	Yes
	Projected FY 2026 Debt Limit Used = 20%	Page 180

Budget Process

Budget Preparation

The preparation of the City budget involves the interaction of City departments, boards and commissions, the Mayor and City Council, as well as, the general public. The budget process begins with a strategic planning retreat for the City Council. At this retreat, the Council develops policy statements for the upcoming budget year. Following the retreat, the City Manager initiates the preparation phase of the budget cycle for the upcoming fiscal year by issuing budget strategies and directives to department directors at the budget kick-off meeting.

The annual budget process is defined by the City Manager based on the City Council's overall strategies and organizational objectives. The annual budget process is not clearly defined in either the Iowa Code or the Ankeny Municipal Code. The Ankeny Municipal Code, Section 19.06 states that the City Manager is required to present an annual budget to the City Council, but does not provide any guidelines for its preparation. Iowa Code, Section 384.16 provides guidelines in regards to format, filing requirements and legal controls, but does not dictate the annual budget process. The fiscal year runs from July 1 to June 30.

The City uses a service budgeting approach to acquiring and allocating the resources necessary to deliver services to its citizens. Since the purpose of local government is to provide services to its constituency, it is logical to plan and evaluate the budget on a program or service-oriented basis. The service budgeting process allows for the comprehensive analysis of services by integrating program and line item budgeting.

The City Manager, Assistant City Manager and Administrative Services Director meet with each department to prepare the base budget. The base budget is comprised of ordinary and ongoing expenses necessary to provide the current level of services being offered. It does not include new personnel or equipment requests. The department directors prepare supplemental budget requests for their individual departments to request new personnel, equipment and service level increases. After the base and supplemental budgets are completed, they are combined for review. Following several months of review and revision, the City Manager submits a proposed budget to the City Council. The budget contains estimates of revenues and expenditures for the coming year, as well as re-estimates of revenues and expenditures for the current year. In addition to the current year and following year estimates, revenues and expenditures are estimated for the year after next. Estimates made for the year after next are not legally certified with the State but do serve as a financial planning tool.

The nine-month preparation process culminates in April. The City is required to hold a public hearing, at a special council meeting, on the proposed property tax amounts for the budget and publish such notice not less than ten days nor more than twenty days before the hearing and post on the City website and social media accounts. The County Auditor must send to each taxpayer an individual statement. No action is required following the public hearing. The City is then required to hold a public hearing on the proposed budget and publish such notice not less than ten days nor more than twenty days before such hearing. Following the required public hearing, the City Council must adopt by resolution the proposed budget. The budget must then be certified with the County Auditor and State Department of Management no later than April 30. If necessary, the current budget is amended at the same time. An operating budget, as well as a capital improvement program budget, is approved.

The operating portion of the budget is for the day-to-day costs associated with providing and maintaining the programs and services noted previously. The City also prepares a five-year capital improvement program which is available in a separate document. The capital improvement program includes the construction of infrastructure such as streets, parks, water and sewer systems, buildings and other public facilities. Each year management reviews the program and updates it as necessary. City Council then reviews the program and approves it by resolution. The first year of the program is adopted in the annual budget as the capital projects fund.

Amendment Process

An amendment may be necessary due to events and situations that are unanticipated and could cause the City's expenditures to exceed the State's legal level of control. The mandated legal level of control is referred to as the "program" level. As previously noted, the State defines nine "programs" which include public safety, health and social services, culture and recreation, public works, community and economic development, general government, debt service, business type activities/enterprise and capital projects. All of the City's activities, regardless of fund, are categorized into these "programs" and reported to the State. Combined expenditures in each program may not exceed certified appropriations. The City files at least one amendment each fiscal year and it is referred to in this document as the "revised" budget. The City Manager's Office subsequently monitors the budget to determine the need for additional amendments in order to refrain from exceeding the legal expenditure limits.

Iowa Code, Section 384.18 provides that a city budget for the current fiscal year may be amended for any of the following purposes.

- To permit the appropriation and expenditure of unexpected, unencumbered cash balances on hand at the end of the preceding fiscal year which had not been anticipated in the budget.
- To permit the appropriation and expenditure of amounts anticipated to be available from sources other than property taxation, and which had not been anticipated in the budget.
- To permit transfers from the debt service fund, the capital improvements reserve fund, the emergency fund, or other funds established by state law, to any other city fund, unless specifically prohibited by state law.
- To permit transfers between programs within the general fund.

A budget amendment must be prepared and adopted in the same manner as the original budget, as provided in Iowa Code Section 384.16, excluding the requirement for the mailing of individual statements under Iowa Code Section 24.2A, and is subject to protest as provided in Iowa Code Section 384.19. A city budget shall be amended by May 31 of the current fiscal year to allow time for a protest hearing to be held and a decision rendered before June 30. The amendment of a budget after May 31, which is properly appealed but without adequate time for hearing and decision before June 30 is void.

Public Engagement

The following are tools used to communicate with the public. The City encourages the public to find them on each of these platforms and engage in two-way communications.

Public meetings – Find upcoming public meetings on the Calendar of Events at https://www.ankenyiowa.gov/calendar.aspx?CID=14.

Phone – Find department and staff contact numbers at https://www.ankenyiowa.gov/directory.aspx.

In person – Staff is located at the Albaugh Family Senior Community Center, Ankeny Kirkendall Public Library, City Hall, Fire Station No. 1, Police Department and Public Services Building.

Website – The City's website at www.ankenyiowa.gov is the primary method of communication with the public.

Facebook – Find the City on Facebook at www.facebook.com/cityofankeny.

X (Twitter) – Find the City on X, formerly Twitter, at www.x.com/cityofankeny.

Nextdoor – Find the City on Nextdoor at www.nextdoor.com/agency-detail/ia/ankeny/city-of-ankeny.

e-Updates – Stay informed of City news by receiving email notifications for event postings, meeting notices, news and more by subscribing to e-Updates at https://www.ankenyiowa.gov/list.aspx?mode=subscribe#alertcenter.

Budget Calendar

August	> City Council holds retreat to update or review the strategic plan, reaffirm policy statements and set priorities for the upcoming fiscal year budget. > Staff CIP kickoff meeting to review policies, distribute CIP manuals and schedule. > Series of CIP meetings to develop long-term infrastructure strategies, coordinate large scope projects and discuss relationships between the CIP and Comprehensive Plan.
October	> Initial staff budget meeting to review fiscal policies and priorities, present special budget issues, distribute budget manuals and instruct staff on budget preparation process and schedule. > City Manager's Office reviews CIP project requests.
November	> City Manager's Office develops base budget revenues and expenditures for each activity by fund in consultation with division personnel from each department. > Department directors submit supplemental request forms to the City Manager's Office. > City Council holds CIP workshop to discuss projects and financing.
December	> Department directors submit budget memorandums and strategic plan worksheets to the City Manager's Office. > City Manager's Office reviews budget memorandums, supplemental request forms and strategic plan worksheets to determine departmental budget issues and discussion items. > City Manager's Office combines departmental base and supplemental budgets and prepares financial summaries. > Five-year financial projections are prepared for the operating funds for use in long-range planning and current year budget preparation. > City Council approves CIP.
January	> Department directors present to the City Council on their department's budget including significant accomplishments, significant budget issues and significant budget changes.
February	> City Council holds budget workshop to discuss the operating funds. > City Council holds budget workshop to discuss the hotel/motel tax and enterprise funds.
March	> City Council holds meeting to set public hearing on the proposed property tax amounts for the budget. > County Auditor must send to each taxpayer an individual statement. > Notice of public hearing on the proposed property tax amounts for the budget and taxpayer statement is published. Notice is posted on City website and social media accounts.
April	> Public hearing is held on the proposed property tax amounts for the budget. > City Council holds meeting to set public hearing on proposed budget and amendment of current budget. > Notice of public hearing on proposed budget and amendment of current budget is published. Budget is made available for public inspection at city hall and library. > Public information meeting is held to give an overview of the proposed budget to the public and provide an opportunity for feedback and questions. > Public hearing is held on proposed budget and amendment of current budget and is adopted by resolution. > Amended and adopted budget are filed with County Auditor and State Department of Management.
July	> New fiscal year begins.

Budget Summaries by Fund

The City's accounts are organized on the basis of funds and each fund is considered to be a separate accounting entity. Budget summaries including all funds are shown here, with revenue and expenditure detail immediately following. In depth information for each fund can be found in the subsequent sections.

Fund Balance by Fund

Fund	Estimated Fund Balance July 1, 2025	Revenues*	Transfers In	Expenditures*	Transfers Out	Estimated Fund Balance June 30, 2026	Increase (Decrease) Fund Balance	Percentage Increase (Decrease)
General:								
General	$ 36,880,987	$ 52,319,987	$ 3,086,435	$ 52,267,500	$ 3,595,850	$ 36,424,059	$ (456,928)	-1.24%
Hotel/Motel Tax	946,907	51,000	2,362,000	1,840,989	615,000	903,918	(42,989)	-4.54%
Special Revenue:								
Fire Gift	35,551	6,100	-	5,000	-	36,651	1,100	3.09%
Hawkeye Park Player Fees	22,175	7,000	-	11,159	-	18,016	(4,159)	-18.76%
Police Gift	15,074	5,700	-	5,000	-	15,774	700	4.64%
Road Use Tax	8,863,378	11,008,537	9,000	9,543,022	1,087,583	9,250,310	386,932	4.37%
Police Seizure	103,149	14,000	-	17,900	-	99,249	(3,900)	-3.78%
Tax Increment Financing	1,713,837	8,570,035	-	3,212,250	6,054,139	1,017,483	(696,354)	-40.63%
Police and Fire Retirement	1,551,610	3,255,339	-	3,465,256	-	1,341,693	(209,917)	-13.53%
Employee Benefits	-	1,831,719	-	-	1,831,719	-	-	0.00%
Landfill Postclosure	74,502	2,000	-	-	15,000	61,502	(13,000)	-17.45%
Friends of the Ankeny Library	79,704	46,000	-	49,000	-	76,704	(3,000)	-3.76%
Park Dedication	370,808	13,000	-	-	100,000	283,808	(87,000)	-23.46%
Sports Complex Foundation	180,925	20,000	-	-	-	200,925	20,000	11.05%
Ankeny Garden Club	13,150	2,175	-	1,000	-	14,325	1,175	8.94%
Miracle Park	71,085	7,000	-	10,000	-	68,085	(3,000)	-4.22%
Dog Park	1,823	-	-	-	-	1,823	-	0.00%
Parks and Recreation Scholarship	24,475	800	-	5,000	-	20,275	(4,200)	-17.16%
Civic Trust	-	-	-	-	-	-	-	0.00%
Debt Service	2,113,792	18,530,034	8,524,650	27,055,475	-	2,113,001	(791)	-0.04%
Enterprise:								
Solid Waste	573,494	1,613,000	15,000	1,604,402	-	597,092	23,598	4.11%
Water	31,368,142	39,810,193	1,000	43,466,917	1,877,916	25,834,502	(5,533,640)	-17.64%
Sewer	26,652,032	18,431,849	1,000	17,188,111	1,877,917	26,018,853	(633,179)	-2.38%
Storm Water	6,173,184	7,052,302	1,131,667	6,659,133	2,126,628	5,571,392	(601,792)	-9.75%
Golf Course	2,285,254	2,540,000	-	2,420,922	-	2,404,332	119,078	5.21%
Capital Project:								
Special Assessments	2,762,924	-	-	-	200,000	2,562,924	(200,000)	-7.24%
Capital Projects	20,411,125	28,989,823	4,756,000	29,219,591	505,000	24,432,357	4,021,232	19.70%
Total Budgeted Funds	$ 143,289,087	$ 194,127,593	$ 19,886,752	$ 198,047,627	$ 19,886,752	$ 139,369,053	$ (3,920,034)	-2.74%
Internal Service:								
Central Garage	$ 719,743	$ 1,738,208	$ -	$ 1,738,208	$ -	$ 719,743	$ -	0.00%
Risk Management	1,022,430	2,203,000	-	2,203,000	-	1,022,430	-	0.00%
Health Insurance	6,734,236	6,287,000	-	6,833,000	-	6,188,236	(546,000)	-8.11%
Sustainability Revolving	32,567	1,100	-	-	-	33,667	1,100	3.38%
Economic Development Revolving	302,000	10,000	-	-	-	312,000	10,000	3.31%
Equipment Reserve	1,079,479	483,224	-	-	-	1,562,703	483,224	44.76%
Total Unbudgeted Funds	$ 9,890,455	$ 10,722,532	$ -	$ 10,774,208	$ -	$ 9,838,779	$ (51,676)	-0.52%
Total All Funds	$ 153,179,542	$ 204,850,125	$ 19,886,752	$ 208,821,835	$ 19,886,752	$ 149,207,832	$ (3,971,710)	-2.59%

* - Includes interfund transactions.

Explanation of Changes in Fund Balance

Fund	Estimated Fund Balance July 1, 2025	Estimated Fund Balance June 30, 2026	Increase (Decrease) Fund Balance	Percentage Increase (Decrease)
Hawkeye Park Player Fees	$ 22,175	$ 18,016	$ (4,159)	-18.76%
Tax Increment Financing	1,713,837	1,017,483	(696,354)	-40.63%
Police and Fire Retirement	1,551,610	1,341,693	(209,917)	-13.53%
Landfill Postclosure	74,502	61,502	(13,000)	-17.45%
Park Dedication	370,808	283,808	(87,000)	-23.46%
Sports Complex Foundation	180,925	200,925	20,000	11.05%
Parks and Recreation Scholarship	24,475	20,275	(4,200)	-17.16%
Water	31,368,142	25,834,502	(5,533,640)	-17.64%
Capital Projects	20,411,125	24,432,357	4,021,232	19.70%

Hawkeye Park Player Fees – Fund balance at June 30, 2026, is projected to decrease $4,159, or 18.76%. This decrease is related to the replacement of dugout covers at Hawkeye Park Sports Complex. The remaining fund balance is set aside for future improvements.

Tax Increment Financing – The projected ending fund balance is $1,017,483, a decrease of $696,354, or 40.63%. The tax increment financing fund is a flow-through fund, and its balance often fluctuates based on the timing of revenues and expenditures.

Police and Fire Retirement – The fund balance at June 30, 2026, is projected to be $1,341,693, reflecting a decrease of $209,917, or 13.53%. This planned reduction is intended to offset expenditures until contribution rates decline or levy rate adjustments are made.

Landfill Postclosure – The fund balance is projected to decrease $13,000, or 17.45%. The remaining fund balance is designated to cover John Deere Des Moines Works' portion of the future monitoring and testing costs through a transfer to the solid waste fund.

Park Dedication – The ending fund balance is expected to be $283,808, a decrease of $87,000, or 23.46%, at June 30, 2026. Fund balance is being used for the annual park development program and the development of neighborhood parks.

Sports Complex Foundation – The ending fund balance is projected to be $200,925, an increase of 11.05%. Fund balance is being accumulated for future improvements.

Parks and Recreation Scholarship – Fund balance at June 30, 2026, is projected to be $20,275, a decrease of $4,200, or 17.16%. Fund balance is being accumulated for future scholarships.

Water – The estimated ending fund balance of the water fund at June 30, 2026, is $25,834,502. This represents a decrease of $5,533,640, or 17.64%, due to the one-time capital contribution to Central Iowa Water Works.

Capital Projects – The estimated ending fund balance of the capital projects fund is $24,432,357, an increase of $4,021,232, or 19.70%. The fund balance fluctuates based on the size of the capital improvement program and the timing of capital expenditures.

Fund Balance Summary by Fund

Fund	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
General:							
General	$ 31,251,980	$ 35,273,770	$ 38,753,713	$ 33,042,628	$ 36,880,987	$ 36,424,059	$ 35,111,959
Hotel/Motel Tax	385,264	578,066	787,540	899,527	946,907	903,918	495,357
Special Revenue:							
Fire Gift	26,893	33,104	34,151	35,904	35,551	36,651	37,651
Hawkeye Park Player Fees	47,643	37,851	29,321	19,131	22,175	18,016	15,816
Police Gift	10,036	10,176	23,674	10,876	15,074	15,774	16,374
Road Use Tax	9,252,239	9,930,750	10,124,517	6,682,719	8,863,378	9,250,310	10,081,999
Police Seizure	81,991	99,391	82,571	70,241	103,149	99,249	98,549
Tax Increment Financing	2,163,404	2,433,185	3,369,937	2,150,384	1,713,837	1,017,483	992,792
Police and Fire Retirement	1,728,234	1,547,627	1,549,547	1,454,805	1,551,610	1,341,693	1,085,103
Employee Benefits	-	-	-	-	-	-	-
Landfill Postclosure	88,852	86,376	79,002	66,126	74,502	61,502	55,002
Friends of the Ankeny Library	88,989	86,818	82,704	76,818	79,704	76,704	73,704
Park Dedication	532,661	499,761	432,008	337,761	370,808	283,808	191,808
Sports Complex Foundation	113,869	131,474	159,925	170,474	180,925	200,925	219,925
Ankeny Garden Club	7,975	9,567	11,875	11,817	13,150	14,325	15,400
Miracle Park	61,799	69,997	73,085	64,997	71,085	68,085	65,085
Dog Park	609	1,377	1,448	-	1,823	1,823	1,823
Parks and Recreation Scholarship	-	27,174	28,275	19,174	24,475	20,275	15,875
Civic Trust	2,937,833	322,833	-	-	-	-	-
Debt Service	1,835,526	1,890,978	2,085,242	2,069,257	2,113,792	2,113,001	2,131,776
Enterprise:							
Solid Waste	151,468	459,781	542,770	523,834	573,494	597,092	616,055
Water	24,869,653	23,978,168	30,924,568	29,067,170	31,368,142	25,834,502	24,956,099
Sewer	21,851,841	23,310,213	26,443,414	25,024,180	26,652,032	26,018,853	20,732,665
Storm Water	4,836,405	4,347,600	4,953,558	5,543,518	6,173,184	5,571,392	4,154,512
Golf Course	1,276,187	1,823,641	2,410,754	1,605,553	2,285,254	2,404,332	2,445,808
Capital Project:							
Special Assessments	-	22,158	1,559,434	501,847	2,762,924	2,562,924	1,862,924
Capital Projects	46,145,091	35,629,809	35,549,048	14,857,491	20,411,125	24,432,357	32,621,399
Total Budgeted Funds	$ 149,746,442	$ 142,641,645	$ 160,092,081	$ 124,306,232	$ 143,289,087	$ 139,369,053	$ 138,095,460
Internal Service:							
Central Garage	$ 562,249	$ 611,249	$ 719,743	$ 611,249	$ 719,743	$ 719,743	$ 719,743
Risk Management	1,188,948	960,958	1,022,430	925,958	1,022,430	1,022,430	1,022,430
Health Insurance	6,489,230	6,437,221	7,470,265	5,844,153	6,734,236	6,188,236	5,561,236
Sustainability Revolving	28,498	29,729	31,267	32,229	32,567	33,667	34,567
Economic Development Revolving	264,465	273,191	290,000	298,791	302,000	312,000	321,000
Equipment Reserve	2,420,889	2,083,944	2,267,159	1,078,084	1,079,479	1,562,703	2,030,630
Total Unbudgeted Funds	$ 10,954,279	$ 10,396,292	$ 11,800,864	$ 8,790,464	$ 9,890,455	$ 9,838,779	$ 9,689,606
Total All Funds	$ 160,700,721	$ 153,037,937	$ 171,892,945	$ 133,096,696	$ 153,179,542	$ 149,207,832	$ 147,785,066

Revenue Summary by Fund

Fund	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
General:							
General	$ 40,677,427	$ 44,806,792	$ 48,493,748	$ 50,241,188	$ 52,457,347	$ 52,319,987	$ 52,668,890
Hotel/Motel Tax	2,665	19,235	45,642	31,000	61,000	51,000	44,000
Special Revenue:							
Fire Gift	2,439	6,536	4,284	6,200	6,400	6,100	6,000
Hawkeye Park Player Fees	9,378	7,642	8,251	9,300	7,200	7,000	6,800
Police Gift	4,210	4,074	24,323	5,300	5,900	5,700	5,600
Road Use Tax	9,074,923	9,577,651	10,139,300	9,492,971	9,946,237	11,008,537	11,036,370
Police Seizure	12,434	22,100	18,169	13,000	37,578	14,000	14,000
Tax Increment Financing	9,148,707	10,056,491	11,270,675	8,947,117	8,268,361	8,570,035	8,679,464
Police and Fire Retirement	2,393,282	2,546,782	2,684,596	3,078,945	3,080,903	3,255,339	3,302,186
Employee Benefits	-	-	-	1,075,457	1,075,957	1,831,719	1,859,985
Landfill Postclosure	125	1,897	4,444	2,000	3,000	2,000	1,000
Friends of the Ankeny Library	47,841	44,724	47,303	48,000	46,000	46,000	46,000
Park Dedication	30,723	47,100	32,247	15,000	38,800	13,000	8,000
Sports Complex Foundation	15,876	17,605	28,451	19,000	21,000	20,000	19,000
Ankeny Garden Club	1,450	1,592	2,308	2,075	2,275	2,175	2,075
Miracle Park	10,853	8,517	9,717	7,000	9,000	7,000	7,000
Dog Park	334	768	71	-	375	-	-
Parks and Recreation Scholarship	-	27,174	1,393	800	1,200	800	600
Civic Trust	186,464	-	17,268	-	-	-	-
Debt Service	29,364,984	15,102,496	15,695,498	17,605,049	17,670,049	18,530,034	18,678,217
Enterprise:							
Solid Waste	1,183,182	1,363,021	1,472,676	1,558,000	1,536,000	1,613,000	1,704,000
Water	23,513,941	22,879,183	33,322,347	25,248,375	29,390,632	39,810,193	30,534,736
Sewer	17,758,874	17,085,081	17,443,893	17,689,135	17,046,523	18,431,849	19,964,753
Storm Water	4,808,535	3,921,878	4,674,231	7,100,539	7,411,838	7,052,302	7,081,562
Golf Course	2,224,379	2,573,721	2,760,675	2,361,000	2,483,773	2,540,000	2,556,000
Capital Project:							
Special Assessments	-	277,158	1,537,276	-	1,203,490	-	-
Capital Projects	25,146,661	15,806,305	26,184,642	23,573,614	21,472,280	28,989,823	38,205,000
Total Budgeted Revenues	$ 165,619,687	$ 146,205,523	$ 175,923,428	$ 168,130,065	$ 173,283,118	$ 194,127,593	$ 196,431,238
Internal Service:							
Central Garage	$ 1,343,471	$ 1,472,273	$ 1,536,759	$ 1,859,144	$ 1,639,373	$ 1,738,208	$ 1,815,709
Risk Management	1,280,848	2,354,386	1,582,253	1,859,000	2,382,145	2,203,000	2,413,000
Health Insurance	4,805,783	5,394,634	5,957,327	5,645,000	6,114,971	6,287,000	6,548,000
Sustainability Revolving	1,370	1,231	1,538	1,100	1,300	1,100	900
Economic Development Revolving	14,421	8,726	16,809	10,000	12,000	10,000	9,000
Equipment Reserve	135,060	134,122	183,215	332,305	340,036	483,224	467,927
Total Unbudgeted Revenues	$ 7,580,953	$ 9,365,372	$ 9,277,901	$ 9,706,549	$ 10,489,825	$ 10,722,532	$ 11,254,536
Total All Revenues*	$ 173,200,640	$ 155,570,895	$ 185,201,329	$ 177,836,614	$ 183,772,943	$ 204,850,125	$ 207,685,774

* - Includes interfund transactions.

Expenditure Summary by Fund

Fund	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
General:							
General	$ 35,445,205	$ 39,926,832	$ 42,720,712	$ 50,398,412	$ 51,709,680	$ 52,267,500	$ 54,545,625
Hotel/Motel Tax	1,092,758	1,366,279	1,352,530	1,807,417	2,017,133	1,840,989	1,881,561
Special Revenue:							
Fire Gift	279	325	3,237	5,000	5,000	5,000	5,000
Hawkeye Park Player Fees	-	17,434	16,781	8,000	14,346	11,159	9,000
Police Gift	-	3,934	10,825	5,000	14,500	5,000	5,000
Road Use Tax	6,309,244	6,546,030	8,431,135	9,222,699	10,927,626	9,543,022	9,925,764
Police Seizure	9,711	4,700	34,989	16,250	17,000	17,900	14,700
Tax Increment Financing	1,974,910	2,565,008	2,777,575	3,760,333	3,563,561	3,212,250	1,977,147
Police and Fire Retirement	2,580,774	2,727,389	2,682,676	3,112,669	3,078,840	3,465,256	3,558,776
Employee Benefits	-	-	-	-	-	-	-
Landfill Postclosure	-	-	-	-	-	-	-
Friends of the Ankeny Library	41,771	46,895	51,417	48,000	49,000	49,000	49,000
Park Dedication	-	-	-	-	-	-	-
Sports Complex Foundation	-	-	-	-	-	-	-
Ankeny Garden Club	3,640	-	-	1,000	1,000	1,000	1,000
Miracle Park	-	319	6,629	10,000	11,000	10,000	10,000
Dog Park	-	-	-	-	-	-	-
Parks and Recreation Scholarship	-	-	292	5,000	5,000	5,000	5,000
Civic Trust	-	-	-	-	-	-	-
Debt Service	38,022,650	24,205,486	25,026,907	26,086,257	26,083,554	27,055,475	28,103,367
Enterprise:							
Solid Waste	1,310,972	1,059,081	1,401,505	1,539,776	1,512,776	1,604,402	1,692,537
Water	24,553,363	23,249,831	25,721,618	28,415,367	27,968,642	43,466,917	27,816,341
Sewer	15,471,133	15,139,126	13,721,633	16,057,167	15,839,488	17,188,111	19,059,343
Storm Water	1,432,770	2,825,542	2,604,465	5,341,745	5,229,990	6,659,133	6,183,626
Golf Course	1,755,172	2,026,267	2,173,562	2,572,906	2,609,273	2,420,922	2,514,524
Capital Project:							
Special Assessments	-	-	-	-	-	-	-
Capital Projects	23,595,037	31,599,842	29,734,504	35,422,067	39,428,703	29,219,591	40,347,520
Total Budgeted Expenditures	$ 153,599,389	$ 153,310,320	$ 158,472,992	$ 183,835,065	$ 190,086,112	$ 198,047,627	$ 197,704,831
Internal Service:							
Central Garage	$ 1,364,109	$ 1,423,273	$ 1,428,265	$ 1,859,144	$ 1,639,373	$ 1,738,208	$ 1,815,709
Risk Management	1,250,301	2,582,376	1,520,781	1,859,000	2,382,145	2,203,000	2,413,000
Health Insurance	4,771,845	5,446,643	4,924,283	6,390,000	6,851,000	6,833,000	7,175,000
Sustainability Revolving	-	-	-	-	-	-	-
Economic Development Revolving	-	-	-	-	-	-	-
Equipment Reserve	48,362	471,067	-	1,520,880	1,527,716	-	-
Total Unbudgeted Expenditures	$ 7,434,617	$ 9,923,359	$ 7,873,329	$ 11,629,024	$ 12,400,234	$ 10,774,208	$ 11,403,709
Total All Expenditures*	$ 161,034,006	$ 163,233,679	$ 166,346,321	$ 195,464,089	$ 202,486,346	$ 208,821,835	$ 209,108,540

* - Includes interfund transactions.

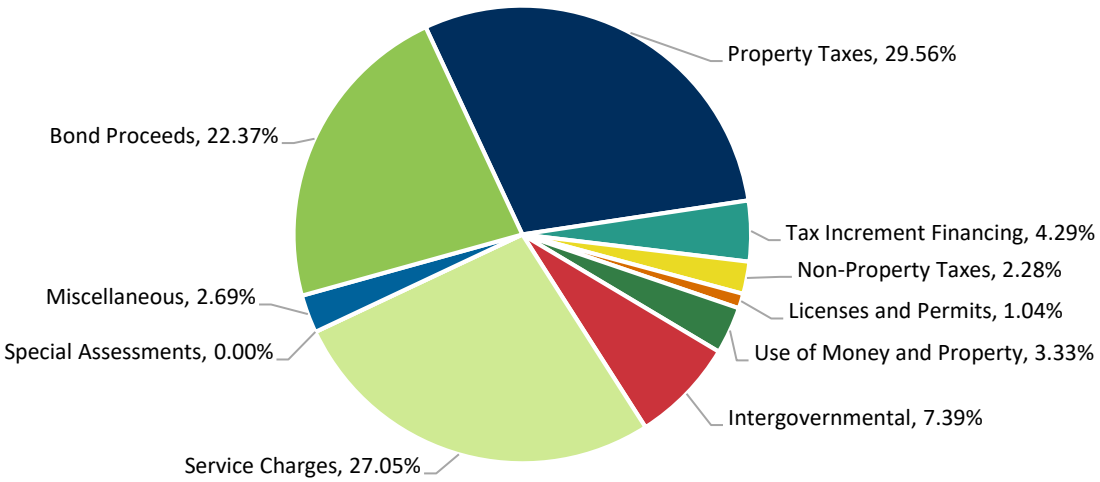
Major Revenue Sources

The City has ten separate revenue sources, or categories, for budgeting revenues. They are property taxes, tax increment financing, non-property taxes, licenses and permits, use of money and property, intergovernmental, service charges, special assessments, miscellaneous and bond proceeds. All revenues within the City's budget are categorized as one of these types. Each source is comprised of many individual revenue sources that vary greatly in how they are derived and how they change. Budgeted revenues for fiscal year 2026 total $194,127,593.

Revenue Summary by Source

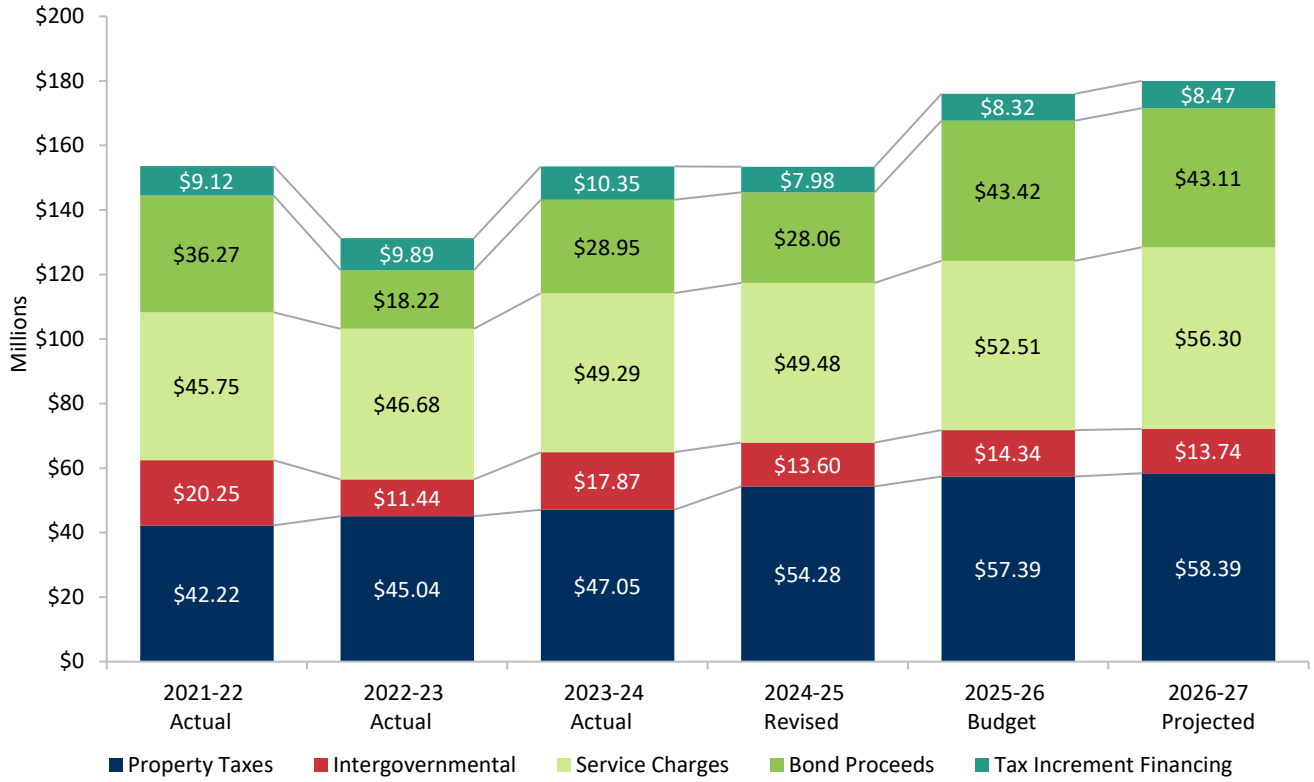
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Budgeted Revenues:							
Property Taxes	$ 42,219,997	$ 45,040,379	$ 47,054,101	$ 54,275,717	$ 54,275,717	$ 57,387,771	$ 58,387,835
Tax Increment Financing	9,119,331	9,890,506	10,346,451	8,676,117	7,976,361	8,322,035	8,466,464
Non-Property Taxes	3,705,233	4,464,315	4,167,885	4,369,771	4,724,271	4,423,831	4,487,208
Licenses and Permits	2,917,976	2,621,986	2,071,539	1,797,500	2,027,600	2,028,600	2,029,600
Use of Money and Property	963,974	3,773,214	7,940,352	5,891,170	7,662,138	6,472,083	5,742,174
Intergovernmental	20,253,678	11,438,864	17,871,779	13,409,836	13,600,665	14,337,817	13,741,926
Service Charges	45,753,395	46,676,754	49,287,739	50,906,046	49,478,068	52,508,679	56,296,189
Special Assessments	-	277,158	1,537,276	-	1,203,490	-	-
Miscellaneous	4,413,064	3,801,736	6,692,561	5,133,908	4,271,232	5,228,899	4,168,842
Bond Proceeds	36,273,039	18,220,611	28,953,745	23,670,000	28,063,576	43,417,878	43,111,000
Total Budgeted Revenues	$ 165,619,687	$ 146,205,523	$ 175,923,428	$ 168,130,065	$ 173,283,118	$ 194,127,593	$ 196,431,238
Unbudgeted Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money and Property	12,588	198,074	494,795	358,100	450,300	372,100	320,900
Intergovernmental	117,929	944,757	-	-	194,064	-	-
Service Charges	7,314,971	7,968,175	8,456,493	9,193,449	9,513,490	10,211,432	10,782,636
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	135,465	254,366	326,613	155,000	331,971	139,000	151,000
Total Unbudgeted Revenues	$ 7,580,953	$ 9,365,372	$ 9,277,901	$ 9,706,549	$ 10,489,825	$ 10,722,532	$ 11,254,536
Total All Revenues	$ 173,200,640	$ 155,570,895	$ 185,201,329	$ 177,836,614	$ 183,772,943	$ 204,850,125	$ 207,685,774

Revenue by Source



This chart represents the trends for the five largest revenue sources; property taxes, intergovernmental, service charges, bond proceeds and tax increment financing. These revenue sources represent 90.66% of the City's budgeted revenues. Additional trends for specific revenues can be found in the individual fund summaries.

Major Revenue Sources



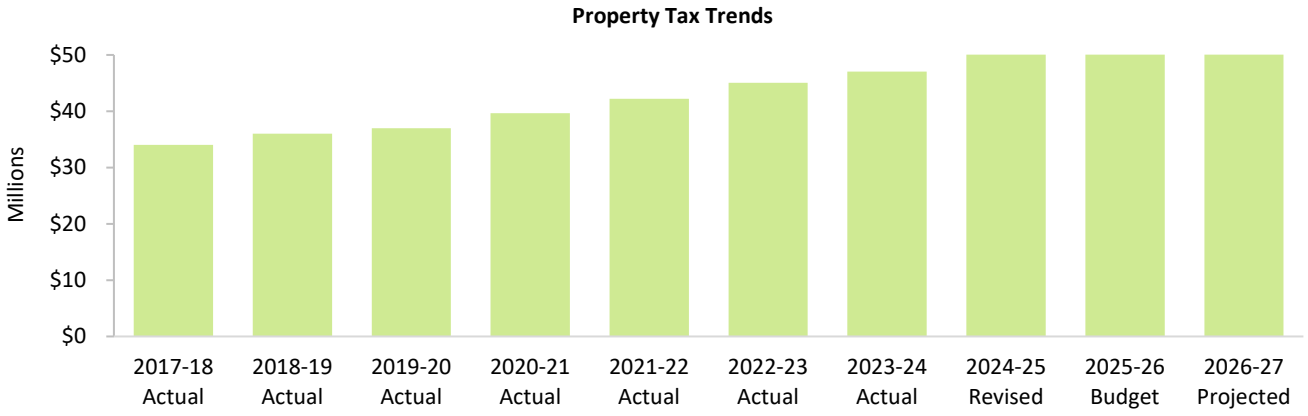
The City Manager's Office develops revenue estimates using various methods tailored to each revenue source. Property tax projections are based on current taxable valuations from Polk County and anticipated levy rates. Road use tax forecasts utilize data from the Iowa Department of Transportation. Rental income is estimated from existing lease agreements, while interest earnings are projected using current investment balances and maturity timelines. Service charges and permit revenues are forecasted using historical trends, planned rate adjustments and anticipated future activity. Each estimate incorporates a range of variables to ensure accuracy and reliability across all revenue categories.

The following is a general overview of each revenue source, highlighting some of the individual components within each category, historical trends and expectations for the upcoming fiscal year.

Property Taxes – Property taxes are the primary funding source for the City's general government operations, accounting for 29.56% of total revenue and 65.75% of general fund revenue. For fiscal year 2026, total property taxes levied are estimated to increase by 5.73%. This increase is due to a 5.73% growth in regular taxable property valuation and a 5.63% increase in debt service taxable property valuation. Rollback changes, along with legislative adjustments related to House File 718 and Senate File 2442, also contribute to this increase:

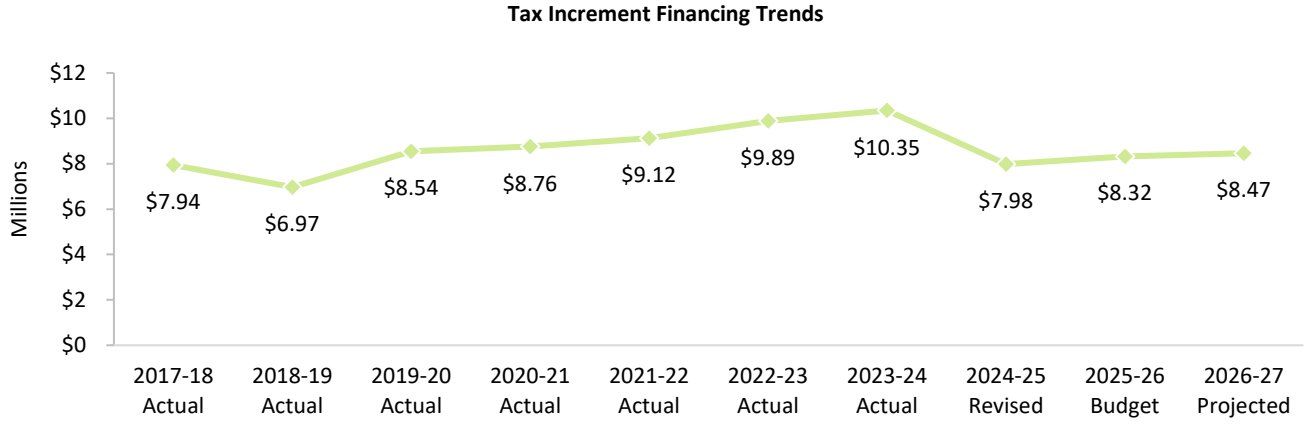
- Residential rollback increased from 46.3428% to 47.4316%.
- No change in commercial, industrial and railroad rollback, which remains at 90%.
- Agricultural rollback increased from 71.8370% to 73.8570%
- No change in utility rollback, which remains at 100%.

Each year, the Polk County Auditor provides the City with updated assessed and taxable property valuations within its jurisdiction. The City Council approves the property tax rate, which is then applied to the taxable property valuation to determine the City's estimated property tax revenue for the upcoming year. Property taxes are levied across several funds, including the general fund, police and fire retirement fund, employee benefits fund and debt service fund.



Tax Increment Financing – Tax increment financing (TIF) revenues are generated from property taxes levied on the incremental value within urban renewal areas created to address slum or blight or to promote economic development. These revenues, which represent 4.29% of the City's total revenue, help finance infrastructure improvements and provide incentives for business expansion or relocation. Each year, the City certifies its TIF revenue requirements to the Polk County Auditor. Following this certification, the Auditor estimates the upcoming year's TIF tax rate and calculates the portion of incremental value that must be reserved to meet the certified revenue needs.

For fiscal year 2026, urban renewal areas experienced a 7.74% increase in total incremental value due to property valuation growth. While this growth was moderate, the City's reserved increment rose by 3.79%, resulting in a 4.33% increase in estimated TIF revenues. Of the total taxable increment within these areas, 83.19% is being released back to all taxing jurisdictions. TIF revenues are recorded in the tax increment financing fund.



Non-Property Taxes – Non-property taxes are levied on services, transactions or goods other than real property. These include hotel/motel taxes, cable TV franchise taxes, mobile home taxes, utility excise taxes and utility franchise taxes, which collectively account for 2.28% of the City's total revenue.

Non-property tax revenues support general operations and are primarily accounted for in the general fund. However, hotel/motel taxes are transferred to and accounted for separately in the hotel/motel tax fund. For fiscal year 2026, non-property tax revenues are projected to decrease by 6.36%, largely due to a change in the timing of hotel/motel tax receipts, from quarterly to monthly, which affects the year-over-year comparison.

Licenses and Permits – Licenses and permits are used by the City to monitor certain activities in order to help protect residents. These activities include building construction, alcohol and cigarette sales, garbage hauling, door-to-door solicitation and pet licensing. Revenue from licenses and permits helps offset the cost of regulating these functions. In fiscal year 2026, license and permit revenue is projected to increase by $1,000, or 0.05%, and account for 1.04% of the City's total revenue. For budgeting purposes, development activity is expected to remain consistent with fiscal year 2025 levels.

Use of Money and Property – Use of money and property is income that the City receives from renting, leasing or loaning its property to others. It is what may be called "passive" income. Revenues include interest income, park shelter rentals, community center rentals, aquatic center rentals and other rentals and commissions that together account for 3.33% of the City's total revenue. These revenue sources are projected to decrease by $1,190,055, or 15.53%. Anticipated Federal Reserve rate cuts in 2025 and 2026 are expected to reduce interest earnings for fiscal year 2026. All other revenue sources are expected to remain stable and are earned in most funds.

Intergovernmental – Intergovernmental revenue consists of funds received from other governmental entities such as the federal government, State of Iowa, Polk County or townships through grants, revenue sharing or cost-sharing arrangements. These revenues account for 7.39% of the City's total revenue. For fiscal year 2026, intergovernmental revenue is projected to increase by $737,152, or 5.42%. This growth is primarily due to increased road use tax revenues following the completion of a special census, which is expected to raise the City's population from 67,887 to 75,833. Additionally, per capita funding is projected to increase from $139.50 to $140.50.

The largest ongoing source of intergovernmental revenue is the collection of road use taxes from the State of Iowa, which are used to fund street maintenance and are accounted for in the road use tax fund. Road use tax revenues are projected at $10,654,537, reflecting an increase of $1,134,300, or 11.91%. Other intergovernmental revenues include business property tax credits, commercial and industrial replacement, township contributions for fire and emergency medical services, county contributions to the library and various federal and state grants. Generally, intergovernmental revenues have remained relatively stable, except for periodic federal, state and county grants, which can significantly impact overall revenue fluctuations.

Service Charges – Service charges are direct fees charged to the public for specific services provided by the City. These charges include fees for recreation, solid waste, water, sewer, storm water, greens fees and other miscellaneous services. Service charge revenue represents 27.05% of the City's total revenue, with enterprise funds primarily supported through these charges.

The following utility rate adjustments will significantly impact service charge revenues:

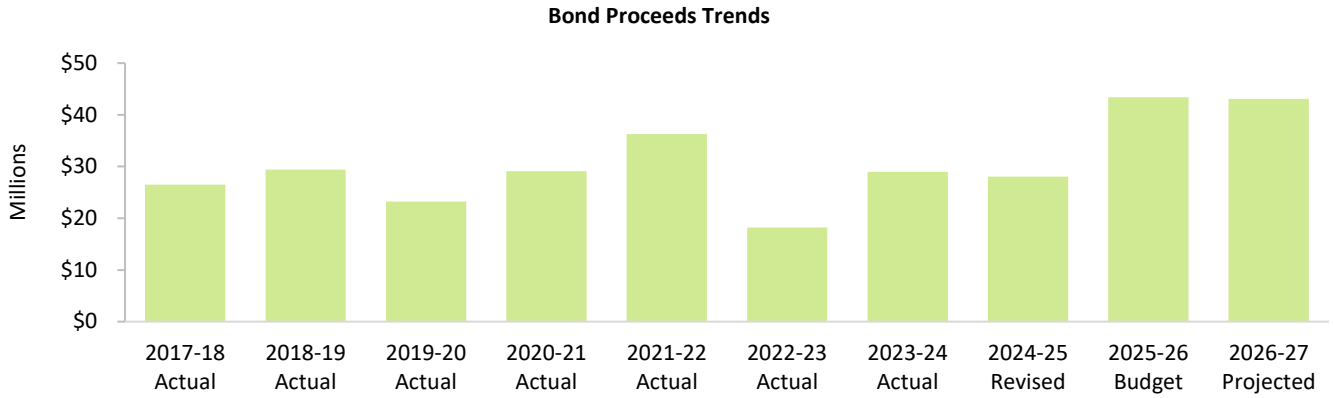
- Solid waste fees will increase $0.06 per month.
- Water rates will increase 6% for water usage and 4% for availability charges.
- Sewer rates will increase 7.5% for sewer usage and availability charges.
- Storm water rates will remain unchanged; however, the maximum equivalent residential unit (ERU) per month for commercial, industrial and multi-family will increase from 90 ERU to 100 ERU.

Special Assessments – Special assessments are fees charged to property owners who directly benefit from certain City construction projects as a way to recover related costs. Because collections from special assessments can be unpredictable and sporadic, this revenue source is typically budgeted conservatively and set at $0 for fiscal year 2026. Special assessments are primarily recorded in the special assessments fund.

Miscellaneous – Miscellaneous revenues consist of all other revenue sources that do not fit within the categories listed above. These revenues are often unpredictable and may vary from year to year. Sources include reimbursements, fines, contractor penalties, donations, sales and other miscellaneous inflows. Miscellaneous revenues account for 2.69% of the City's total revenue, with a fiscal year 2026 budget of $5,228,899, an increase of $957,667, or 22.42%, due to developer contributions for the SE Creekview Drive Extension project. Miscellaneous revenues are recorded in most City funds.

Bond Proceeds – Bond proceeds are considered an other financing source under modified accounting and budgeting standards. While similar in nature to revenue, they represent a financial inflow to the City rather than an economic inflow. For budgetary purposes, bond proceeds are shown as revenues. The amount of bond proceeds varies annually based on the City's capital improvement program and includes funds from general obligation bonds, revenue bonds and revenue capital loan notes. In total, bond proceeds account for 22.37% of the City's total revenue.

For fiscal year 2026, the budget includes the issuance of $27,515,000 in general obligation bonds and $6,960,000 in water revenue bonds to fund the 2026 capital improvement program. An additional $8,623,000 in water revenue capital loan notes is also planned to fund the capital contribution to Central Iowa Water Works. Other financing sources are budgeted in the water, storm water and capital projects funds.



Expenditures by Type and Program

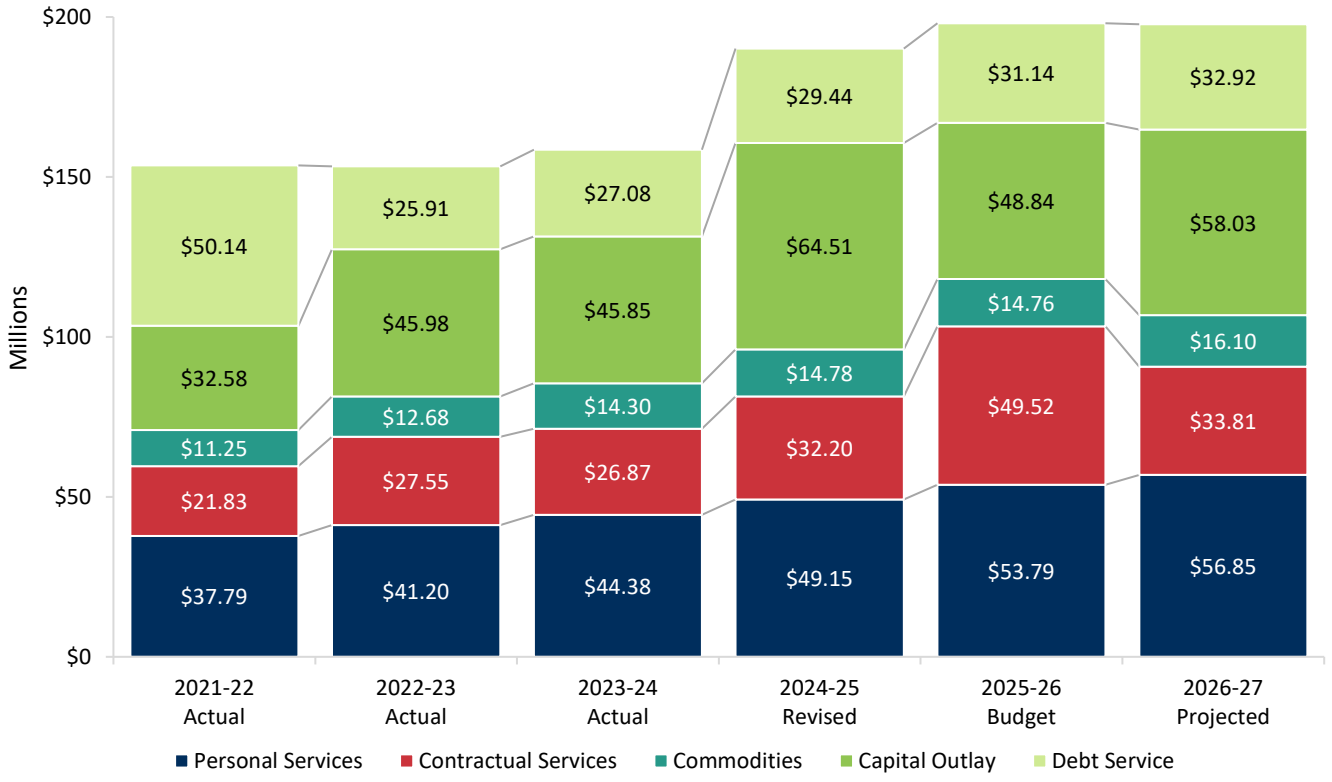
The City reports expenditures by type and by program. There are five expenditure types including personal services, contractual services, commodities, capital outlay and debt service, as shown below.

Expenditure Summary by Type

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Budgeted Expenditures:							
Personal Services	$ 37,791,334	$ 41,197,303	$ 44,376,851	$ 50,409,502	$ 49,146,372	$ 53,792,753	$ 56,848,795
Contractual Services	21,831,597	27,551,551	26,871,317	30,664,991	32,204,638	49,515,663	33,812,901
Commodities	11,254,960	12,675,520	14,297,276	16,398,202	14,782,154	14,756,533	16,097,819
Capital Outlay	32,578,357	45,980,839	45,845,175	56,919,996	64,513,032	48,840,465	58,028,698
Debt Service	50,143,141	25,905,107	27,082,373	29,442,374	29,439,916	31,142,213	32,916,618
Total Budgeted Expenditures	$ 153,599,389	$ 153,310,320	$ 158,472,992	$ 183,835,065	$ 190,086,112	$ 198,047,627	$ 197,704,831
Unbudgeted Expenditures:							
Non-Program	$ 7,434,617	$ 9,923,359	$ 7,873,329	$ 11,629,024	$ 12,400,234	$ 10,774,208	$ 11,403,709
Total All Expenditures	$ 161,034,006	$ 163,233,679	$ 166,346,321	$ 195,464,089	$ 202,486,346	$ 208,821,835	$ 209,108,540

This chart represents the trends for budgeted expenditures by type. The City also budgets and monitors expenditures by program and by fund.

Expenditure Summary by Type



According to Iowa Administrative Code 545–2.1, expenditures are to be grouped by program in order to provide consistent information on the purpose of the expense. There are eight standard programs for governmental activities and one for business type activites.

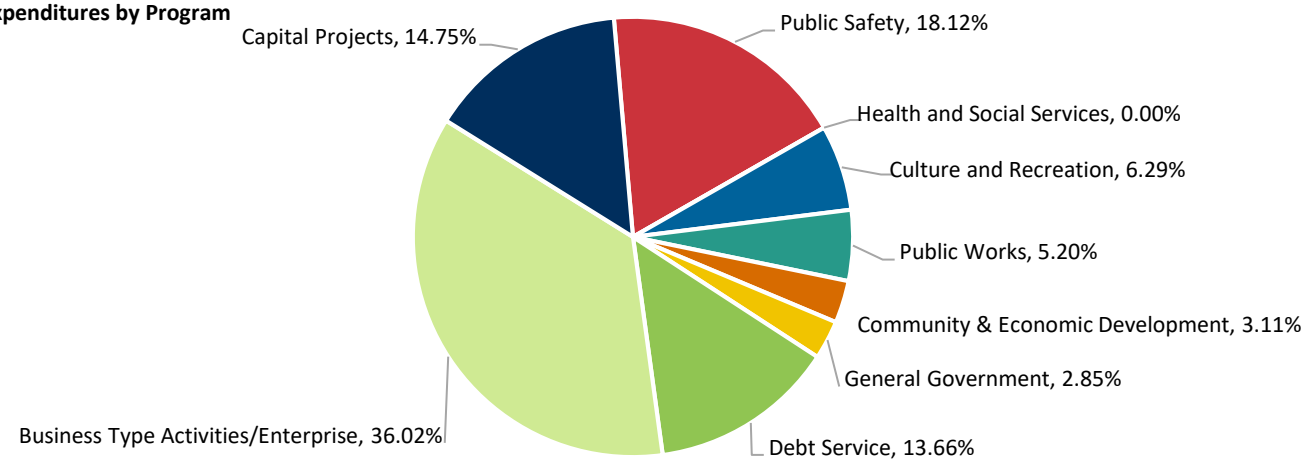
Expenditure Summary by Program

Fund	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Public Safety:							
General	$ 20,797,034	$ 23,785,705	$ 25,149,979	$ 31,169,086	$ 32,119,785	$ 32,392,127	$ 33,997,603
Special Revenue:							
Fire Gift	279	325	3,237	5,000	5,000	5,000	5,000
Police Gift	-	3,934	10,825	5,000	14,500	5,000	5,000
Police Seizure	9,711	4,700	34,989	16,250	17,000	17,900	14,700
Police and Fire Retirement	2,580,774	2,727,389	2,682,676	3,112,669	3,078,840	3,465,256	3,558,776
Total Public Safety	$ 23,387,798	$ 26,522,053	$ 27,881,706	$ 34,308,005	$ 35,235,125	$ 35,885,283	$ 37,581,079
Health and Social Services:							
General	$ 822	$ -	$ -	$ -	$ -	$ -	$ -
Total Health and Social Services	$ 822	$ -	$ -	$ -	$ -	$ -	$ -
Culture and Recreation:							
General:							
General	$ 7,320,979	$ 8,476,322	$ 8,908,095	$ 10,094,684	$ 10,251,513	$ 10,539,932	$ 10,747,518
Hotel/Motel Tax	1,092,758	1,366,279	1,352,530	1,807,417	2,017,133	1,840,989	1,881,561
Special Revenue:							
Hawkeye Park Player Fees	-	17,434	16,781	8,000	14,346	11,159	9,000
Friends of the Ankeny Library	41,771	46,895	51,417	48,000	49,000	49,000	49,000
Park Dedication	-	-	-	-	-	-	-
Sports Complex Foundation	-	-	-	-	-	-	-
Ankeny Garden Club	3,640	-	-	1,000	1,000	1,000	1,000
Miracle Park	-	319	6,629	10,000	11,000	10,000	10,000
Dog Park	-	-	-	-	-	-	-
Parks and Recreation Scholarship	-	-	292	5,000	5,000	5,000	5,000
Total Culture and Recreation	$ 8,459,148	$ 9,907,249	$ 10,335,744	$ 11,974,101	$ 12,348,992	$ 12,457,080	$ 12,703,079
Public Works:							
General	$ 637,576	$ 669,455	$ 702,928	$ 724,016	$ 724,016	$ 745,736	$ 768,108
Special Revenue:							
Road Use Tax	6,309,244	6,546,030	8,431,135	9,222,699	10,927,626	9,543,022	9,925,764
Landfill Postclosure	-	-	-	-	-	-	-
Total Public Works	$ 6,946,820	$ 7,215,485	$ 9,134,063	$ 9,946,715	$ 11,651,642	$ 10,288,758	$ 10,693,872
Community & Economic Development:							
General	$ 2,300,346	$ 2,471,288	$ 2,634,166	$ 2,849,603	$ 2,920,124	$ 2,950,262	$ 3,114,948
Special Revenue:							
Tax Increment Financing	1,974,910	2,565,008	2,777,575	3,760,333	3,563,561	3,212,250	1,977,147
Civic Trust	-	-	-	-	-	-	-
Total Community & Economic Development	$ 4,275,256	$ 5,036,296	$ 5,411,741	$ 6,609,936	$ 6,483,685	$ 6,162,512	$ 5,092,095
General Government:							
General	$ 4,388,448	$ 4,524,062	$ 5,325,544	$ 5,561,023	$ 5,694,242	$ 5,639,443	$ 5,917,448
Special Revenue:							
Employee Benefits	-	-	-	-	-	-	-
Total General Government	$ 4,388,448	$ 4,524,062	$ 5,325,544	$ 5,561,023	$ 5,694,242	$ 5,639,443	$ 5,917,448
Debt Service:							
Debt Service	$ 38,022,650	$ 24,205,486	$ 25,026,907	$ 26,086,257	$ 26,083,554	$ 27,055,475	$ 28,103,367
Total Debt Service	$ 38,022,650	$ 24,205,486	$ 25,026,907	$ 26,086,257	$ 26,083,554	$ 27,055,475	$ 28,103,367
Business Type Activities/Enterprise:							
Solid Waste	$ 1,310,972	$ 1,059,081	$ 1,401,505	$ 1,539,776	$ 1,512,776	$ 1,604,402	$ 1,692,537
Water	24,553,363	23,249,831	25,721,618	28,415,367	27,968,642	43,466,917	27,816,341
Sewer	15,471,133	15,139,126	13,721,633	16,057,167	15,839,488	17,188,111	19,059,343
Storm Water	1,432,770	2,825,542	2,604,465	5,341,745	5,229,990	6,659,133	6,183,626
Golf Course	1,755,172	2,026,267	2,173,562	2,572,906	2,609,273	2,420,922	2,514,524
Total Business Type Activities/Enterprise	$ 44,523,410	$ 44,299,847	$ 45,622,783	$ 53,926,961	$ 53,160,169	$ 71,339,485	$ 57,266,371
Capital Projects:							
Special Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Projects	23,595,037	31,599,842	29,734,504	35,422,067	39,428,703	29,219,591	40,347,520
Total Capital Projects	$ 23,595,037	$ 31,599,842	$ 29,734,504	$ 35,422,067	$ 39,428,703	$ 29,219,591	$ 40,347,520
Total Budgeted Expenditures	$ 153,599,389	$ 153,310,320	$ 158,472,992	$ 183,835,065	$ 190,086,112	$ 198,047,627	$ 197,704,831

Fund	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Non-Program:							
Internal Service:							
Central Garage	$ 1,364,109	$ 1,423,273	$ 1,428,265	$ 1,859,144	$ 1,639,373	$ 1,738,208	$ 1,815,709
Risk Management	1,250,301	2,582,376	1,520,781	1,859,000	2,382,145	2,203,000	2,413,000
Health Insurance	4,771,845	5,446,643	4,924,283	6,390,000	6,851,000	6,833,000	7,175,000
Sustainability Revolving	-	-	-	-	-	-	-
Economic Development Revolving	-	-	-	-	-	-	-
Equipment Reserve	48,362	471,067	-	1,520,880	1,527,716	-	-
Total Unbudgeted Expenditures	$ 7,434,617	$ 9,923,359	$ 7,873,329	$ 11,629,024	$ 12,400,234	$ 10,774,208	$ 11,403,709
Total All Expenditures*	$ 161,034,006	$ 163,233,679	$ 166,346,321	$ 195,464,089	$ 202,486,346	$ 208,821,835	$ 209,108,540

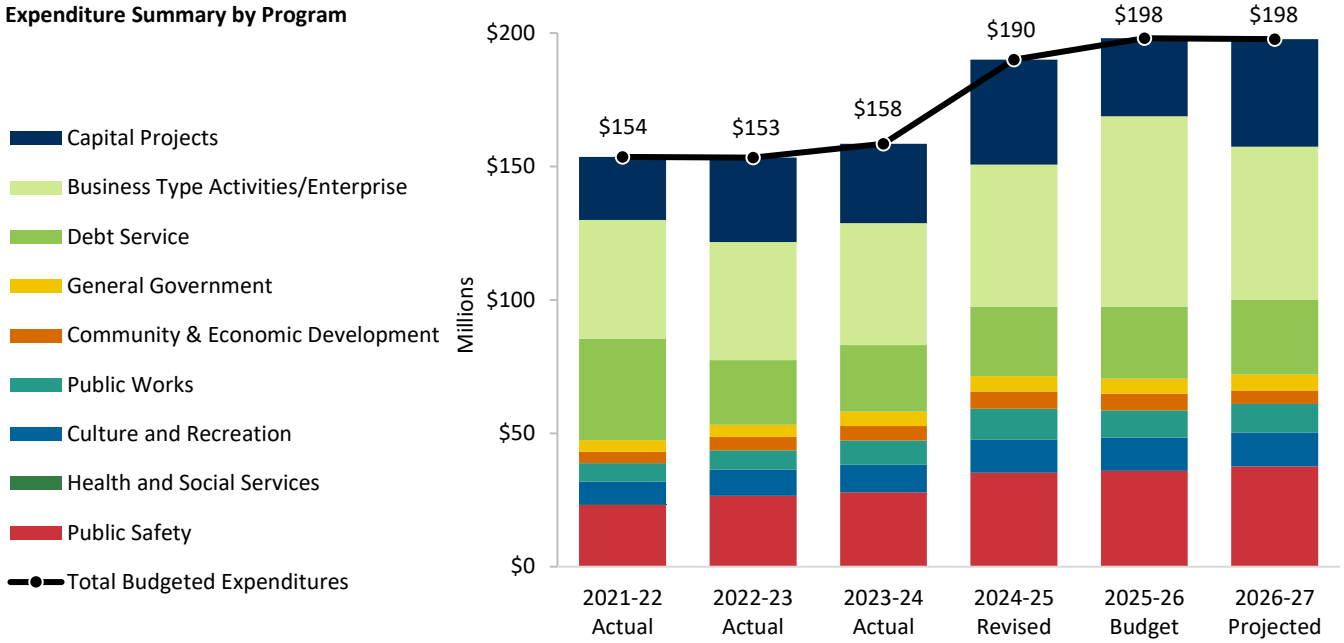
* - Includes interfund transactions.

Expenditures by Program



This chart represents the nine major functions that the State requires cities to use in defining their program structure.

Expenditure Summary by Program



Transfer Summary

Transfers are transactions between funds of the primary government. Transfers can be a subsidy from one fund to another or contributions toward a capital project. Transfers may also be used to provide greater transparency, such as the transfer of hotel/motel tax proceeds from the general fund, where the revenue is required to be recorded, to the hotel/motel tax fund, where the distribution of funds can be easily tracked.

Transfers In

Fund	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
General:							
General	$ 627,646	$ 1,350,156	$ 1,132,063	$ 2,255,457	$ 2,260,957	$ 3,086,435	$ 3,232,985
Hotel/Motel Tax	1,527,170	2,119,476	2,120,556	2,277,000	2,644,000	2,362,000	2,433,000
Special Revenue:							
Road Use Tax	-	9,473	22,352	11,000	8,000	9,000	10,000
Debt Service	8,824,235	9,158,442	9,525,673	8,443,991	8,442,055	8,524,650	9,443,925
Business Type Activities/Enterprise:							
Solid Waste	11,803	4,373	11,818	9,000	7,500	15,000	7,500
Water	192	7,532	1,754	321,000	376,000	1,000	1,000
Sewer	-	-	1,025	1,000	1,000	1,000	1,000
Storm Water	-	-	156,667	1,532,000	1,118,333	1,131,667	100,000
Capital Projects	3,405,000	5,565,786	3,469,101	985,000	3,193,500	4,756,000	10,331,562
Total Transfers In	$14,396,046	$ 18,215,238	$16,441,009	$15,835,448	$ 18,051,345	$19,886,752	$25,560,972

Transfers Out

Fund	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
General:							
General	$ 1,689,020	$ 2,208,326	$ 3,425,156	$ 2,364,350	$ 4,881,350	$ 3,595,850	$ 2,668,350
Hotel/Motel Tax	427,838	579,630	604,194	393,000	528,500	615,000	1,004,000
Special Revenue:							
Road Use Tax	2,134,000	2,362,583	1,536,750	872,750	287,750	1,087,583	288,917
Tax Increment Financing	7,033,641	7,221,702	7,556,348	6,359,737	6,360,900	6,054,139	6,727,008
Employee Benefits	-	-	-	1,075,457	1,075,957	1,831,719	1,859,985
Landfill Postclosure	11,803	4,373	11,818	9,000	7,500	15,000	7,500
Park Dedication	80,000	80,000	100,000	100,000	100,000	100,000	100,000
Civic Trust	1,005,000	2,615,000	340,101	-	-	-	-
Business Type Activities/Enterprise:							
Water	289,000	528,369	656,083	1,042,750	1,354,416	1,877,916	3,597,798
Sewer	289,000	487,583	590,084	1,042,750	999,417	1,877,917	6,192,598
Storm Water	1,436,744	1,585,141	1,620,475	1,733,654	2,080,555	2,126,628	2,414,816
Capital Projects:							
Special Assessments	-	255,000	-	-	-	200,000	700,000
Capital Projects	-	287,531	-	842,000	375,000	505,000	-
Total Transfers Out	$14,396,046	$ 18,215,238	$16,441,009	$15,835,448	$ 18,051,345	$19,886,752	$25,560,972

Long-Range Forecasting

Long-range forecasting provides a framework for evaluating cash flows and fund balances, increasing awareness of how funding and spending decisions may impact future outcomes. It helps identify potential financial challenges and encourages discussion around key goals and strategies for long-term planning. Unlike a formal five-year budget, long-range forecasting is an internal tool used by staff to project possible outcomes based on specific variables and assumptions. These assumptions then serve as a foundation for the annual budgeting process.

General Fund

The five-year general fund forecast accounts for changes in rollback, assessed valuation growth, and the financial impact of urban renewal requirements.

Assumptions	2027	2028	2029	2030	2031
Residential Rollback	46.02%	47.21%	45.76%	46.25%	45.76%
Commercial Rollback	90.00%	90.00%	90.00%	90.00%	90.00%
Industrial Rollback	90.00%	90.00%	90.00%	90.00%	90.00%
Total Taxable Valuation	5,840,334,698	6,094,607,187	6,184,967,200	6,379,330,524	6,481,534,386
Taxable Valuation Growth	1.9%	4.4%	1.5%	3.1%	1.6%
Combined General Fund Levy	$5.90434	$5.78857	$5.78857	$5.73126	$5.73126
Aviation Authority Levy	$0.12893	$0.12893	$0.12893	$0.12893	$0.12893
Ag Land Levy	$3.00375	$3.00375	$3.00375	$3.00375	$3.00375

- The rollback assumptions for residential, commercial and industrial properties are based on projections from the Iowa Legislative Services Agency.
- The taxable valuation forecast assumes 100% valuation growth of 3% for residential and industrial properties and 0% for agricultural land and buildings, commercial property, railroads and utilities (gas and electric). Residential and industrial properties together account for 76% of the total taxable valuation.
- Urban renewal requirements are based on existing rebate agreements and tax increment financing (TIF) projects included in the 2025-2029 Capital Improvement Program. These requirements reduce the taxable valuation available to the general fund.

Road Use Tax Fund

The five-year road use tax fund forecast is significantly influenced by two primary factors: per capita funding and the City's population.

Assumptions	2027	2028	2029	2030	2031
Revenue Growth	0.7%	0.7%	0.7%	0.3%	0.3%
Expenditure Growth	5.3%	5.0%	5.0%	5.0%	5.0%
Funding Per Capita	$141.50	$142.50	$143.50	$144.00	$144.50
Population	75,883	75,883	75,883	75,883	75,883
Ending Fund Balance	$10,081,999	$10,181,006	$9,876,084	$9,185,621	$7,988,219
Fund Balance as % of O&M	110%	106%	98%	86%	72%

- Funding per capita is based on projections from the Iowa Department of Transportation. Population is determined from the U.S. Census Bureau's decennial census or special census updates and are further refined using The Ankeny Plan 2040 projections, adjusted to reflect recent building permit activity.
- Expenditures include personnel costs, contractual services, commodities and capital outlay. The assumed 5% annual growth in expenditures is based on historical trends in operating costs.

- Short-term liquidity of the fund is measured by the unrestricted fund balance as a percentage of annual operations and maintenance (O&M) expenses, net of depreciation. For fiscal year 2027, the projected ending fund balance is $10,081,999, or 110% of O&M, and remains within or above the City's target range of 50-75% throughout the forecast period

Tax Increment Financing Fund

The five-year tax increment financing fund forecast accounts for total tax increment financing debt, total valuation requirements and change in total valuation requirements.

Assumptions	2027	2028	2029	2030	2031
Total Tax Increment Financing Debt	$8,416,464	$8,067,140	$6,780,282	$6,185,271	$5,966,600
Total Valuation Requirements	318,530,374	305,309,815	256,607,261	234,088,384	225,812,566
Change in Total Valuation Requirements	1.13%	-4.15%	-15.95%	-8.78%	-3.54%

- These factors are based on an analysis of existing rebate agreements and tax increment financing projects identified in the 2025-2029 Capital Improvement Program.
- Total tax increment financing debt must be certified to the County Auditor each year by December 1.

Debt Service Fund

The five-year debt service fund forecast accounts for changes in rollback, assessed valuation growth and the financial impact of the 2025-2029 Capital Improvement Program.

Assumptions	2027	2028	2029	2030	2031
Total Taxable Valuation	6,128,854,554	6,378,429,362	6,384,967,200	6,579,330,524	6,710,917,134
Taxable Valuation Growth	1.4%	4.1%	0.1%	3.0%	2.0%
Taxes Levied	$18,386,564	$19,390,425	$19,410,300	$20,001,165	$20,401,188
Debt Issuance	$37,285,000	$32,040,000	$30,875,000	$19,240,000	$19,240,000
Ending Fund Balance	$2,131,775	$2,114,979	$2,078,233	$2,061,849	$2,033,791
Debt Service Levy	$3.00	$3.04	$3.04	$3.04	$3.04

- The rollback assumptions for residential, commercial and industrial properties are based on projections from the Iowa Legislative Services Agency.
- The taxable valuation forecast assumes 100% valuation growth of 3% for residential and industrial properties and 0% for agricultural land and buildings, commercial property, railroads and utilities (gas and electric). Residential and industrial properties together account for 76% of the total taxable valuation.
- Debt issuance through fiscal year 2029 is based on the projects outlined in the 2025-2029 Capital Improvement Program. Beginning in fiscal year 2030, future debt issuance is guided by an annual target that considers taxable valuation growth, ongoing capital improvement needs and the City's goal of maintaining a stable or decreasing debt service levy rate.
- The debt service levy is projected to increase to $3.04 in fiscal year 2028 and remain steady in the following years.

Water Fund

The five-year water fund forecast predicts that revenue from service charges will increase due to scheduled rate increases and the City's continued growth. These rate increases are necessary to maintain adequate debt service coverage requirements.

Assumptions	2027	2028	2029	2030	2031
Water Sales Growth	1%	1%	1%	1%	1%
Operating Expense Growth	5%	5%	5%	5%	5%
Service Availability Charge Units	339,583	342,979	346,409	349,873	353,372
Total Water Usage (1,000 gallons)	2,115,696	2,136,853	2,158,221	2,179,804	2,2201,602
Total Water Purchased (1,000 gallons)	2,538,835	2,564,224	2,589,866	2,615,764	2,641,922
Debt Coverage – Revenue Debt	1.89	1.72	1.81	1.99	2.23
Debt Coverage – All Debt	1.86	1.70	1.78	1.99	2.23
Ending Fund Balance	$14,717,982	$15,567,594	$17,955,316	$18,245,374	$19,748,993
Fund Balance as % of O&M	90%	91%	100%	98%	104%
Water Rate Adjustments	6.00%	6.00%	6.00%	6.00%	6.00%

- Revenue drivers for the water fund include water consumption, rate increases and weather conditions, which directly influence usage. For example, hot and dry weather typically results in higher water demand.
- Major expenditures include the cost of purchasing water from Central Iowa Water Works, as well as the ongoing maintenance, repair and replacement of the water utility's capital infrastructure.
- Strong debt coverage ratios demonstrate the fund's long-term solvency and its ability to generate cash flow beyond debt service requirements. This excess cash flow can be used to support transfers to other funds, capital improvements and the fund's liquidity position. For FY 2027, the projected debt coverage ratio is 1.89 for revenue debt and 1.86 for all debt, above the City's policy targets of 1.75 for revenue bonds and 1.10 for total debt.
- Short-term liquidity of the fund is measured by the unrestricted fund balance as a percentage of annual operations and maintenance (O&M) expenses, net of depreciation. For fiscal year 2027, the projected ending fund balance is $14,717,982, or 90% of O&M, exceeding the City's target range of 50-75% throughout the forecast period.

Sewer Fund

The five-year sewer fund forecast predicts that revenue from service charges will increase due to scheduled rate increases and the City's continued growth. These rate increases are necessary to maintain adequate debt service coverage requirements and ensure effective fund balance management. To optimize the fund balance, the majority of projects in the 2025-2029 Capital Improvement Program will be financed through operational revenues rather than debt issuance.

Assumptions	2027	2028	2029	2030	2031
Sewer Sales Growth	1%	1%	1%	1%	1%
Operating Expense Growth	5%	5%	5%	5%	5%
Service Availability Charge Units	333,338	336,672	340,039	343,439	346,873
Total Sewer Usage (1,000 gallons)	1,631,604	1,647,921	1,664,400	1,681,044	1,697,854
WRA Sewer Debt Service	$7,794,164	$8,352,293	$9,276,134	$10,734,737	$11,911,954
Debt Coverage – Revenue Debt	1.82	1.87	1.84	1.74	1.72
Debt Coverage – All Debt	1.80	1.85	1.82	1.74	1.72
Ending Fund Balance	$18,395,150	$17,190,421	$16,799,682	$16,972,199	$17,446,487
Fund Balance as % of O&M	320%	285%	266%	256%	251%
Sewer Rate Adjustments	7.50%	7.50%	7.50%	7.50%	7.50%

- Revenue drivers for the sewer fund include sewer rates, water consumption during the averaging period (January, February and March bills) and the City's continued growth.

- Major expenditures include the cost of conveying flows to the Wastewater Reclamation Authority (WRA), where Ankeny ranks as the third-largest contributor by volume, following Des Moines and West Des Moines. Additional cost drivers include the ongoing maintenance, repair and replacement of the sewer utility's capital infrastructure.
- Strong debt coverage ratios demonstrate the fund's long-term solvency and its ability to generate cash flow beyond debt service requirements. This excess cash flow can be used to support transfers to other funds, capital improvements and the fund's liquidity position. For FY 2027, the projected debt coverage ratio is 1.82 for revenue debt and 1.80 for all debt, above the City's policy targets of 1.75 for revenue bonds and 1.10 for total debt.
- Short-term liquidity of the fund is measured by the unrestricted fund balance as a percentage of annual operations and maintenance (O&M) expenses, net of depreciation. For fiscal year 2027, the projected ending fund balance is $18,395,150, or 320% of O&M, exceeding the City's target range of 50-75% throughout the forecast period.

Storm Water Fund

The five-year storm water fund forecast predicts that revenue from services charges will increase due to scheduled rate increases and adjustments to the ERU cap for commercial, industrial and multi-family properties. ERU growth is assumed at 2% for residential and 0% for commercial, based on historical averages.

Assumptions	2027	2028	2029	2030	2031
ERU Growth – Residential	2%	2%	2%	2%	2%
ERU Growth – Commercial	0%	0%	0%	0%	0%
Operating Expenses	5%	5%	5%	5%	5%
Residential ERU	28,235	28,800	29,376	29,964	30,563
Commercial ERU	18,589	18,804	18,993	19,173	19,343
Debt Coverage – All Debt	1.56	1.66	1.78	1.72	1.75
Ending Fund Balance	$1,610,081	$1,210,711	$1,244,119	$1,162,527	$1,375,444
Fund Balance as % of O&M	104%	74%	73%	65%	73%
Storm Water Rate Adjustments	$1.00	$0.00	$1.00	$0.00	$1.00

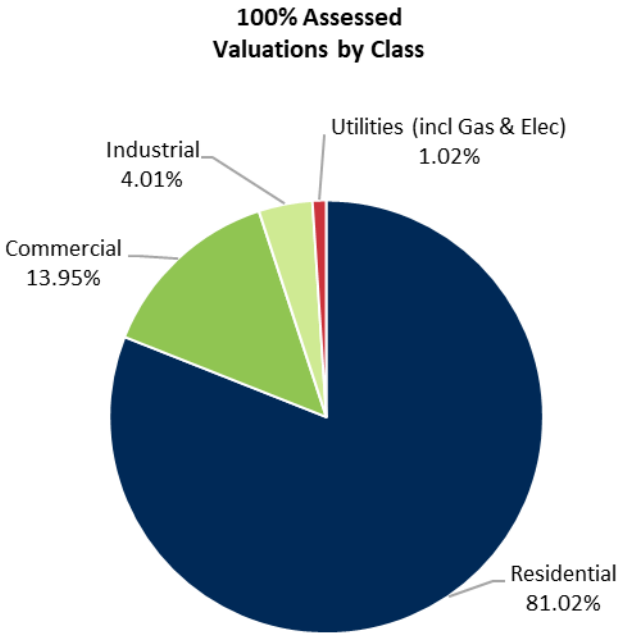
- Strong debt coverage ratios demonstrate the fund's long-term solvency and its ability to generate cash flow beyond debt service requirements. This excess cash flow can be used to support transfers to other funds, capital improvements and the fund's liquidity position. For FY 2027, the projected debt coverage ratio is 1.56 for all debt, above the City's policy targets of 1.10 for total debt. The fund has no outstanding revenue bonds, but coverage ratios are being maintained appropriately so that revenue debt can be considered in the future.
- Short-term liquidity of the fund is measured by the unrestricted fund balance as a percentage of annual operations and maintenance (O&M) expenses, net of depreciation. For fiscal year 2027, the projected ending fund balance is $1,610,081, or 104% of O&M, and remains within or above the City's target range of 50-75% throughout the forecast period.

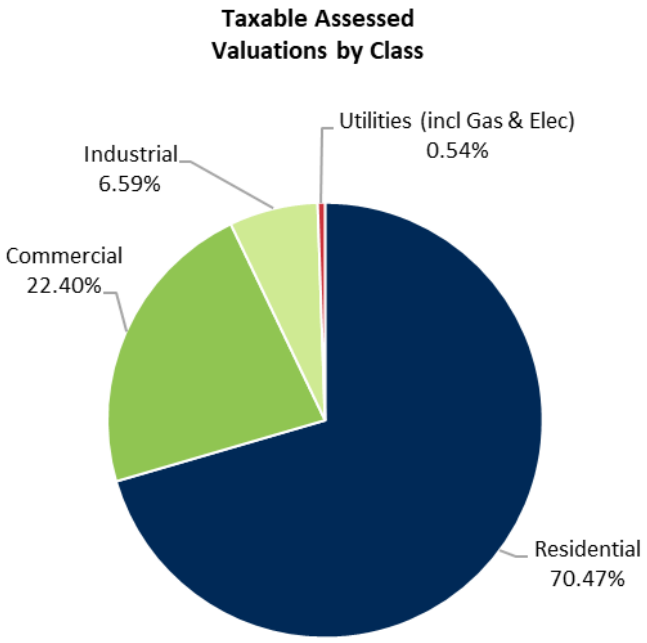
Property Tax Valuations and Rates

The City's property tax is levied based on the taxable assessed value of property, as determined by the Polk County Assessor's Office. The Polk County Treasurer's Office bills and collects property taxes on behalf of the City.

Property Tax Assessed Valuations by Classification

	FY 2025 - January 1, 2023 Valuation			FY 2026 - January 1, 2024 Valuation			% Increase
Property Tax Classification	**100% Value**	**Taxable Value**	**Rollback Percent**	**100% Value**	**Taxable Value**	**Rollback Percent**	**FY 2025 vs FY 2026**
Residential	8,371,761,287	3,820,953,111	45.641%	8,694,658,284	4,063,198,756	46.732%	6.339927%
Commercial	1,421,680,081	1,224,140,385	86.105%	1,496,761,094	1,291,561,135	86.290%	5.507600%
Industrial	412,644,819	364,150,636	88.248%	429,797,009	379,792,201	88.365%	4.295356%
Utilities (incl Gas & Elec)	103,553,520	31,927,275	30.832%	109,783,296	31,522,403	28.713%	-1.268107%
Total Gross	**10,309,639,707**	**5,441,171,407**	**52.778%**	**10,730,999,683**	**5,766,074,495**	**53.733%**	**5.971197%**
Less: Exemptions	(21,773,911)	(21,773,911)		(36,191,147)	(36,191,147)		
General & T/A Valuation	**10,287,865,796**	**5,419,397,496**		**10,694,808,536**	**5,729,883,348**		**5.729158%**
Tax Increment Captured	305,279,621	305,279,621		316,862,617	316,862,617		3.794225%
Debt Service Valuation	**10,593,145,417**	**5,724,677,117**		**11,011,671,153**	**6,046,745,965**		**5.625974%**
Agricultural Land Valuation	6,633,620	4,765,403	71.837%	6,927,900	5,116,760	73.857%	7.373081%
Debt Limit Valuation	**10,599,779,037**			**11,018,599,053**			**3.951215%**



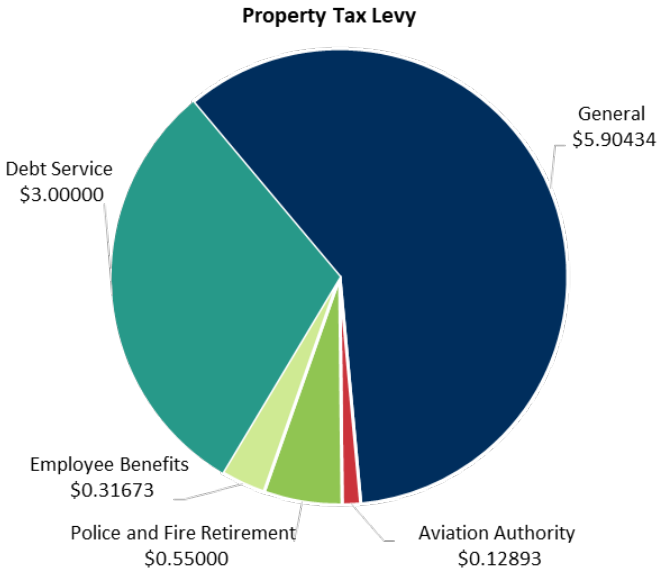


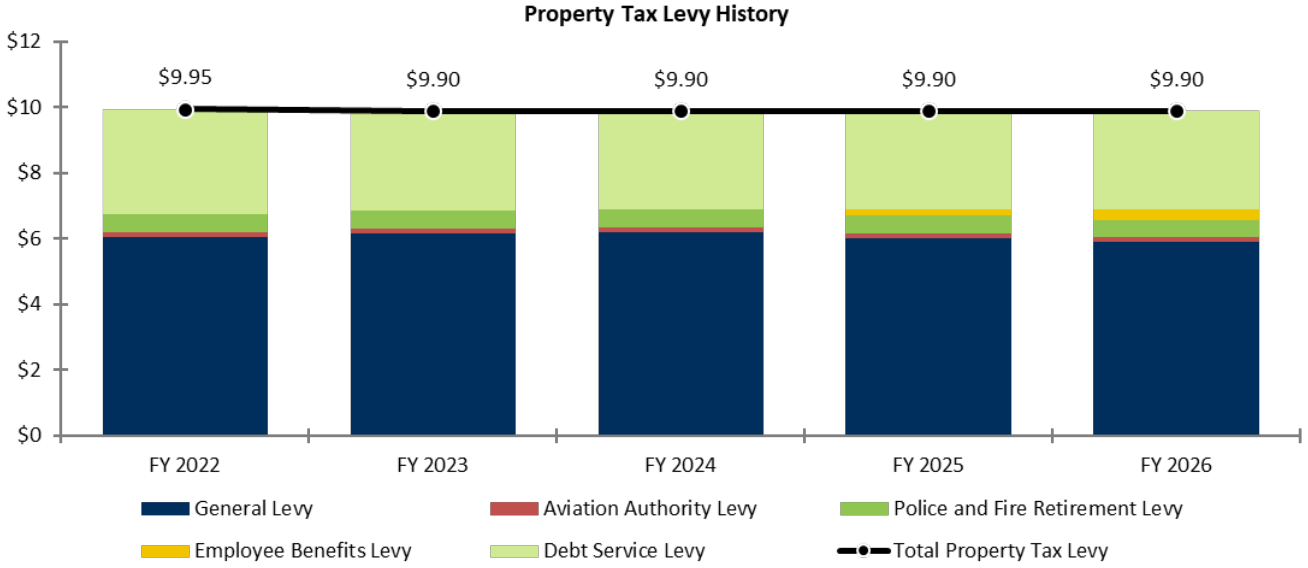
Property Tax Rates and Valuations

	Fiscal Year 2022	2023	2024	2025	2026
Property Tax Levy Rates					
General	$ 6.05000	$ 6.15330	$ 6.20310	$ 6.02243	$ 5.90434
Aviation Authority	0.15000	0.14670	0.14690	0.13176	0.12893
Police and Fire Retirement	0.55000	0.55000	0.55000	0.55000	0.55000
Employee Benefits	0.00000	0.00000	0.00000	0.19581	0.31673
Debt Service	3.20000	3.05000	3.00000	3.00000	3.00000
Total Property Tax Levy Rates	**$ 9.95000**	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**	**$ 9.90000**
Increase or (Decrease)	(0.05000)	(0.05000)	0.00000	0.00000	0.00000
Property Tax Dollars by Levy [1]					
General	$ 25,099,852	$ 27,544,814	$ 29,051,533	$ 32,637,942	$ 33,831,179
Aviation Authority	622,310	656,692	687,990	714,060	738,754
Police and Fire Retirement	2,281,805	2,462,036	2,575,864	2,980,669	3,151,435
Employee Benefits	-	-	-	1,061,172	1,814,827
Debt Service	14,260,669	14,724,456	15,149,327	17,174,030	18,140,238
Total Property Tax Dollars by Levy	**$ 42,264,637**	**$ 45,387,998**	**$ 47,464,714**	**$ 54,567,873**	**$ 57,676,433**
Increase or (Decrease)	2,506,124	3,123,361	2,076,716	7,103,159	3,108,560
	6.30%	7.39%	4.58%	14.97%	5.70%
Total Assessed Valuations					
Regular (General, Aviation & Employee Benefits)	6,782,846,250	7,564,568,871	7,960,887,727	10,309,639,707	10,730,999,683
	5.04%	11.52%	5.24%	29.50%	4.09%
Total Assessed Value (including TIF Valuation Reservations)	7,086,882,784	7,912,235,375	8,323,836,849	10,593,145,417	11,011,671,153
	4.96%	11.65%	5.20%	27.26%	3.95%
Taxable Assessed Valuations					
Regular (General, Aviation & Employee Benefits)	4,148,735,891	4,476,429,489	4,683,389,431	5,419,397,496	5,729,883,348
	6.96%	7.90%	4.62%	15.72%	5.73%
Debt Service	4,456,458,887	4,827,690,725	5,049,775,865	5,724,677,117	6,046,745,965
	6.69%	8.33%	4.60%	13.36%	5.63%
TIF Valuation Reservation	307,722,996	351,261,236	366,386,434	305,279,621	316,862,617
	3.17%	14.15%	4.31%	-16.68%	3.79%
Tax Increment Valuation					
Total Increment	1,520,249,770	1,697,706,668	1,784,071,583	1,749,817,185	1,885,220,307
Reserved by City	307,722,996	351,261,236	366,386,434	305,279,621	316,862,617
Release to All Jurisdictions	1,212,526,774	1,346,445,432	1,417,685,149	1,444,537,564	1,568,357,690
Percent Released to All Jurisdictions	79.76%	79.31%	79.46%	82.55%	83.19%
Consolidated Tax Levy Rate					
City	$ 9.95000	$ 9.90000	$ 9.90000	$ 9.90000	$ 9.90000
Ankeny Community School District	17.31652	17.05078	16.99602	16.04608	UNKNOWN
County	9.74609	9.38149	9.44390	9.19638	UNKNOWN
Assessor	0.19192	0.22542	0.22070	0.25772	UNKNOWN
DART	0.65206	0.63567	0.62636	0.63154	UNKNOWN
DMACC	0.67789	0.69448	0.74410	0.75916	UNKNOWN
State	0.00260	0.00240	0.00180	0.00180	UNKNOWN
Total Consolidated Tax Levy Rate	**$ 38.53708**	**$ 37.89024**	**$ 37.93288**	**$ 36.79268**	**UNKNOWN**
Increase or (Decrease)	(0.44657)	(0.64684)	0.04264	(1.14020)	UNKNOWN
Saydel Community School District	$ 12.89000	$ 12.89000	$ 12.99801	$ 13.07621	UNKNOWN
Total Consolidated Tax Levy Rate	**$ 34.11056**	**$ 33.72946**	**$ 33.93487**	**$ 33.82281**	**UNKNOWN**
Increase or (Decrease)	(0.35270)	(0.38110)	0.20541	(0.11206)	UNKNOWN
North Polk Community School District	$ 18.58960	$ 18.74720	$ 18.77122	$ 18.77117	UNKNOWN
Total Consolidated Tax Levy Rate	**$ 39.81016**	**$ 39.58666**	**$ 39.70808**	**$ 39.51777**	**UNKNOWN**
Increase or (Decrease)	(0.30972)	(0.22350)	0.12142	(0.19031)	UNKNOWN

[1] Includes utility replacement excise taxes

	Fiscal Year				
	2022	2023	2024	2025	2026
Other Tax Rates					
State Sales Tax	6%	6%	6%	6%	6%
Hotel/Motel Tax	7%	7%	7%	7%	7%
Cable Franchise Tax	5%	5%	5%	5%	5%
Utility Franchise Tax	2%	2%	2%	2%	2%





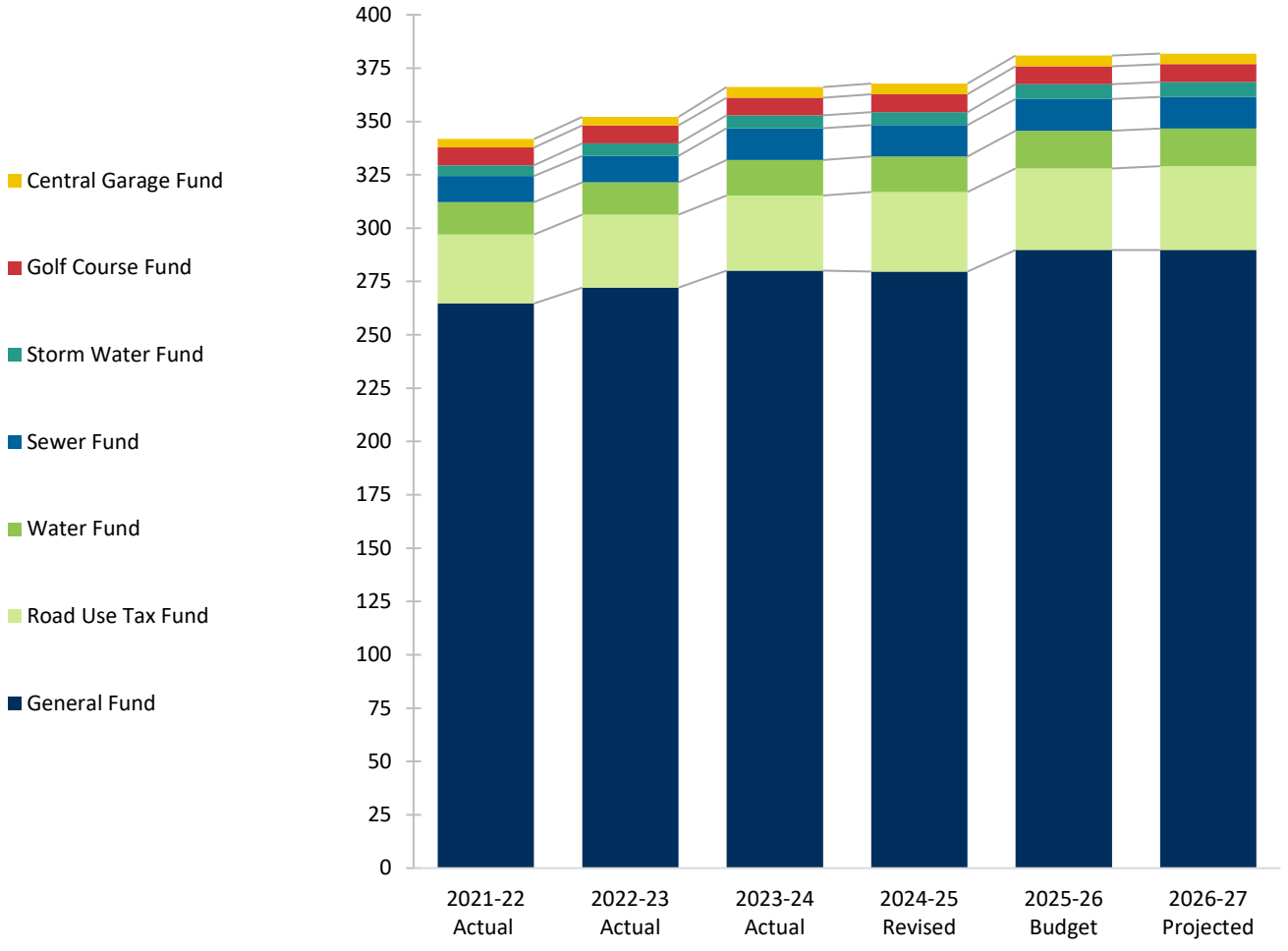
Personnel Summary

Summary of Full-Time Equivalents by Fund

Activity	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
	Full-Time Equivalents (FTE)						
General Fund:							
Police:							
Police Administration	8.40	8.40	8.40	8.40	8.00	8.00	8.00
Police Operations	55.00	56.00	58.00	63.00	63.00	64.00	64.00
Police Support Services	20.00	21.00	21.00	19.00	19.50	19.50	19.50
Fire:							
Fire Administration	5.00	5.00	5.00	5.50	4.50	4.50	4.50
Fire Suppression	22.00	22.00	22.00	22.00	22.00	28.00	28.00
Emergency Medical Services	44.50	49.50	55.50	55.00	53.50	56.50	56.50
Library	22.86	22.86	22.86	22.86	22.07	22.07	22.07
Parks and Recreation:							
Park Administration	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Park Maintenance	11.00	11.00	11.00	10.32	10.32	10.32	10.32
Recreation	3.50	2.50	2.50	2.50	2.50	2.50	2.50
Community Centers	1.81	2.81	2.81	2.81	2.81	2.94	2.94
Aquatic Centers	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prairie Ridge Sports Complex	8.33	8.66	8.66	8.66	9.08	9.08	9.08
Development Engineering	7.25	7.25	7.25	7.25	7.25	7.25	7.25
Community Development:							
Code Enforcement	16.06	16.06	16.06	16.06	16.06	16.06	16.06
Community Development	9.00	9.00	9.00	9.00	9.00	9.00	9.00
Economic Development	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Communications	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Human Resources	3.00	3.00	3.00	3.00	3.00	3.00	3.00
City Manager	4.38	5.38	5.38	5.38	5.38	5.38	5.38
City Clerk	4.60	4.00	4.00	4.00	4.00	4.00	4.00
Finance	5.00	4.63	4.63	4.63	4.63	4.63	4.63
Information Technology	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Total General Fund	264.69	272.05	280.05	282.37	279.60	289.73	289.73
Road Use Tax Fund:							
Public Works Engineering	10.81	11.81	11.81	11.81	11.81	12.81	12.81
Public Works Operations	15.50	16.50	17.50	18.50	18.50	18.50	18.50
Traffic Engineering	6.00	6.00	6.00	7.00	7.00	7.00	8.00
Total Road Use Tax Fund	32.31	34.31	35.31	37.31	37.31	38.31	39.31
Water Fund:							
Water Administration	3.32	3.32	3.82	3.82	3.82	3.82	3.82
Water Maintenance	11.83	11.83	12.83	12.83	12.83	13.83	13.83
Total Water Fund	15.15	15.15	16.65	16.65	16.65	17.65	17.65
Sewer Fund:							
Sewer Administration	3.31	3.31	3.81	3.81	3.81	3.81	3.81
Sewer Maintenance	9.00	9.00	11.00	11.00	11.00	11.00	11.00
Total Sewer Fund	12.31	12.31	14.81	14.81	14.81	14.81	14.81

Full-Time Equivalents (FTE)							
Activity	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Storm Water Fund:							
Storm Water Administration	4.00	5.00	5.00	5.00	5.00	6.00	6.00
Street Cleaning	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Storm Water Fund	5.00	6.00	6.00	6.00	6.00	7.00	7.00
Golf Course Fund:							
Golf Course Maintenance	6.32	6.32	6.32	6.32	6.32	6.32	6.32
Golf Course Pro Shop	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Golf Course Banquet Services	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Golf Course Fund	8.32	8.32	8.32	8.32	8.32	8.32	8.32
Central Garage Fund	4.00	4.00	5.00	5.00	5.00	5.00	5.00
Total Full-Time Equivalents	341.78	352.14	366.14	370.46	367.69	380.82	381.82

Full Time Equivalents by Fund



Net Change in Personnel

Addition of Permanent Positions

13.13 Full-Time Equivalents (FTE) – Total Added Permanent Positions

Position	Grade	FTE	FT/PT	Budget Activity
Police Officer (SRO)	PO	1.00	FT	Police Operations
Fire Lieutenant	F15	3.00	FT	Fire Suppression
Fire Engineer	F12	3.00	FT	Fire Suppression
Firefighter/Paramedic	F11	3.00	FT	Emergency Medical Services
Recreation Specialist	N05	0.06	PT	Community Centers
Administrative Clerk	N04	0.07	PT	Community Centers
Engineering Technician II	N12	1.00	FT	Public Works Engineering
Utilities Operator I	A08	1.00	FT	Water Maintenance
Engineering Technician II	N12	1.00	FT	Stormwater Administration

Promotion of Permanent Positions

No Change in Full-Time Equivalents (FTE)

Current Position	Grade	FT/PT	Proposed Position	Grade	FT/PT	Budget Activity
Park Maintenance Technician II	A09	FT	Lead Park Maintenance Technician	A11	FT	Park Maintenance
Code Enforcement Officer I	N11	FT	Code Enforcement Officer II	N12	FT	Code Enforcement
Code Enforcement Officer I	N11	FT	Code Enforcement Officer II	N12	FT	Code Enforcement
Engineering Technician I	N11	FT	Engineering Technician II	N12	FT	Public Works Engineering

Reclassification of Permanent Positions

No Change in Full-Time Equivalents (FTE)

Current Position	Grade	FT/PT	Proposed Position	Grade	FT/PT	Budget Activity
Police Technician	N13	FT	Evidence and Forensic Supervisor	N14	FT	Police Support Services
Criminal Intelligence Analyst	N10	FT	Criminal Intelligence Analyst	N12	FT	Police Support Services
Battalion Chief	BC	FT	Battalion Chief	BC	FT	Fire Support
Accounting Clerk	N07	PT	Accountant	N10	PT	Finance

Total of 380.82 Full-Time Equivalents (FTE) Authorized for FY 2026
Increase of 13.13 FTE

Capital Outlay and Supplemental Request Summary

Description	Fund	Schedule	Budget
Expand Flock public safety camera system (3)	General	New	$ 11,283
Replace AED batteries	General	Replacement – Normal	4,000
Patrol vehicles – mid-size SUV (2)	General	New	165,153
Desktop computer and phone – K9 unit	General	New	249
Aircard – surveillance camera	General	New	760
Replace unit #76 – detective vehicle	General	Replacement – Normal	28,000
Evaluate apparatus bay structural columns – FS1	General	Maintenance	7,500
Increase safety equipment	General	New	10,000
Replace unit #106 – 1 ton 4WD truck	General	Replacement – Normal	68,000
Replace unit #114 – ambulance	General	Replacement – Normal	508,000
Replace unit #408 – ½ ton 4WD truck	General	Replacement – Normal	32,600
Digital accessibility software	General	New	6,200
Replace unit #655 – 1 ton 4WD regular cab dump body truck	General	Replacement – Normal	48,000
Hydro seeder	General	New	11,000
Install washer and dryer combo	General	New	4,500
Repair innertube cage fencing – CFAC	General	Maintenance	1,500
Replace flow rider decking – CFAC	General	Maintenance	57,700
Replace flow rider pump and motor – CFAC	General	Maintenance	125,000
Replace pump house flanges and piping – PRAC	General	Maintenance	9,297
New and replacement lounge chairs – CFAC & PRAC	General	New	8,060
Replace unit #620 – ¾ ton 4WD regular cab truck with lift gate	General	Replacement – Normal	48,536
Mobile hotspot	General	New	480
Exchange Online backup software	General	New	18,000
Identity threat protection software	General	New	8,600
Password manager software	General	New	10,500
Replace multi-function copier/printer machines	General	Replacement – Normal	26,000
Replace network switches	General	Replacement – Normal	35,000
Replace wireless access points	General	Replacement – Normal	6,600
Replace dugout cover – Hawkeye Park Field #1	Hawkeye Park Player Fees	Replacement – Normal	2,159
½ ton 4WD truck – civil engineering technician II	Road Use Tax	New	45,000
Replace GPS receiver	Road Use Tax	Replacement – Normal	14,160
Concrete drill	Road Use Tax	New	11,000
Hydro seeder	Road Use Tax	New	11,000
Power tilt knuckle attachment	Road Use Tax	New	24,500
Rotating grapple attachment	Road Use Tax	New	20,000
Towable grapple trailer	Road Use Tax	New	50,000
Replace unit #229 – single axle dump truck with snow plow	Road Use Tax	Replacement – Normal	305,000

Description	Fund	Schedule	Budget
Replace unit #277 – tandem axle dump truck with snow plow	Road Use Tax	Replacement – Normal	310,000
Articulating snow wing blade	Road Use Tax	New	26,000
NW State Street corridor improvement study – West 1st Street to NW 18th Street	Road Use Tax	New	140,000
Update traffic signal timings for arterial street corridors	Road Use Tax	New	125,000
Speed feedback signs (2)	Road Use Tax	New	9,000
Replace utility locator	Road Use Tax	Replacement – Normal	13,000
Patrol rifles (3)	Police Seizure	New	11,700
Replace steel targets (6)	Police Seizure	Replacement – Normal	3,200
GPS rover	Water	New	3,950
Flow meter and isolation valve – Magazine Pump Station	Water	New	40,000
Construction meters with backflow devices (20)	Water	New	16,000
Replace pumps and motors – Delaware Pump Station	Water	Replacement – Normal	30,000
Replace water meter and automatic meter reading (AMR) equipment	Water	Replacement – Behind	100,000
Replace unit #925 – tandem axle dump truck	Water	Replacement – Normal	194,000
Hydro seeder	Water	New	11,000
Replace utility locator	Water	Replacement – Normal	6,800
Saylor Creek Lift Station force main inspection	Sewer	New	70,000
GPS rover	Sewer	New	3,950
Sewer camera troubleshooting kit	Sewer	New	2,200
Upgrade facility lighting	Sewer	Replacement – Normal	4,000
Replace unit #742 – combination jet vacuum machine	Sewer	Replacement – Normal	560,000
Snow plow	Sewer	New	5,500
Replace manhole monitors (2)	Sewer	Replacement – Normal	19,282
½ ton 4WD truck – civil engineering technician II	Storm Water	New	45,000
Hydro seeder	Storm Water	New	11,000
Ball washers (18)	Golf Course	Replacement – Normal	5,260
Replace unit #811 – heavy-duty utility vehicle	Golf Course	Replacement – Normal	34,654
Replace tire balancer	Central Garage	Replacement – Normal	16,000
		Total	$ 3,559,833

Fund Summary	Budget
General	$ 1,260,518
Hawkeye Park Player Fees	2,159
Road Use Tax	1,103,660
Police Seizure	14,900
Water	401,750
Sewer	664,932
Storm Water	56,000
Golf Course	39,914
Central Garage	16,000
Total	$ 3,559,833

GENERAL FUND



city of Ankeny

General Fund

Description of the Fund

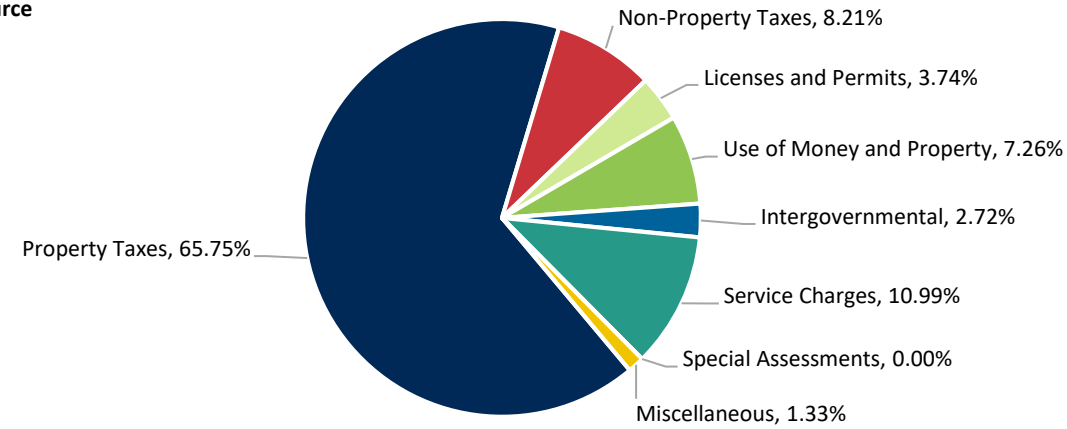
The general fund is a legally required fund which accounts for the general operations and activities of the City that are not specifically required to be accounted for elsewhere. The general fund also includes the hotel/motel tax fund. For budgetary purposes the hotel/motel tax fund is being accounted for separately, however for financial statement purposes is presented as the general fund.

Revenue Summary by Source

The City uses eight sources for budgeting revenues in the general fund. Those sources are summarized here and total $52,319,987 for fiscal year 2026. Detailed information for each revenue source follows.

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Property Taxes	$25,688,638	$27,986,236	$29,486,037	$ 33,175,803	$33,175,803	$34,400,020	$35,062,831
Non-Property Taxes	3,581,826	4,340,412	4,046,800	4,244,813	4,598,813	4,295,583	4,354,155
Licenses and Permits	2,816,356	2,524,766	1,997,779	1,737,500	1,955,600	1,956,600	1,957,600
Use of Money and Property	568,595	2,512,955	4,647,965	3,359,048	4,526,048	3,800,358	3,401,720
Intergovernmental	1,586,676	1,245,535	1,803,554	1,537,672	1,815,691	1,423,141	1,328,225
Service Charges	5,737,710	5,476,557	5,756,243	5,534,219	5,629,756	5,746,771	5,851,292
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	697,626	720,331	755,370	652,133	755,636	697,514	713,067
Total Revenues	$40,677,427	$44,806,792	$48,493,748	$ 50,241,188	$52,457,347	$52,319,987	$52,668,890
Transfers In	627,646	1,350,156	1,132,063	2,255,457	2,260,957	3,086,435	3,232,985
Total	$41,305,073	$46,156,948	$49,625,811	$ 52,496,645	$54,718,304	$55,406,422	$55,901,875

Revenue by Source



Property Taxes – Property taxes are the primary funding source for general fund activities, accounting for 65.75% of total general fund revenues. For fiscal year 2026, the City's combined general fund levy (CGFL) will decrease $0.11809, as required under House File 718 and Senate File 2442, from $6.02243 to $5.90434 per $1,000 of taxable property valuation. Additionally, the aviation authority levy will decrease $0.00283 from $0.13176 to $0.12893 per $1,000 of taxable property valuation.

General fund property tax revenues are projected to increase $1,224,217, or 3.69%, due to a 5.73% increase in the City's non-TIF taxable valuation. However, growth exceeding 4.00% but less than 5.99% triggered a 2-percentage point limitation imposed by House File 718 and Senate File 2442, resulting in an adjusted non-TIF taxable valuation growth of 3.66%. The following rollback changes and legislative adjustments also impact this percentage increase: increase in residential rollback

from 46.3428% to 47.4316%; no change in commercial, industrial and railroads rollback at 90%; increase in agricultural rollback from 71.8370% to 73.8570%; and no change in utility rollback at 100%.

Property Taxes	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
General Property Tax	$25,054,492	$27,322,028	$28,789,590	$ 32,451,508	$32,451,508	$33,649,856	$34,298,503
Airport Authority Tax	621,186	651,414	681,792	709,981	709,981	734,794	748,958
Ag Land Tax	12,960	12,794	14,655	14,314	14,314	15,370	15,370
Total Property Taxes	$25,688,638	$27,986,236	$29,486,037	$ 33,175,803	$33,175,803	$34,400,020	$35,062,831

Non-Property Taxes – Non-property taxes include hotel/motel taxes, cable TV franchise taxes, mobile home taxes, utility excise taxes and utility franchise taxes and constitute 8.21% of total general fund revenues. These revenues are estimated to decrease 6.59%, to $4,295,583, largely due to hotel/motel taxes. The decline is attributable to a change in the timing of hotel/motel tax receipts, from quarterly to monthly, which affects the year-over-year comparison.

Non-Property Taxes	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Hotel/Motel Tax	$ 1,527,170	$ 2,119,476	$ 2,120,556	$ 2,277,000	$ 2,644,000	$ 2,362,000	$ 2,433,000
Cable TV Franchise Tax	250,135	218,635	181,794	172,000	148,000	116,000	84,000
Mobile Home Tax	16,026	16,515	17,380	15,300	16,300	16,300	16,300
Utility Excise Tax	188,001	200,301	199,256	190,513	190,513	185,283	188,855
Utility Franchise Tax	1,600,494	1,785,485	1,527,814	1,590,000	1,600,000	1,616,000	1,632,000
Total Non-Property Taxes	$ 3,581,826	$ 4,340,412	$ 4,046,800	$ 4,244,813	$ 4,598,813	$ 4,295,583	$ 4,354,155

Licenses and Permits – Licenses and permits are used by the City as a means of monitoring certain activities such as building construction, alcohol and cigarette sales, garbage hauling, door-to-door solicitation and pet licensing. Fiscal year 2026 revenues are estimated to increase $1,000 from $1,955,600 to $1,956,600. For budgeting purposes, development activity is expected to remain consistent with fiscal year 2025 levels.

Licenses and Permits	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Miscellaneous Licenses and Permits:							
Alarm Permits	$ 12,410	$ 13,195	$ 11,810	$ 12,000	$ 12,000	$ 12,000	$ 12,000
Liquor Licenses	119,059	67,462	104,637	67,000	78,000	79,000	80,000
Cigarette Permits	6,050	5,375	5,500	5,000	5,000	5,000	5,000
Solicitor Licenses	8,870	9,015	5,080	8,000	7,000	7,000	7,000
Miscellaneous Business Licenses	1,240	1,370	1,240	1,000	1,000	1,000	1,000
Garbage Licenses	1,400	1,400	1,400	1,400	1,400	1,400	1,400
Pet Licenses	41,450	40,931	42,441	41,000	41,000	41,000	41,000
Mobile Food Vendor Licenses	7,810	16,340	18,350	8,000	8,000	8,000	8,000
Special Event Permits	-	-	800	-	-	-	-
Code Enforcement Permits:							
Operational Permits	5,113	17,180	22,400	3,000	15,000	15,000	15,000
Building Permits	2,069,033	1,820,542	1,414,027	1,262,000	1,414,000	1,414,000	1,414,000
Electrical Permits	173,295	170,372	126,394	103,000	126,000	126,000	126,000
Heating Permits	122,470	120,454	88,137	67,000	88,000	88,000	88,000
Plumbing Permits	128,084	135,380	75,496	92,000	75,000	75,000	75,000
Driveway Permits	16,680	13,615	12,600	6,000	12,000	12,000	12,000
Sidewalk Permits	16,005	13,515	12,510	6,000	12,000	12,000	12,000
Moving/Demolition Permits	325	225	300	100	200	200	200
Miscellaneous Permits	87,062	78,395	54,657	55,000	60,000	60,000	60,000
Total Licenses and Permits	$ 2,816,356	$ 2,524,766	$ 1,997,779	$ 1,737,500	$ 1,955,600	$ 1,956,600	$ 1,957,600

Use of Money and Property – Use of money and property are monies the City receives from renting, leasing or loaning its property to others. Revenues include interest income, aquatic center rentals, park shelter rentals and sports complex rentals and account for 7.26% of total general fund revenues. These revenues are projected to decrease $725,690, or 16.03%. Anticipated Federal Reserve rate cuts in 2025 and 2026 are expected to reduce interest earnings for fiscal year 2026.

Use of Money and Property	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Interest	$ 214,311	$ 2,103,263	$ 4,120,576	$ 3,000,000	$ 4,100,000	$ 3,400,000	$ 3,000,000
Commissions	19,015	7,308	22,627	-	21,000	21,000	21,000
Leases	43,632	46,078	62,820	51,048	51,048	52,358	53,720
Aquatic Center Rentals	34,357	39,384	38,883	32,000	34,000	34,000	34,000
Community Center Rentals	81,268	89,871	119,478	84,000	104,000	104,000	104,000
Library Rentals	26,194	81,951	89,826	60,000	51,000	24,000	24,000
Park Shelter Rentals	24,861	25,988	21,989	22,000	22,000	22,000	22,000
Sports Complex Rentals	123,567	116,282	170,400	109,000	142,000	142,000	142,000
Miscellaneous Rentals	1,390	2,830	1,366	1,000	1,000	1,000	1,000
Total Use of Money and Property	$ 568,595	$ 2,512,955	$ 4,647,965	$ 3,359,048	$ 4,526,048	$ 3,800,358	$ 3,401,720

Intergovernmental – Intergovernmental revenue consists of funds received from other governmental entities such as the federal government, State of Iowa, Polk County or townships through grants, revenue sharing or cost-sharing arrangements. Intergovernmental revenue accounts for 2.72% of total general fund revenues and is projected to decrease $392,550 due to the phase-out of commercial and industrial replacement payments and the receipt of a one-time public safety grant for lighting upgrades at the Police Department, which was budgeted in the revised fiscal year 2025.

Senate File 619, approved in 2021, gradually phases out the commercial and industrial property tax replacement ("backfill") over a five or eight-year period, depending on a city's valuation growth. For fiscal year 2026, commercial and industrial replacement will decrease from $260,961 to $127,956, resulting in a loss of $133,005.

House File 2552, approved in 2022, transitioned the business property tax credit into an assessment limitation. It applies the residential rollback to the first $150,000 of taxable valuation of commercial, industrial and railroad properties. The state appropriated up to $125 million annually as backfill to prevent a reduction in local government revenues. However, the Legislative Services Agency estimates that by fiscal year 2030, this amount will be insufficient to cover the total cost of the program. For fiscal year 2026, the City's estimated general fund reimbursement is $184,322. Other intergovernmental revenues include township contributions for fire and emergency services, cost-sharing arrangements with the school district for school resource officers, county contributions to the library and public safety grants.

Intergovernmental	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Local:							
Fire Protection	$ 359,911	$ 225,340	$ 571,591	$ 456,000	$ 656,000	$ 474,000	$ 488,000
School/Police Agreements	145,066	156,204	225,186	200,303	192,760	311,914	327,954
County Library Contribution	150,776	185,284	161,032	161,032	158,260	158,260	158,260
Other Local Contributions	40,774	52,843	104,917	76,000	75,000	80,000	83,000
Miscellaneous Grants	2,126	1,400	5,535	-	29,820	-	-
State:							
Commercial & Industrial Replacement	664,092	530,675	401,351	260,961	260,961	127,956	-
Business Property Tax Credit	-	-	211,780	187,991	187,991	184,322	184,322
Library Contribution	31,060	28,987	26,085	26,085	26,689	26,689	26,689
Miscellaneous Grants	18,208	-	4,950	-	14,910	-	-
Federal:							
Public Safety Grants	174,663	64,802	91,127	169,300	213,300	60,000	60,000
Total Intergovernmental	$ 1,586,676	$ 1,245,535	$ 1,803,554	$ 1,537,672	$ 1,815,691	$ 1,423,141	$ 1,328,225

Service Charges – Several departments charge fees for various services and programs, such as police and fire reports, ambulance charges, parks and recreation fees and community development activities. Revenue generated from service charges is projected to total $5,746,771 for fiscal year 2026, an increase of $117,015. The largest portion of this increase is related to ambulance charges, as call volumes continue to grow.

Service Charges	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Public Safety:							
Police Reports	$ 8,643	$ 8,815	$ 12,042	$ 9,000	$ 12,000	$ 12,000	$ 12,000
Fire/Ambulance Reports	140	130	80	100	100	100	100
False Alarm Fees	1,975	2,200	775	2,000	1,000	1,000	1,000
Ambulance Charges	2,750,308	2,606,610	2,842,156	2,798,506	2,780,193	2,880,447	2,936,447
Fingerprinting	14,175	12,508	11,442	12,000	11,000	11,000	11,000
Towing Surcharges	1,920	2,340	2,050	2,000	2,000	2,000	2,000
Animal Impound Fees	3,680	3,353	2,468	3,000	2,000	2,000	2,000
RAD Course	2,781	1,590	2,174	100	1,000	1,000	1,000
Miscellaneous Charges	611	-	5,485	5,000	1,000	1,000	1,000
Culture and Recreation:							
Community Center Passes	44,487	53,628	60,997	44,000	91,000	91,000	91,000
Dog Park Passes	33,604	27,382	29,779	34,000	30,000	30,000	30,000
Aquatic Center Passes	431,562	438,566	453,553	450,000	451,000	456,000	461,000
Aquatic Center Admissions	590,141	611,737	718,279	536,000	592,000	598,000	604,000
Special Programs	154,535	154,003	129,071	143,000	136,000	139,000	142,000
Special Populations	1,851	-	-	-	-	-	-
Recreation Programs	515,901	576,841	594,583	525,000	564,000	570,000	576,000
Swimming Lessons	125,497	131,018	122,998	117,000	125,000	125,000	125,000
Field Preparation Fees	4,031	5,921	8,625	5,000	6,000	6,000	6,000
Copy Charges	8,890	10,315	12,026	9,000	10,000	10,000	10,000
Miscellaneous Charges	1,336	1,129	1,205	1,500	1,000	1,000	1,000
Community and Economic Development:							
Housing Code	101,200	93,094	86,324	64,000	86,000	86,000	86,000
Plan Review Fees	548,497	362,834	203,934	264,000	201,000	201,000	201,000
Site Plan Review	18,300	15,300	13,560	8,000	13,000	13,000	13,000
Zoning	6,380	5,645	13,595	4,000	5,000	5,000	5,000
Subdivision Filing Fees	14,640	7,980	9,985	4,000	7,000	7,000	7,000
Board of Adjustment Fees	3,120	3,720	2,660	2,000	2,000	2,000	2,000
Board of Examiner Fees	25	-	-	-	-	-	-
Architectural Review Board	6,305	4,005	2,065	3,000	2,000	2,000	2,000
Miscellaneous Service Charges:							
Information Systems Charges	340,235	333,771	396,142	436,613	440,063	436,424	464,945
Miscellaneous Charges	2,940	2,122	18,190	52,400	57,400	57,800	57,800
Total Service Charges	$ 5,737,710	$ 5,476,557	$ 5,756,243	$ 5,534,219	$ 5,629,756	$ 5,746,771	$ 5,851,292

Special Assessments – Special assessments account for the reimbursement of mowing and snow removal costs if a home owner fails to comply with the Municipal Code. These collections are estimated at $0 for fiscal year 2026.

Special Assessments	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Nuisance Abatement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Special Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -

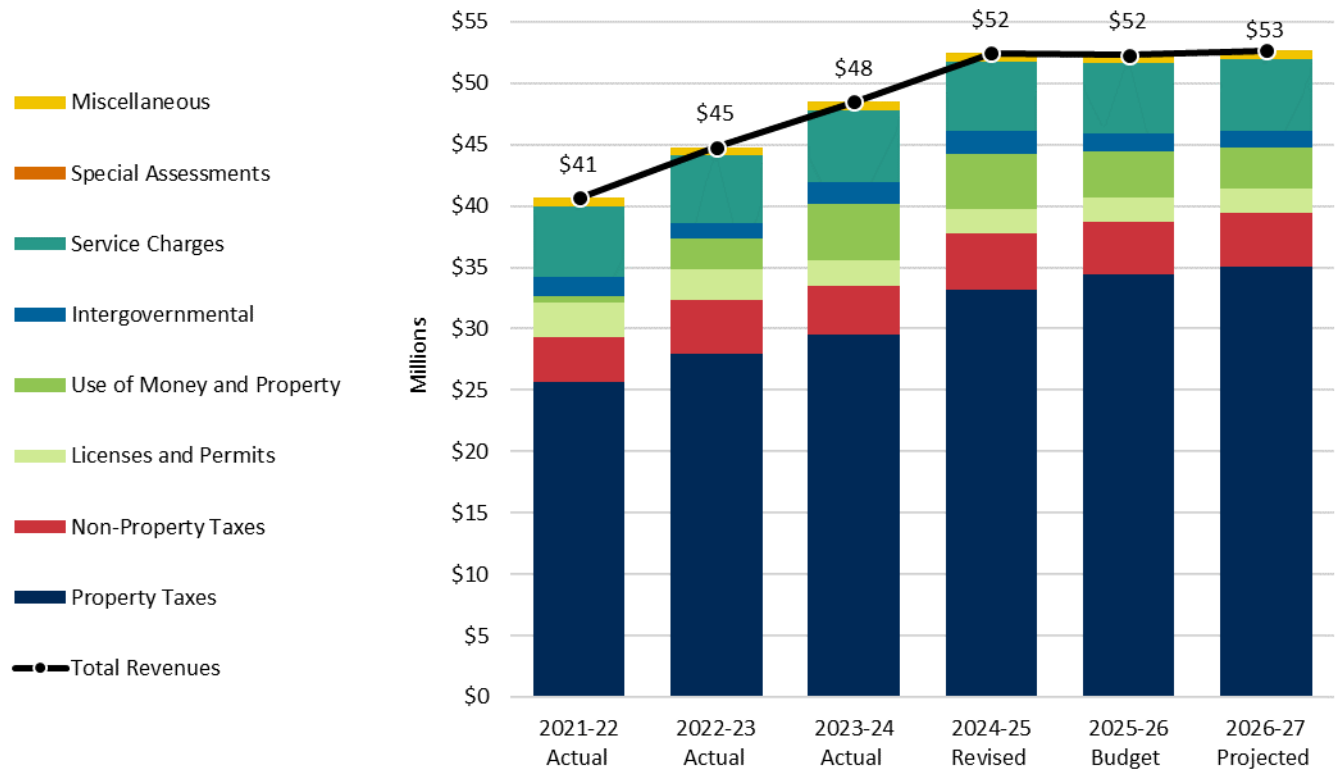
Miscellaneous – Miscellaneous revenues consist of all other revenue sources that do not fit within the categories listed above. These revenues include concessions, reimbursements from sports groups for maintenance of the Prairie Ridge Sports Complex, fines and parking tickets. The fiscal year 2026 budget is estimated at $697,514, a decrease of $58,122 compared to the prior year, due to the sale of used patrol vehicles in fiscal year 2025.

Miscellaneous	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Concessions	$ 288,637	$ 282,327	$ 310,217	$ 254,000	$ 277,000	$ 277,000	$ 277,000
Map Sales	30	25	35	-	-	-	-
Salvage Sales	1,589	16,050	11,139	-	49,669	-	-
Private Contributions	-	6,200	23,713	8,600	15,000	-	-
Sponsorships	25,172	28,034	31,415	23,000	28,000	28,000	28,000
Rebates, Refunds & Reimbursements	34,438	42,886	28,001	5,000	29,184	5,000	5,000
Overtime Reimbursement	18,210	11,955	18,390	12,000	12,000	12,000	12,000
Roadway Signage Reimbursement	6,625	16,385	-	-	-	-	-
Maintenance Reimbursement	241,132	206,277	263,863	279,133	280,383	311,114	326,667
Fines/Parking Tickets	49,968	83,247	42,272	48,000	42,000	42,000	42,000
Library Fines	20,924	19,374	18,257	16,000	16,000	16,000	16,000
Lost/Damaged Materials	7,345	6,045	6,537	6,000	6,000	6,000	6,000
Miscellaneous	1,511	478	436	400	400	400	400
Overages/Shortages	2,045	1,048	1,095	-	-	-	-
Total Miscellaneous	$ 697,626	$ 720,331	$ 755,370	$ 652,133	$ 755,636	$ 697,514	$ 713,067

Transfers In – Transfers in to the general fund for fiscal year 2026 total $3,086,435. This includes $298,000 from the hotel/motel tax fund, $2,716 from the tax increment financing fund, $1,831,719 from the employee benefits fund and $477,000 each from the water and sewer funds.

Transfers In	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Total Transfers In	$ 627,646	$ 1,350,156	$ 1,132,063	$ 2,255,457	$ 2,260,957	$ 3,086,435	$ 3,232,985

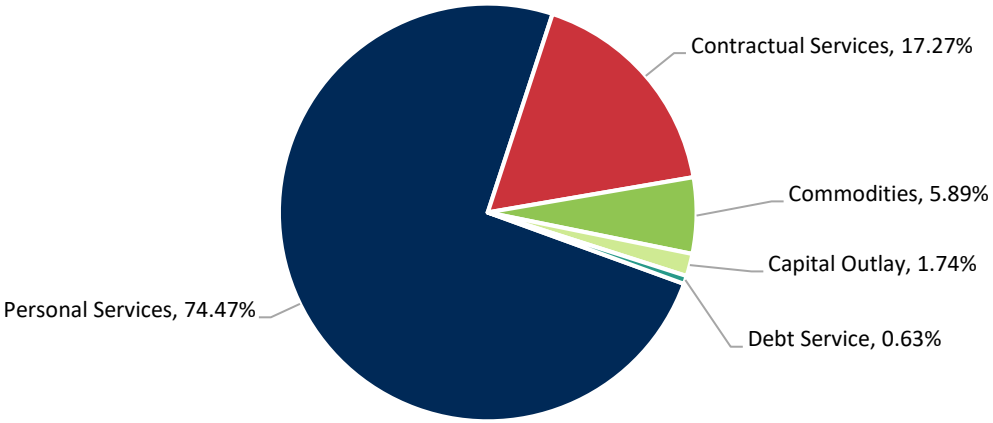
Revenue Summary



Expenditure Summary by Type

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Personal Services	$27,469,316	$30,212,922	$32,274,987	$36,654,840	$35,686,222	$38,920,807	$41,167,876
Contractual Services	5,392,111	6,367,356	6,670,810	8,167,857	9,294,959	9,024,679	9,025,636
Commodities	2,191,593	2,596,425	2,832,413	3,047,666	3,256,585	3,085,784	3,095,957
Capital Outlay	373,136	740,653	942,502	2,365,310	3,308,444	909,289	929,215
Debt Service	19,049	9,476	-	162,739	163,470	326,941	326,941
Total Expenditures	$35,445,205	$39,926,832	$42,720,712	$50,398,412	$51,709,680	$52,267,500	$54,545,625
Transfers Out	1,689,020	2,208,326	3,425,156	2,364,350	4,881,350	3,595,850	2,668,350
Total	$37,134,225	$42,135,158	$46,145,868	$52,762,762	$56,591,030	$55,863,350	$57,213,975

Expenditure by Type



Personal Services – Personal services include expenditures for salaries, wages and related employee benefits. Personal services account for the majority of general fund expenditures at 74.47% and are budgeted to increase by $3,234,585, or 9.06%. This significant increase is due to the following factors:

- Completes staffing for Fire Station No. 4 with the addition of 9 new full-time equivalent (FTE) positions, including 3 lieutenants, 3 engineers and 3 firefighter/paramedics, at a personnel cost of $1,018,536.
- Funds 1 new FTE police officer position to provide an additional school resource officer (SRO), with a personnel cost of $123,729.
- Implements adjustments to non-union pay scales for full-time, permanent part-time and seasonal employees. All non-union pay plans received a 3% across-the-board increase.
- AFSCME union employees covering park maintenance opted not to recertify as a bargaining unit. Effective July 1, 2025, these employees will transition to non-union status and be covered under the City's employee handbook.
- Includes collective bargaining agreements with the Ankeny Police Department Employees' Union (Teamsters Local No. 238) and the Ankeny Career Firefighters Union (International Association of Fire Fighters). The police contract provides a 3% across-the-board wage increase, while the fire union is currently negotiating a new contract; the budget assumes a 4% across-the-board increase for fire personnel.
- Incorporates the City's contribution to the Iowa Public Employees Retirement System (IPERS), with employer contribution rates remaining unchanged at 9.44% for regular members and 9.31% for protection class members.

Contractual Services – Contractual services include expenditures with outside parties for professional services, technical services, rents and leases, utilities and communications, travel and training and repairs and maintenance. For fiscal year 2026, these expenditures are budgeted to decrease from $9,294,959 to $9,024,679, a decrease of $270,280, or 2.91%.

Commodities – Commodities include expenditures for office supplies, operating supplies, equipment, merchandise for resale and maintenance parts and supplies. Commodities are 5.89% of the general fund expenditure budget, totaling $3,085,784 for fiscal year 2026, a decrease of $170,801, or 5.24%, from the revised fiscal year 2025 budget. This reduction is primarily due to minor equipment purchases for police operations and aquatics centers made in fiscal year 2025.

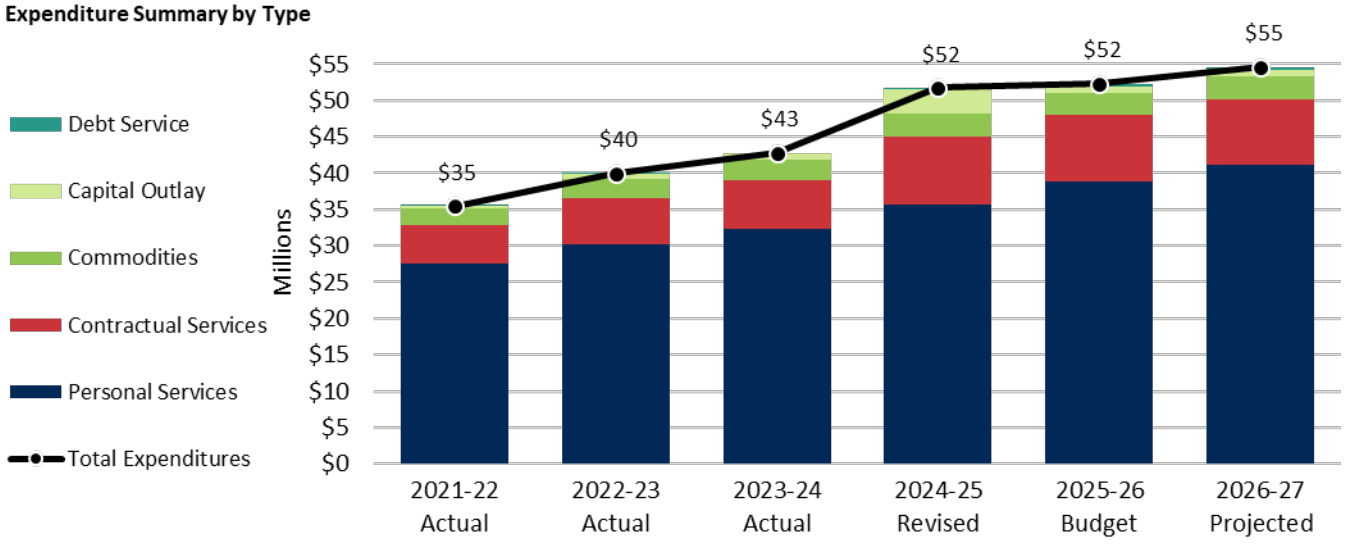
Capital Outlay – Capital outlay includes expenditures that result in the acquisition of, or additions to, capital assets. To be classified as a capital outlay, an item must generally have an expected life of more than three years and a cost equal to or greater than the capitalization threshold of $5,000 for vehicles and equipment. The fiscal year 2026 general fund budget includes capital outlay expenditures of $909,289, a decrease of $2,399,155 due to the purchase of three ambulances, heart monitors and fire engine equipment in fiscal year 2025. Allocations for capital outlay vary from year to year based on vehicle and equipment replacement schedules and manufacturing lead times.

Debt Service – Debt service includes expenditures of $326,941 for the payment of principal and interest to the equipment reserve fund. As an internal service fund, the equipment reserve fund provides low-interest loans for the purchase of vehicles and equipment. Loans carry a 2.5% interest rate with a five-year repayment schedule. The repayment period spans six fiscal years with a half payment due in the first fiscal year and a half payment due in the last fiscal year. The increase is attributable to moving from partial payments last year to the first full payment for two fire engines, funded by equipment reserve funds.

Transfers Out – Transfers out total $3,595,850 for fiscal year 2026. Transfers include $1,150,000 to the capital projects reserve fund, $83,850 to the debt service fund and $2,362,000 to the hotel/motel tax fund. By law, hotel/motel taxes must be collected in the general fund, but the funds are then transferred to the hotel/motel tax fund to better account for their distribution.

Transfers Out	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Transfer to Capital Projects	$ 75,000	$ -	$ 1,219,000	$ -	$ 2,150,000	$ 1,150,000	$ 150,000
Transfer to Debt Service	86,850	88,850	85,600	87,350	87,350	83,850	85,350
Transfer to Hotel/Motel Tax	1,527,170	2,119,476	2,120,556	2,277,000	2,644,000	2,362,000	2,433,000
Total Transfers Out	$ 1,689,020	$ 2,208,326	$ 3,425,156	$ 2,364,350	$ 4,881,350	$ 3,595,850	$ 2,668,350

Expenditure Summary by Type



Expenditure Summary by Program

The program budget, as required by Iowa Administrative Code 545-2.1, groups the City's expenditures by program to provide consistent information on the purpose of the expenditures. Program expenditures are summarized here, with additional details provided in the department sections that follow.

Public Safety – One of the primary services the City provides is police and fire protection. The public safety program represents the largest expenditure budget category, accounting for 61.97% of general fund expenditures. The fiscal year 2026 budget increased 0.85% over the revised fiscal year 2025 budget. The public safety program includes 196.56 full-time equivalent (FTE) employees, an increase of 10.00 FTE from the previous year. School crossing guards, animal control, emergency preparedness and code enforcement are also included in the public safety program.

Public Safety	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Police Administration	$ 1,592,213	$ 1,830,084	$ 1,840,212	$ 2,325,267	$ 2,593,906	$ 2,167,272	$ 2,272,714
Police Operations	6,137,794	7,044,364	8,139,459	9,408,725	9,704,775	9,606,991	10,343,993
Police Support Services	2,366,374	2,670,278	2,833,760	2,779,669	2,680,704	2,902,423	3,019,166
School Crossing Guards	96,964	109,146	104,096	130,522	130,522	139,709	153,688
Animal Control	15,565	24,166	24,594	32,000	31,000	32,000	33,000
Emergency Preparedness	83,086	56,273	59,621	423,585	401,745	440,700	484,678
Fire Administration	1,082,334	1,214,390	1,247,558	1,478,631	1,516,846	1,498,229	1,464,596
Fire Suppression	3,042,711	3,347,816	3,483,935	4,264,786	4,227,077	4,807,584	5,355,358
Emergency Medical Services	4,493,053	5,458,176	5,411,428	8,048,928	8,515,502	8,423,107	8,414,556
Code Enforcement	1,886,940	2,031,012	2,005,316	2,276,973	2,317,708	2,374,112	2,455,854
Total Public Safety	$20,797,034	$23,785,705	$25,149,979	$31,169,086	$32,119,785	$32,392,127	$33,997,603

Health and Social Services – Included in the health and social services program are special populations. The program represents 0.00% of the general fund budget and is being shown for historical purposes only.

Health and Social Services	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Special Populations	$ 822	$ -	$ -	$ -	$ -	$ -	$ -
Total Health and Social Services	$ 822	$ -	$ -	$ -	$ -	$ -	$ -

Culture and Recreation – Culture and recreation represents the second largest budget category, accounting for 20.17% of general fund expenditures. The fiscal year 2026 budget increased 2.81% over the revised fiscal year 2025 budget. The culture and recreation program includes 49.91 full-time equivalent (FTE) employees, an increase of 0.13 FTE related to the change in hours of operation at the community center. Included in culture and recreation are the library, parks and recreation and cemetery.

Culture and Recreation	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Library	$ 2,379,279	$ 2,547,087	$ 2,663,897	$ 2,993,044	$ 2,879,270	$ 3,053,793	$ 3,257,742
Park Administration	339,443	342,329	337,437	438,956	454,539	393,676	406,156
Park Maintenance	1,435,322	1,568,149	1,892,507	2,215,361	2,363,059	2,236,523	2,284,393
Recreation	864,963	838,578	833,846	981,319	967,257	1,004,800	1,047,628
Community Centers	163,775	480,401	491,397	608,612	610,297	634,584	650,329
Cemetery	600	-	1,200	600	600	600	600
Aquatic Centers	1,218,193	1,607,823	1,571,285	1,553,889	1,644,213	1,833,898	1,676,040
Prairie Ridge Sports Complex	875,654	1,030,460	1,061,256	1,236,585	1,264,960	1,310,628	1,354,223
Hawkeye Park Sports Complex	43,750	61,495	55,270	66,318	67,318	71,430	70,407
Total Culture and Recreation	$ 7,320,979	$ 8,476,322	$ 8,908,095	$10,094,684	$10,251,513	$10,539,932	$10,747,518

Public Works – Public works represents 1.43% of general fund expenditures. The fiscal year 2026 budget increased 3.00% over the revised fiscal year 2025 budget. The public works program includes no full-time equivalent (FTE) employees, which represents no change from the previous year. Included in the public works program is the aviation authority.

Public Works	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Aviation Authority	$ 637,576	$ 669,455	$ 702,928	$ 724,016	$ 724,016	$ 745,736	$ 768,108
Total Public Works	$ 637,576	$ 669,455	$ 702,928	$ 724,016	$ 724,016	$ 745,736	$ 768,108

Community and Economic Development – Community and economic development represents 5.64% of general fund expenditures. The fiscal year 2026 budget increased 1.03% over the revised fiscal year 2025 budget. The community and economic development program includes 18.25 full-time equivalent (FTE) employees, which represents no change from the previous year. Included in the community and economic development program are the housing authority, development engineering, community development and economic development.

Community and Economic Development	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Housing Authority	$ 8,208	$ 28,454	$ 18,707	$ 43,968	$ 43,968	$ 14,237	$ 44,514
Development Engineering	883,501	951,976	1,044,812	1,052,507	1,043,116	1,103,229	1,169,533
Community Development	1,062,499	1,136,503	1,198,514	1,349,078	1,345,351	1,414,869	1,419,404
Economic Development	346,138	354,355	372,133	404,050	487,689	417,927	481,497
Total Community and Economic Development	$ 2,300,346	$ 2,471,288	$ 2,634,166	$ 2,849,603	$ 2,920,124	$ 2,950,262	$ 3,114,948

General Government – General government represents 10.79% of general fund expenditures. The fiscal year 2026 budget decreased 0.96% over the revised fiscal year 2025 budget. The general government program includes 25.01 full-time equivalent (FTE) employees, which represents no change from the previous year. Included in the general government program are communications, mayor and city council, human resources, city manager, city clerk, finance, information technology and city hall building.

General Government	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Communications	$ 394,748	$ 422,590	$ 436,991	$ 475,097	$ 465,531	$ 489,943	$ 531,192
Mayor and City Council	160,644	204,706	495,283	206,055	216,810	184,967	187,534
Human Resources	420,723	476,441	484,251	547,561	619,019	574,002	598,432
City Manager	1,051,915	1,018,031	1,146,065	1,304,996	1,284,540	1,278,364	1,329,022
City Clerk	433,026	451,752	502,030	531,263	532,110	582,129	588,591
Finance	491,638	545,978	607,664	651,805	654,132	679,983	717,453
Information Technology	1,360,938	1,335,084	1,584,568	1,746,446	1,760,246	1,745,696	1,859,776
City Hall Building	74,816	69,480	68,692	97,800	161,854	104,359	105,448
Total General Government	$ 4,388,448	$ 4,524,062	$ 5,325,544	$ 5,561,023	$ 5,694,242	$ 5,639,443	$ 5,917,448

Expenditure by Program



Expenditure Summary by Department

Department	Departmental Expenditures	Percent of Total Expenditures	Combined General Fund Levy Equivalent
Fire	$15,169,620	29.02%	$1.75104
Police	14,848,395	28.41%	1.71396
Parks and Recreation	7,485,539	14.32%	0.86406
Community Development	3,788,981	7.25%	0.43736
Library	3,053,793	5.84%	0.35250
City Manager	2,328,263	4.46%	0.26875
Information Technology	1,745,696	3.34%	0.20151
Development Engineering	1,103,229	2.11%	0.12735
Finance	679,983	1.30%	0.07849
City Clerk	582,129	1.11%	0.06720
Human Resources	574,002	1.10%	0.06626
Communications	489,943	0.94%	0.05655
Economic Development	417,927	0.80%	0.04824
Total	**$52,267,500**	**100.00%**	**$6.03327**

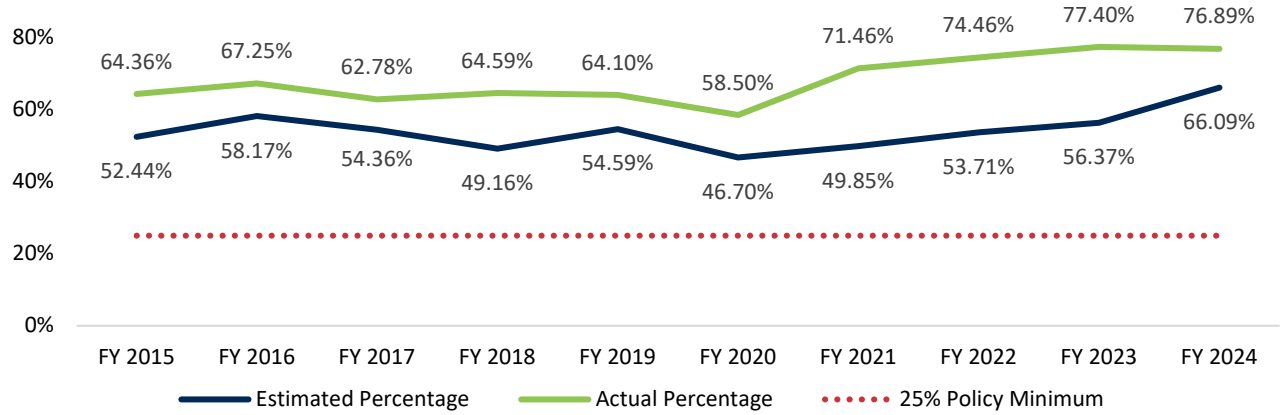
Fund Balance Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 27,081,132	$ 31,251,980	$ 35,273,770	$ 33,308,745	$ 38,753,713	$ 36,880,987	$ 36,424,059
Revenues	40,677,427	44,806,792	48,493,748	50,241,188	52,457,347	52,319,987	52,668,890
Transfers In	627,646	1,350,156	1,132,063	2,255,457	2,260,957	3,086,435	3,232,985
Funds Available	$ 68,386,205	$ 77,408,928	$ 84,899,581	$ 85,805,390	$ 93,472,017	$ 92,287,409	$ 92,325,934
Expenditures	35,445,205	39,926,832	42,720,712	50,398,412	51,709,680	52,267,500	54,545,625
Transfers Out	1,689,020	2,208,326	3,425,156	2,364,350	4,881,350	3,595,850	2,668,350
Ending Balance, June 30	$ 31,251,980	$ 35,273,770	$ 38,753,713	$ 33,042,628	$ 36,880,987	$ 36,424,059	$ 35,111,959

The financial strength of the general fund is important due to its impact on the overall property tax levy, the City's bond rating, operating cash flows throughout the year and the ability to respond to unforeseen contingencies. The City Council has established a minimum general fund balance requirement of 25% of the succeeding fiscal year's general fund appropriations. The fund balance as a percentage of appropriations over the past ten years is summarized as follows:

Fiscal Year	Succeeding Year's Appropriations	Estimated Ending Fund Balance	Estimated Percentage	Actual Ending Fund Balance	Actual Percentage
2015	$23,245,224	$12,190,721	52.44%	$14,960,077	64.36%
2016	25,339,536	14,740,005	58.17%	17,041,155	67.25%
2017	27,941,765	15,188,212	54.36%	17,541,849	62.78%
2018	30,438,087	14,964,021	49.16%	19,660,991	64.59%
2019	32,408,183	17,690,085	54.59%	20,773,513	64.10%
2020	35,934,139	16,780,409	46.70%	21,019,984	58.50%
2021	37,898,857	18,892,886	49.85%	27,081,132	71.46%
2022	41,972,911	22,542,352	53.71%	31,251,980	74.46%
2023	45,575,192	25,690,911	56.37%	35,273,770	77.40%
2024	50,398,412	33,308,745	66.09%	38,753,713	76.89%

Fund Balance
Budget versus Actual



Estimated Ending Fund Balance

The budgeted fund balance at June 30, 2026, is projected to be $36,424,059, a decrease of $456,928, or 1.24%, from the revised June 30, 2025 budget.

Looking Ahead to Fiscal Year 2027 and Beyond

As the City plans for the future, several challenges and uncertainties will shape its ability to maintain financial stability and deliver essential services. The following factors will significantly influence budgetary decisions in the years ahead:

- **Legislative Impacts on Property Tax Revenue:** Ongoing state-level property tax reform poses risks to the City's primary revenue source. Without a local option sales tax, Ankeny is more vulnerable to these changes.
- **Inflation and Economic Volatility:** Rising costs and fluctuating interest rates continue to strain long-term financial planning and service delivery.
- **Increased Costs and Expectations:** Expectations from residents and staff for enhanced services, higher wages and expanded benefits continue to rise. Meeting these demands may not be sustainable given the current fiscal and political climate.
- **Aging Infrastructure and New Development:** The City faces mounting pressure from deteriorating infrastructure, some failing earlier than anticipated, while newly annexed areas require significant investment to establish and maintain basic services. Both scenarios demand additional operational and capital resources.
- **Facility Capacity Constraints:** Several City facilities are at or nearing capacity, including the Public Works Maintenance Facility, Water Maintenance Facility, Police Department, Public Services, Park Maintenance and City Hall. As staffing grows to meet service demands, planning and funding future facility needs will be increasingly challenging.
- **Strategic Planning:** Introducing new priorities or initiatives may require additional funding, potentially straining limited resources or necessitating difficult compromises.
- **Workforce Competition:** The City faces heightened competition for talent. Retaining and attracting high-performing employees remains a priority and a challenge.
- **Uncertainty of Federal Funding:** Many infrastructure projects rely on federal funding sources, such as grants and earmarks. Shifting federal priorities, budget reductions or delays in appropriations introduce uncertainty and complicate long-term planning.

Police Department

The department consists of two primary functions: operations and support services. These are further divided into the following activities for budget management purposes:

Police Administration – governs the general administration of the Police department under the direct control of the police chief. Besides routine administrative tasks, staff handle payroll, budget, training and education, policy and rule development and records management. These issues are shaped by court decisions, federal and state mandates and laws, as well as community norms and values. A well-functioning department professionally develops its personnel to meet the needs of the community within all legal requirements. This includes projecting staffing levels and resource allocation within the parameters of the budget.

Police Operations – is responsible for providing basic police services while responding to calls. Traffic enforcement, accident investigation, investigation of minor criminal offenses and crime prevention measures are undertaken by members of the division. School resource officers are also a part of this division, supporting school safety and outreach efforts. Members assist other divisions as needed on an ongoing basis.

Police Support Services – provides support to the operations division. The primary responsibilities of the division include the investigation section, property identification section and narcotics enforcement, as well as oversight of the school crossing guard program.

School Crossing Guards – program expenditures are tracked separately to identify the costs associated with the school crossing guard contract. Costs of the program are shared with the Ankeny Community School District.

Animal Control – program expenditures are tracked separately in this activity. The City temporarily houses animals at the Police department for up to 24 hours. After that, animals are transported to the Animal Rescue League.

Council Goal	Department Goal	Indicators	CY 2021 Actual	CY 2022 Actual	CY 2023 Actual	CY 2024 Estimated	CY 2025 Projected
Deliver Exceptional Service	To recruit and retain highly educated and talented police officers who reflect the values of our City	Number of police stations	1	1	1	1	1
		Number of sworn officers	70	72	76	76	78
		Number of sworn officers per 1,000 population	0.99	0.99	1.02	1.00	0.99
		Officer turnover, including retirements	2.86%	4.17%	2.63%	3.95%	3.85%
	To maintain training and equipment pace commensurate with customer needs	Training hours, including academy	17,437	18,871	15,565	21,000	21,000
		Average training cost, per employee	$1,781	$1,934	$1,705	$1,968	$1,968
		Police services – excellent or good [1]			89%		

Council Goal	Department Goal	Indicators	CY 2021 Actual	CY 2022 Actual	CY 2023 Actual	CY 2024 Estimated	CY 2025 Projected
Enhance Quality of Life 	To provide high visibility within the City to reduce the incidence and fear of crime	Number of calls for service	40,955	43,811	44,934	46,000	47,000
		Number of miles logged by sworn officers	415,005	503,431	509,037	514,290	519,484
		Crime prevention – excellent or good [1]			88%		
		Number of traffic accidents per 1,000 population	22.76	24.67	22.97	23.08	23.05
		Traffic enforcement – excellent or good [1]			74%		
	To provide prompt investigative follow-up to help identify and arrest offenders	Uniform crime reports (reportable crimes)	811	920	978	1,015	1,075
		Case management efficiency	81.17%	89.14%	97.89%	95.00%	95.24%

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Continued annual one-on-one meetings with police officers. These meetings provided an excellent opportunity for the captain and lieutenants to receive accurate and honest feedback on the direction of the department.
	• Expanded community outreach initiatives, fostering stronger relationships and trust between officers and residents.
	• Increased efficiency in the criminal intelligence unit with the incorporation of an automatic license plate reader (ALPR) system.
	• Implemented new training software and a dedicated field training officer, streamlining processes and improving operational efficiency across multiple work units.
In Progress Activities	
	• Organize the fourth annual awards ceremony and banquet.
	• Deploy new taser devices to officers, enhancing their ability to safely and effectively resolve critical incidents.
	• Establish a standard operating procedures manual for various work units, including administration, records and identification, patrol, detectives and intelligence-led policing.
	• Continue to build on the department's strong foundation of community-based policing, fostering trust and collaboration with residents through innovative programs and outreach initiatives.

Upcoming Activities	
	• Establish a professional standards unit to manage internal and external complaints, conduct inspections and ensure compliance with audits, strengthening accountability and transparency.
	• Provide more opportunities for growth and advancement through specialty detail programs to enhance employee retention while still maintaining the core functions of the department.
	• Request expansion of the ALPR camera network to enhance situational awareness, crime prevention and investigative capabilities
	• Request replacement of grant-funded laptops.
Trends and Issues	
	• Increased focus on recruitment and retention.
	• Annexation and population growth are outpacing police department staffing levels.
	• Staffing shortages require reliance on overtime to maintain safe patrol coverage, ensure officer safety and provide adequate time off for staff.

Activity: **Police Administration**	Department: **Police**	Program: **Public Safety**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	77,865	9,400	-	124,300	124,300	-	-
Service Charges	4,701	3,930	4,224	2,100	3,000	3,000	3,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	5,973	16,875	-	55,099	-	-
Total Revenues	**$ 82,566**	**$ 19,303**	**$ 21,099**	**$ 126,400**	**$ 182,399**	**$ 3,000**	**$ 3,000**
Expenditure Summary:							
Personal Services	$ 892,911	$ 971,946	$ 1,013,489	$ 1,073,646	$ 1,121,819	$ 1,089,016	$ 1,135,963
Contractual Services	635,336	769,385	788,300	1,023,403	1,236,541	1,030,326	1,087,345
Commodities	63,966	50,949	38,423	52,218	59,546	47,930	49,406
Capital Outlay	-	37,804	-	176,000	176,000	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 1,592,213**	**$ 1,830,084**	**$ 1,840,212**	**$ 2,325,267**	**$ 2,593,906**	**$ 2,167,272**	**$ 2,272,714**
Personnel Summary:							
Police Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sergeant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civilian Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Records Clerk	3.40	3.40	3.40	3.40	3.00	3.00	3.00
Total Full Time Equivalents	**8.40**	**8.40**	**8.40**	**8.40**	**8.00**	**8.00**	**8.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Facility Lighting Retrofit	Various	2025	Purchase	$ 176,000	$ -	$ -
Total Capital Outlay				**$ 176,000**	**$ -**	**$ -**

Activity: **Police Operations**	Department: **Police**	Program: **Public Safety**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	238,662	222,406	330,823	245,303	311,580	371,914	387,954
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	71,383	105,185	86,715	70,600	72,000	57,000	57,000
Total Revenues	**$ 310,045**	**$ 327,591**	**$ 417,538**	**$ 315,903**	**$ 383,580**	**$ 428,914**	**$ 444,954**
Expenditure Summary:							
Personal Services	$5,379,898	$6,087,918	$6,586,133	$7,822,741	$7,717,529	$8,384,066	$ 8,843,317
Contractual Services	227,479	221,741	274,342	321,150	410,550	355,721	358,263
Commodities	340,763	607,788	676,505	700,300	828,299	702,051	699,540
Capital Outlay	189,654	126,917	602,479	564,534	748,397	165,153	442,873
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$6,137,794**	**$7,044,364**	**$8,139,459**	**$9,408,725**	**$9,704,775**	**$9,606,991**	**$10,343,993**
Personnel Summary:							
Captain	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenant	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Sergeant (Patrol)	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Sergeant (Traffic)	-	-	1.00	1.00	1.00	1.00	1.00
Police Officer (K-9)	1.00	1.00	2.00	2.00	2.00	2.00	2.00
Police Officer (Patrol)	40.00	39.00	39.00	40.00	39.00	39.00	39.00
Police Officer (SRO)	-	-	-	3.00	3.00	4.00	4.00
Police Officer (Traffic)	-	2.00	2.00	2.00	3.00	3.00	3.00
Community Service Officer	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Administrative Assistant	-	-	-	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**55.00**	**56.00**	**58.00**	**63.00**	**63.00**	**64.00**	**64.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Patrol Vehicles	6	2024	Purchase	$ 103,863	$ -	$ -
Patrol Vehicles	8	2025	Purchase	644,534	-	-
Patrol Vehicles	2	2026	Purchase	-	165,153	-
Community Service Officer Vehicle	1	2027	Purchase	-	-	59,990
Patrol Vehicles	5	2027	Purchase	-	-	382,883
Total Capital Outlay				**$ 748,397**	**$ 165,153**	**$ 442,873**

Activity: Police Support Services	Department: Police	Program: Public Safety

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	12,410	13,195	11,810	12,000	12,000	12,000	12,000
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	24,793	23,523	24,260	23,000	24,000	24,000	24,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	120	2,949	44	1,000	-	-	-
Total Revenues	**$ 37,323**	**$ 39,667**	**$ 36,114**	**$ 36,000**	**$ 36,000**	**$ 36,000**	**$ 36,000**
Expenditure Summary:							
Personal Services	$2,285,708	$2,585,161	$2,676,008	$2,686,435	$2,580,651	$2,803,767	$2,946,975
Contractual Services	54,478	21,779	26,386	27,844	30,298	31,680	32,355
Commodities	26,188	46,542	77,182	40,390	44,755	38,976	39,836
Capital Outlay	-	16,796	54,184	25,000	25,000	28,000	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$2,366,374**	**$2,670,278**	**$2,833,760**	**$2,779,669**	**$2,680,704**	**$2,902,423**	**$3,019,166**
Personnel Summary:							
Captain	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sergeant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sergeant (CET)	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Police Officer (CET)	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Police Officer (Detective)	8.00	7.00	7.00	7.00	7.00	7.00	7.00
Police Officer (Intelligence)	-	1.00	1.00	1.00	1.00	1.00	1.00
Police Officer (K-9)	-	1.00	1.00	1.00	1.00	1.00	1.00
Police Officer (Narcotics)	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Police Officer (SRO)	2.00	2.00	2.00	-	-	-	-
Evidence and Forensic Supervisor	-	-	-	-	-	1.00	1.00
Police Technician	1.00	1.00	1.00	1.00	1.00	-	-
Evidence Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Criminal Intelligence Analyst	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Records Clerk	-	-	-	-	0.50	0.50	0.50
Total Full Time Equivalents	**20.00**	**21.00**	**21.00**	**19.00**	**19.50**	**19.50**	**19.50**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Forensic Portable Light Source	1	2025	Purchase	$ 25,000	$ -	$ -
Detective Vehicle	1	2026	Purchase	-	28,000	-
Total Capital Outlay				**$ 25,000**	**$ 28,000**	**$ -**

Activity: School Crossing Guards	Department: Police	Program: Public Safety

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	329	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ 329**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	96,964	109,146	104,096	130,522	130,522	139,709	153,688
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 96,964**	**$ 109,146**	**$ 104,096**	**$ 130,522**	**$ 130,522**	**$ 139,709**	**$ 153,688**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Animal Control**	Department: **Police**	Program: **Public Safety**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	3,680	3,353	2,468	3,000	2,000	2,000	2,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ 3,680**	**$ 3,353**	**$ 2,468**	**$ 3,000**	**$ 2,000**	**$ 2,000**	**$ 2,000**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	15,565	24,166	24,594	31,000	30,000	31,000	32,000
Commodities	-	-	-	1,000	1,000	1,000	1,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 15,565**	**$ 24,166**	**$ 24,594**	**$ 32,000**	**$ 31,000**	**$ 32,000**	**$ 33,000**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Fire Department

The Fire department provides fire suppression, emergency medical services, rescue, fire prevention, public education and other related services to the residents, property owners and visitors to the community.

The department provides staffing for an ambulance and engine company at Fire Station Headquarters, Fire Station No. 2 and Fire Station No. 3. Fire Station No. 4 is scheduled to open on January 1, 2026. The stations are staffed 24 hours a day, 7 days a week, utilizing a combination of full-time and part-time personnel.

The fire department is comprised of the following budget activities:

Emergency Preparedness – the City's emergency readiness planning efforts focus on all hazards including: weather-related disasters, terrorism and disease outbreaks. This activity also installs and maintains weather warning devices and during a natural or man-made disaster is responsible for managing the emergency operations plan.

Fire Administration – governs the general administration of the Fire department and falls within the direct control of the fire chief. Fire administration provides leadership, coordination and support services for the department.

Fire Suppression – is responsible for the preservation of life and property within the Ankeny Fire District. The suppression district is approximately 55 square miles covering the cities of Alleman and Elkhart and the townships of Crocker, Douglas, Elkhart and Lincoln.

Emergency Medical Services – provides basic life support (BLS) and advanced life support (ALS) services within the Ankeny Fire District.

Council Goal	Department Goal	Indicator	CY 2021 Actual	CY 2022 Actual	CY 2023 Actual	CY 2024 Estimated	CY 2025 Projected
Deliver Exceptional Service 	To prevent and reduce the loss of life and property through fire education, inspections, suppression and investigation	Emergency response FTE	68.50	73.50	79.50	78.00	87.00
		Emergency response FTE per 1,000 population	0.97	1.01	1.06	1.02	1.11
		Number of fire stations	3	3	3	3	3
		Number of training hours	11,000	12,900	12,000	14,000	15,000
		Average training hours per employee	131	143	135	159	160
		Number of fire inspections performed	1,114	884	1,191	1,100	1,100
	To provide fire and emergency medical services in a timely manner	Number of fire calls	1,779	1,953	2,170	2,387	2,625
		Number of ambulance calls	5,339	5,385	5,559	5,725	5,897
		Percent of call response times within benchmark	79%	79%	81%	80%	80%
	To prepare the community for all types of emergencies	Number of outdoor warning sirens	24	22	22	22	22
		Fire prevention education – excellent or good [1]			86%		

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed design work for Fire Station No. 4.
	• Identified and hired a construction contractor for Fire Station No. 4.
	• Transitioned from a combination-staffing model to a career-staffing model due to challenges in recruiting new and retaining existing part-time staff.
	• Completed a fleet and equipment replacement plan to guide the department in future budget requests.
In Progress Activities	
	• Complete construction of Fire Station No. 4.
	• Hire the first round of staff for Fire Station No. 4.
	• Finalize the alternative paramedic course through Des Moines Area Community College (DMACC), which condenses paramedic training.
	• Develop department response metrics and associated GIS data to guide the department as it responds to the community's growth and needs.
	• Receive and place in service two ambulances and two fire engines ordered in previous fiscal years.
	• Evaluate alternative outdoor warning siren systems that may be more effective.
	• Transition ambulance billing from an in-house system to a third-party service provider.
	• Replace automatic external defibrillators (AED) on the fire apparatus fleet and in city facilities.
	• Finalize the design and order a replacement ladder truck.
Upcoming Activities	
	• Hire the remaining staff needed to operate Fire Station No. 4.
	• Open Fire Station No. 4.
	• Send new team members needing paramedic certification through the DMACC condensed paramedic training program.
	• Evaluate and develop metrics to determine department success and identify opportunities for improvement.
	• Identify and implement methods to reduce the need for overtime while maintaining operational efficiency and effectiveness.
Trends and Issues	
	• Recruitment and hiring of full-time and part-time personnel have become increasingly difficult.
	• Increasing costs of apparatus, equipment and supplies, along with the required planning to accommodate the unprecedented four-year lead time for purchasing apparatus.
	• Growing call volumes and community needs, requiring future staffing increases and additional fire stations.
	• Planning and funding facility improvements as existing fire stations age and deteriorate.

Activity: **Emergency Preparedness**	Department: **Fire**	Program: **Public Safety**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	55,940	56,273	59,621	389,585	401,745	440,700	484,678
Commodities	-	-	-	-	-	-	-
Capital Outlay	27,146	-	-	34,000	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 83,086**	**$ 56,273**	**$ 59,621**	**$ 423,585**	**$ 401,745**	**$ 440,700**	**$ 484,678**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Fire Administration**	Department: **Fire**				Program: **Public Safety**		
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	5,113	17,180	22,400	3,000	15,000	15,000	15,000
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	359,911	225,340	571,591	456,000	656,000	474,000	488,000
Service Charges	40,575	23,430	7,191	15,100	5,100	5,100	5,100
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	2,889	4,974	183	-	-	-	-
Total Revenues	**$ 408,488**	**$ 270,924**	**$ 601,365**	**$ 474,100**	**$ 676,100**	**$ 494,100**	**$ 508,100**
Expenditure Summary:							
Personal Services	$ 683,114	$ 680,366	$ 712,149	$ 854,668	$ 738,213	$ 783,677	$ 819,731
Contractual Services	297,734	439,633	427,651	460,597	564,213	584,113	521,507
Commodities	78,712	94,391	107,758	103,366	110,420	130,439	123,358
Capital Outlay	22,774	-	-	60,000	104,000	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,082,334**	**$1,214,390**	**$1,247,558**	**$1,478,631**	**$1,516,846**	**$1,498,229**	**$1,464,596**
Personnel Summary:							
Fire Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Division Chief - Community Risk Reduction	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Division Chief - Training & Safety	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenant - Community Risk Reduction	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Office Manager	1.00	1.00	1.00	1.00	-	-	-
Public Education Coordinator (PT)	-	-	-	0.50	0.50	0.50	0.50
Total Full-Time Equivalents	**5.00**	**5.00**	**5.00**	**5.50**	**4.50**	**4.50**	**4.50**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Self-Contained Breathing Apparatus Fill Station	1	2024	Purchase	$ 39,000	$ -	$ -
Mid-Size SUV	1	2025	Purchase	65,000	-	-
Total Capital Outlay				**$ 104,000**	**$ -**	**$ -**

Activity: **Fire Suppression**	Department: **Fire**	Program: **Public Safety**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	610	-	5,485	1,000	1,000	1,000	1,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	8,272	4,343	3,602	-	-	-	-
Total Revenues	**$ 8,882**	**$ 4,343**	**$ 9,087**	**$ 1,000**	**$ 1,000**	**$ 1,000**	**$ 1,000**
Expenditure Summary:							
Personal Services	$2,807,353	$2,962,288	$3,141,035	$3,423,861	$3,398,774	$4,008,596	$4,631,430
Contractual Services	125,456	177,036	142,383	161,761	158,843	162,684	166,682
Commodities	109,902	208,492	200,517	216,425	205,990	241,363	230,305
Capital Outlay	-	-	-	300,000	300,000	68,000	-
Debt Service	-	-	-	162,739	163,470	326,941	326,941
Total Expenditures	**$3,042,711**	**$3,347,816**	**$3,483,935**	**$4,264,786**	**$4,227,077**	**$4,807,584**	**$5,355,358**
Personnel Summary:							
Deputy Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Battalion Chief	-	3.00	3.00	3.00	3.00	3.00	3.00
Captain	3.00	-	-	-	-	-	-
Lieutenant	9.00	9.00	9.00	9.00	9.00	12.00	12.00
Engineer	9.00	9.00	9.00	9.00	9.00	12.00	12.00
Total Full-Time Equivalents	**22.00**	**22.00**	**22.00**	**22.00**	**22.00**	**28.00**	**28.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Fire Engine	1	2023	Reserve	$ 80,314	$ 160,628	$ 160,628
Fire Engine	1	2024	Reserve	83,156	166,313	166,313
Fire Engine Equipment	Various	2025	Purchase	300,000	-	-
1 Ton 4WD Truck	1	2026	Purchase	-	68,000	-
Total Capital Outlay				**$ 463,470**	**$ 394,941**	**$ 326,941**

Activity: Emergency Medical Services	Department: Fire	Program: Public Safety

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	18,208	-	-	-	-	-	-
Service Charges	2,750,309	2,606,610	2,842,156	2,802,506	2,780,193	2,880,447	2,936,447
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	2,242	10,000	-	-	13,991	-	-
Total Revenues	**$2,770,759**	**$2,616,610**	**$2,842,156**	**$2,802,506**	**$2,794,184**	**$2,880,447**	**$2,936,447**
Expenditure Summary:							
Personal Services	$3,894,756	$4,460,601	$4,780,924	$6,363,899	$5,881,986	$6,830,984	$6,961,121
Contractual Services	354,607	384,953	385,279	494,418	687,028	761,033	767,831
Commodities	227,312	254,904	217,944	250,611	285,488	323,090	304,604
Capital Outlay	16,378	357,718	27,281	940,000	1,661,000	508,000	381,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$4,493,053**	**$5,458,176**	**$5,411,428**	**$8,048,928**	**$8,515,502**	**$8,423,107**	**$8,414,556**
Personnel Summary:							
Deputy Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Firefighter/Paramedic (FT)	30.00	36.00	48.00	48.00	48.00	51.00	51.00
Firefighter/Paramedic (PT)	11.50	10.50	4.50	4.50	3.00	3.00	3.00
Public Education Coordinator (PT)	0.50	0.50	0.50	-	-	-	-
Administrative Clerk	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Total Full-Time Equivalents	**44.50**	**49.50**	**55.50**	**55.00**	**53.50**	**56.50**	**56.50**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Ambulance	1	2023	Purchase	$ 380,000	$ -	$ -
Ambulance	1	2024	Purchase	417,000	-	-
Ambulance	1	2025	Purchase	555,000	-	-
Automatic External Defibrillators (AED)	4	2025	Purchase	12,000	-	-
Bariatric Cot and Load System	1	2025	Purchase	26,000	-	-
Heart Monitors	6	2025	Purchase	271,000	-	-
Ambulance	1	2026	Purchase	-	508,000	-
Ambulance	1	2027	Purchase	-	-	381,000
Total Capital Outlay				**$1,661,000**	**$ 508,000**	**$ 381,000**

Ankeny Kirkendall Public Library

The Ankeny Kirkendall Public Library supports lifelong learning and enjoyment in an inclusive, welcoming environment that is a primary community destination. The library provides equal access to quality information services, materials and resources to all members of our community. It is also a place for people to come together, feel connected and engage with others.

Council Goal	Department Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Deliver Exceptional Service 	To provide an inviting, neutral and safe place to read, study and meet	Number of branches	1	1	1	1	1
		Number of library visitors	304,289	348,553	373,604	374,000	375,000
		Average number of library visitors per day (365)	834	955	1,024	1,025	1,027
	To provide staff skilled in offering information and answers on a broad range of topics	Library services – excellent or good [1]			91%		
Enhance Quality of Life 	To provide opportunities for self-directed learning to community members of all ages	Number of items in the collection	278,336	290,851	295,593	297,000	300,000
		Circulation	577,123	564,536	590,005	590,500	591,000
		Average number of circulations per visitor	1.90	1.62	1.58	1.58	1.58
	To provide experiences and resources that reflect current and social interests	Number of special programs or events	897	958	936	940	940
		Total program attendance	19,771	33,102	25,513	26,000	26,500
		Average number of participants per program	22	35	27	27	28

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Implemented an expectations and procedures manual for library staff.
	• Installed additional sunshades on southwest-facing windows.
	• Assigned townships to a home library for rural Polk County residents.
	• Updated job descriptions to reflect current and potential expectations.
Progress Activities	
	• Implement a 3% credit and debit card convenience and service fee.

	• Finalize the administration team's day-to-day job activities and responsibilities in the event of succession.
	• Implement sound study findings in the children's area.
	• Coordinate with Park Maintenance division to create an interior painting schedule.
Upcoming Activities	
	• Request the addition of a second workstation at the main reference desk on the second floor to assist patrons during busy periods.
	• Prepare for the next five-year Library Strategic Plan.
	• Install river rock in the book drop landscape area.
Trends and Issues	
	• On-premise library management software is experiencing miscommunication issues with City server firewalls.
	• Increasing costs of program presenters, materials and resources.

Activity: **Library**	Department: **Ankeny Kirkendall Public Library**				Program: **Culture and Recreation**		
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	26,661	82,411	90,744	60,000	51,000	24,000	24,000
Intergovernmental	191,836	214,271	187,117	187,117	184,949	184,949	184,949
Service Charges	10,226	11,277	13,372	10,500	11,000	11,000	11,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	29,154	26,932	32,353	22,400	22,400	22,400	22,400
Total Revenues	**$ 257,877**	**$ 334,891**	**$ 323,586**	**$ 280,017**	**$ 269,349**	**$ 242,349**	**$ 242,349**
Expenditure Summary:							
Personal Services	$1,671,913	$1,800,349	$1,900,832	$2,108,156	$1,999,855	$2,152,542	$2,327,836
Contractual Services	376,220	425,418	427,930	516,788	513,115	528,851	549,506
Commodities	331,146	321,320	335,135	368,100	366,300	372,400	380,400
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$2,379,279**	**$2,547,087**	**$2,663,897**	**$2,993,044**	**$2,879,270**	**$3,053,793**	**$3,257,742**
Personnel Summary:							
Library Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Circulation Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Public Services Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adult Services Librarian	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Collection Development Librarian	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Teen Services Librarian	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Youth Services Librarian	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Library Associate (PT)	14.86	14.86	14.86	14.86	14.07	14.07	14.07
Total Full Time Equivalents	**22.86**	**22.86**	**22.86**	**22.86**	**22.07**	**22.07**	**22.07**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Parks and Recreation

The Parks and Recreation department provides a wide variety of recreational services including community centers, aquatic centers, sports complexes and a golf course. The department is comprised of the following divisions:

Special Populations – as part of the health and social services program, the special populations activities provide cultural and recreational opportunities for senior citizens, including field trips and other recreational activities. This division has been combined with Community Centers and is being shown for historical purposes only.

Park Administration – is responsible for the overall direction and support of the department. The primary responsibilities include processing of program registrations and park shelter reservations, administering the budget and long-term planning.

Park Maintenance – manages over 66 parks and greenspaces covering 1,074 acres with a mixture of recreational facilities including ball fields, tennis and pickleball courts, picnic facilities, playground equipment and two aquatic centers.

Recreation – provides youth and adult recreational programming throughout the year including softball, soccer, basketball, volleyball and other programs. These programs utilize city and school district facilities under a joint use agreement.

Community Centers – includes the operations and maintenance of the Lakeside Center, Outdoor Education Center and Albaugh Family Senior Community Center, which are available for rental and programming.

Aquatic Centers – the City owns and operates two aquatic centers, Prairie Ridge Aquatic Center and Cascade Falls Aquatic Center, which provide water recreation and swimming lessons to all ages during the summer.

Prairie Ridge Sports Complex – is a 124-acre facility consisting of sports fields for baseball, football, lacrosse, soccer and softball. Prairie Ridge Sports Complex is home to Ankeny Girls Softball, Ankeny Junior Football, Ankeny Little League, Heartland Area Lacrosse Club and Iowa Rush Soccer Club.

Hawkeye Park Sports Complex – centrally located, featuring sand volleyball and tennis courts, softball and baseball fields, walking/biking trails and a large stocked fishing pond, Hawkeye Park is home to many adult league sports and a destination for recreation enthusiasts.

Otter Creek Golf Course – is a division of the Parks and Recreation department. Information on this division is provided in the business type activities/enterprise fund section.

Council Goal	Department Goal	Indicators	CY 2021 Actual	CY 2022 Actual	CY 2023 Actual	CY 2024 Estimated	CY 2025 Projected
Upgrade Essential Infrastructure	To provide safe and aesthetically pleasing green spaces, parks and sporting facilities	Number of sports complexes	2	2	2	3	3
		Number of parks and greenspaces	63	64	66	68	70
	To oversee the development and maintenance of parks and facilities to meet public expectations	Total park acres	1,046	1,052	1,074	1,127	1,177
		Maintenance expenditures per park acre [1]	$1,698	$1,842	$2,167	$2,551	$2,291
		City parks – excellent or good [2]			88%		

Council Goal	Department Goal	Indicators	CY 2021 Actual	CY 2022 Actual	CY 2023 Actual	CY 2024 Estimated	CY 2025 Projected
Enhance Quality of Life 	To provide cultural and recreational opportunities for senior citizens	Number of special populations events	20	20	21	22	22
		Total number of event participants	6,501	8,020	8,295	8,543	8,543
		Average number of participants per event	325	401	395	388	388
		Ankeny as a place to retire – excellent or good [2]			69%		
	To improve the quality of life by offering a variety of recreation program opportunities	Number of community centers	2	3	3	3	3
		Number of community center rentals	368	357	465	478	478
		Recreation program and event participants	33,617	34,625	35,876	36,234	36,234
		Recreation programs – excellent or good [2]			79%		
	To provide modern and fun environments for the enjoyment of aquatic activities	Aquatic center attendance	156,893	157,253	156,848	161,693	161,693
		Average aquatic center attendance per day	1,743	1,747	1,724	1,702	1,702
	To provide safe playing fields for local, state and regional sporting events	Sports complex events	11,916	14,761	15,144	15,324	15,324
		Average sports complex events per day	54	68	68	69	69

[1] *Reported for the fiscal year*

[2] *Triennial Citizen Survey results*

Activities and Accomplishments

Recent Accomplishments

- Completed construction of the following Annual Park Development Program project in 2024: Creekside Park.
- Completed construction of the following additional park projects in 2024: Midway Park and Cherry Glen ballfield.
- Continued construction of the Rally Complex in 2024. This project includes 12 pickleball courts, two ball fields, batting cages and related infrastructure improvements.
- Installed new security cameras at Hawkeye Park Sports Complex and Miracle Park.
- Implemented a new process within the recreation registration software for online residency verification.
- Completed citywide facility landscaping.

	• Awarded three, five-day mowing contracts, ensuring a high level of service.
	• Continued Beats & Eats with an average attendance of over 800 people per event.
	• Completed another successful year at the Albaugh Family Senior Community Center, with 3,397 members and over 73,000 check-ins in the first 10 months of 2024.
	• Completed a record-setting attendance year at the aquatic centers with a total of 161,693 visiting patrons.
In Progress Activities	
	• Complete construction of the Rally Complex, Watercrest Park expansion and High Trestle Trail Experience Park.
	• Bid and install Central Iowa Trails directional and informational signage.
	• Complete overlay of the High Trestle Trail from West 1st Street to NW 18th Street.
Upcoming Activities	
	• Begin construction of Trestle Ridge Park.
	• Create a renovation/redevelopment guide for Lakeside Center and the Outdoor Education Center.
	• Continue discussions with the Ankeny Community School District regarding an update to the Community Gym Rental Program.
	• Evaluate recreation programs to ensure their relevance to a growing community.
	• Establish a department Fees and Charges Policy based on a cost analysis of current programs.
	• Evaluate City-owned property for park development, as well as the expansion of existing parks to accommodate a growing population.
Trends and Issues	
	• Recruit, train and retain quality staff.
	• Negotiate lease agreements for Prairie Ridge Sports Complex.
	• Address deferred maintenance and aging infrastructure.
	• Maintain safe, serviceable and functional parks and facilities despite rising maintenance and supply costs.

Activity: Special Populations	Department: Parks and Recreation	Program: Health and Social Services

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,851	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ 1,851**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	754	-	-	-	-	-	-
Commodities	68	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 822**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Park Administration**	Department: **Parks and Recreation**	Program: **Culture and Recreation**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	39,866	30,988	42,020	22,000	42,000	42,000	42,000
Intergovernmental	-	-	4,950	-	14,910	-	-
Service Charges	33,604	27,382	29,779	34,000	30,000	30,000	30,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	(2)	52	-	-	-	-	-
Total Revenues	**$ 73,468**	**$ 58,422**	**$ 76,749**	**$ 56,000**	**$ 86,910**	**$ 72,000**	**$ 72,000**
Expenditure Summary:							
Personal Services	$ 276,094	$ 295,881	$ 310,970	$ 324,150	$ 324,378	$ 337,981	$ 349,959
Contractual Services	58,743	17,844	21,440	48,622	70,558	45,892	46,425
Commodities	3,987	3,855	5,027	9,243	9,642	9,803	9,772
Capital Outlay	-	24,130	-	56,941	49,961	-	-
Debt Service	619	619	-	-	-	-	-
Total Expenditures	**$ 339,443**	**$ 342,329**	**$ 337,437**	**$ 438,956**	**$ 454,539**	**$ 393,676**	**$ 406,156**
Personnel Summary:							
Parks and Recreation Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Large Passenger Van	1	2025	Purchase	$ 49,961	$ -	$ -
Total Capital Outlay				**$ 49,961**	**$ -**	**$ -**

Activity: Park Maintenance	Department: Parks and Recreation				Program: Culture and Recreation		
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	9	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	171	151	350	-	-	-	-
Total Revenues	**$ 171**	**$ 160**	**$ 350**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 859,029	$ 891,464	$ 967,918	$ 1,112,073	$ 1,106,720	$ 1,134,326	$ 1,198,237
Contractual Services	378,248	539,579	670,690	760,158	869,370	865,541	864,843
Commodities	134,708	106,980	132,425	188,422	195,592	177,656	182,313
Capital Outlay	63,337	30,126	121,474	154,708	191,377	59,000	39,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 1,435,322**	**$ 1,568,149**	**$ 1,892,507**	**$ 2,215,361**	**$ 2,363,059**	**$ 2,236,523**	**$ 2,284,393**
Personnel Summary:							
Parks and Facilities Administrator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lead Park Maintenance Technician	0.50	-	-	-	-	1.00	1.00
Park Maintenance Technician II	3.00	3.50	3.50	3.50	3.50	2.50	2.50
Park Maintenance Technician I	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Park Maintenance Assistant	-	-	-	1.00	1.00	1.00	1.00
Facilities Maintenance Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Facilities Maintenance Technician	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Seasonal Laborer (10 Month)	2.50	2.50	2.50	0.82	0.82	0.82	0.82
Total Full-Time Equivalents	**11.00**	**11.00**	**11.00**	**10.32**	**10.32**	**10.32**	**10.32**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Regional Trail Signage	3	2022	Purchase	$ 45,000	$ -	$ -
Wheel Loader	1	2025	Purchase	146,377	-	-
1 Ton 4WD Regular Cab Dump Body Truck	1	2026	Purchase	-	48,000	-
Hydro Seeder	1	2026	Purchase	-	11,000	-
3/4 Ton 4WD Regular Cab Truck	1	2027	Purchase	-	-	39,000
Total Capital Outlay				**$ 191,377**	**$ 59,000**	**$ 39,000**

Activity: **Recreation**	Department: **Parks and Recreation**			Program: **Culture and Recreation**			
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	121	(288)	45	-	-	-	-
Intergovernmental	2,000	2,000	2,000	-	-	-	-
Service Charges	614,600	636,101	613,348	594,000	640,000	647,000	654,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	25,934	30,121	31,691	23,000	28,000	28,000	28,000
Total Revenues	**$ 642,655**	**$ 667,934**	**$ 647,084**	**$ 617,000**	**$ 668,000**	**$ 675,000**	**$ 682,000**
Expenditure Summary:							
Personal Services	$ 465,177	$ 398,709	$ 426,553	$ 502,905	$ 491,643	$ 521,900	$ 553,128
Contractual Services	351,791	378,651	344,237	414,714	411,914	418,200	426,800
Commodities	47,995	61,218	63,056	63,700	63,700	64,700	67,700
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 864,963**	**$ 838,578**	**$ 833,846**	**$ 981,319**	**$ 967,257**	**$ 1,004,800**	**$ 1,047,628**
Personnel Summary:							
Recreation Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Recreation Supervisor	2.50	1.50	1.50	1.50	1.50	1.50	1.50
Total Full Time Equivalents	**3.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Community Centers**	Department: **Parks and Recreation**	Program: **Culture and Recreation**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	81,147	90,159	119,433	84,000	104,000	104,000	104,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	83,801	134,783	171,309	126,000	186,000	188,000	190,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	100	200	472	-	-	-	-
Total Revenues	**$ 165,048**	**$ 225,142**	**$ 291,214**	**$ 210,000**	**$ 290,000**	**$ 292,000**	**$ 294,000**
Expenditure Summary:							
Personal Services	$ 66,085	$ 262,807	$ 284,408	$ 313,002	$ 313,082	$ 329,888	$ 345,856
Contractual Services	76,798	185,655	180,761	248,110	253,715	259,096	259,973
Commodities	20,892	31,939	26,228	47,500	43,500	45,600	44,500
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 163,775**	**$ 480,401**	**$ 491,397**	**$ 608,612**	**$ 610,297**	**$ 634,584**	**$ 650,329**
Personnel Summary:							
Recreation Supervisor	-	1.00	1.00	1.00	1.00	1.00	1.00
Recreation Specialist	0.69	0.69	0.69	0.69	0.69	0.75	0.75
Administrative Clerk	1.12	1.12	1.12	1.12	1.12	1.19	1.19
Total Full Time Equivalents	**1.81**	**2.81**	**2.81**	**2.81**	**2.81**	**2.94**	**2.94**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Aquatic Centers**	Department: **Parks and Recreation**				Program: **Culture and Recreation**		
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	38,850	43,803	41,755	33,000	36,000	36,000	36,000
Intergovernmental	-	5,500	-	-	-	-	-
Service Charges	1,163,722	1,194,909	1,312,244	1,123,000	1,189,000	1,200,000	1,211,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	239,515	227,738	255,222	204,000	227,000	227,000	227,000
Total Revenues	**$1,442,087**	**$1,471,950**	**$1,609,221**	**$1,360,000**	**$1,452,000**	**$1,463,000**	**$1,474,000**
Expenditure Summary:							
Personal Services	$ 654,628	$ 728,431	$ 849,907	$ 895,831	$ 904,900	$ 936,505	$ 976,455
Contractual Services	334,217	618,877	450,863	347,917	376,251	610,833	418,085
Commodities	229,348	260,515	270,515	310,141	363,062	286,560	281,500
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,218,193**	**$1,607,823**	**$1,571,285**	**$1,553,889**	**$1,644,213**	**$1,833,898**	**$1,676,040**
Personnel Summary:							
Recreation Supervisor	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Lead Park Maintenance Technician	0.50	-	-	-	-	-	-
Park Maintenance Technician II	-	0.50	0.50	0.50	0.50	0.50	0.50
Total Full Time Equivalents	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Prairie Ridge Sports Complex	Department: Parks and Recreation				Program: Culture and Recreation		
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	141,812	136,871	203,192	132,743	157,743	159,053	160,415
Intergovernmental	-	-	-	-	-	-	-
Service Charges	4,031	5,921	8,625	5,000	6,000	6,000	6,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	241,237	209,024	265,522	279,133	281,626	311,114	326,667
Total Revenues	**$ 387,080**	**$ 351,816**	**$ 477,339**	**$ 416,876**	**$ 445,369**	**$ 476,167**	**$ 493,082**
Expenditure Summary:							
Personal Services	$ 498,304	$ 568,043	$ 585,155	$ 684,682	$ 663,768	$ 719,382	$ 749,398
Contractual Services	180,509	192,985	205,118	277,632	323,482	301,440	293,421
Commodities	188,729	192,099	170,779	260,744	265,501	241,270	245,062
Capital Outlay	8,112	77,333	100,204	13,527	12,209	48,536	66,342
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 875,654**	**$1,030,460**	**$1,061,256**	**$1,236,585**	**$1,264,960**	**$1,310,628**	**$1,354,223**
Personnel Summary:							
Sports Facilities Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Groundskeeper II	-	1.00	1.00	1.00	1.00	1.00	1.00
Groundskeeper I	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Seasonal Laborer (10 Month)	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Seasonal Laborer (9 Month)	4.50	4.50	4.50	4.50	5.25	5.25	5.25
Seasonal Laborer (4 Month)	-	0.33	0.33	0.33	-	-	-
Total Full Time Equivalents	**8.33**	**8.66**	**8.66**	**8.66**	**9.08**	**9.08**	**9.08**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Utility Vehicle	1	2025	Purchase	$ 12,209	$ -	$ -
3/4 Ton 4WD Regular Cab Truck with Lift Gate	1	2026	Purchase	-	48,536	-
Utility Work Machine	1	2027	Purchase	-	-	66,342
Total Capital Outlay				**$ 12,209**	**$ 48,536**	**$ 66,342**

Activity: Hawkeye Park Sports Complex	Department: Parks and Recreation	Program: Culture and Recreation

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	10,522	9,889	13,894	9,000	17,000	17,000	17,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	400	400	800	800
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	50,823	55,627	56,058	50,000	50,000	50,000	50,000
Total Revenues	**$ 61,345**	**$ 65,516**	**$ 69,952**	**$ 59,400**	**$ 67,400**	**$ 67,800**	**$ 67,800**
Expenditure Summary:							
Personal Services	$ 11,117	$ 13,812	$ 19,842	$ 22,698	$ 22,698	$ 23,710	$ 24,787
Contractual Services	6,220	23,138	5,400	9,820	9,820	11,120	10,820
Commodities	26,413	24,545	30,028	33,800	34,800	36,600	34,800
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 43,750**	**$ 61,495**	**$ 55,270**	**$ 66,318**	**$ 67,318**	**$ 71,430**	**$ 70,407**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Municipal Utilities

Most divisions of the Municipal Utilities department are considered business type activities/enterprise funds and their detail can be found in that section. However, development engineering, is a division of the Municipal Utilities Department responsible for monitoring certain capital improvements and providing engineering services related to community and economic development. Therefore, this activity is supported by the general fund.

Council Goal	Department Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Upgrade Essential Infrastructure 	To provide technical review services to ensure high quality public improvement projects	Number of developer-funded public improvement projects reviewed and accepted	33	32	25	30	30
	To provide development engineering review services for projects located within a two-mile radius of the corporate city limits	Number of site plans and amendments reviewed	56	44	40	45	45
		Number of final and preliminary plats reviewed	46	23	30	35	35
		Number of neighborhood plans and amendments reviewed	4	1	2	2	2
		Number of rezonings reviewed	10	8	13	10	10
		Number of annexations reviewed	1	4	3	2	2
		Number of comprehensive plan map amendments	2	2	3	2	2
	To review, issue and inspect right-of-way permits and private utility licenses	Number of right-of-way and private utility licenses reviewed, issued and inspected	409	374	264	325	350
		Percent of applications reviewed for approval within 48 hours	50%	70%	80%	80%	80%

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction of the Annual Sidewalk/Trail Construction Program, including $58,580 in cost-sharing for sidewalk oversizing.
	• Conducted final review and acceptance of 25 developer-funded public improvement projects, which included the construction of 29,367 linear feet of water main, 21,116 linear feet of sanitary sewer, 27,041 linear feet of storm sewer and 67,144 square yards of paving.
	• Provided technical development engineering review services for 25 developer-funded public improvement projects, 40 site plans, 30 preliminary and final plats, 2 neighborhood plans, 3 annexations and 13 rezoning requests.
	• Performed over 1,300 final inspections for residential and commercial lots.
	• Continued to update the new development map on the City's website to provide information on approved and under-construction development projects.
	• Reviewed, issued and inspected 264 right-of-way and franchise utility permits.
	• Reviewed and coordinated street light installation plans and inventory for all new developments.
In Progress Activities	
	• Continue establishing utility connection fee districts for future development land within the Ankeny Plan 2040 limits.
	• Identify and coordinate development agreements and/or cost-sharing opportunities for large-diameter public infrastructure installations related to future development.
	• Continue active participation in the American Public Works Association (APWA).
Upcoming Activities	
	• Request to add an engineering technician I position to assist with an increasing workload, including final engineering inspections. This is a shared request with the Community Development department.
Trends and Issues	
	• Recent annexations, preliminary plats and development concepts submitted by developers indicate the potential for more than 1,500 acres of land to be annexed and developed over the next five years.

Activity: Development Engineering	Department: Municipal Utilities	Program: Community and Economic Development

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	71,737	66,170	41,157	48,000	48,000	48,000	48,000
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	6,625	16,385	-	-	-	-	-
Total Revenues	**$ 78,362**	**$ 82,555**	**$ 41,157**	**$ 48,000**	**$ 48,000**	**$ 48,000**	**$ 48,000**
Expenditure Summary:							
Personal Services	$ 831,798	$ 913,763	$ 983,286	$ 999,275	$ 995,599	$ 1,053,286	$ 1,117,454
Contractual Services	17,635	30,493	19,450	40,338	37,198	38,575	39,721
Commodities	8,688	7,720	5,196	12,894	10,319	11,368	12,358
Capital Outlay	25,380	-	36,880	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 883,501**	**$ 951,976**	**$ 1,044,812**	**$ 1,052,507**	**$ 1,043,116**	**$ 1,103,229**	**$ 1,169,533**
Personnel Summary:							
Engineering Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineer II	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Engineering Technician III	1.00	1.00	-	-	-	-	-
Engineering Technician II	-	1.00	1.00	1.00	1.00	1.00	1.00
Engineering Technician I	1.00	-	1.00	1.00	1.00	1.00	1.00
Utility Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utility Permit Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GIS Technician	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Total Full Time Equivalents	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**	**7.25**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Community Development

The routine responsibilities of the Community Development department include developing and implementing long-term plans; evaluating development proposals to ensure compliance with the Ankeny Comprehensive Plan, as well as all applicable municipal codes and policies; reviewing and approving building permit applications; overseeing planning projects; and enforcing building, zoning, subdivision, housing and nuisance regulations. The department also provides staff support to the Plan and Zoning Commission, the Zoning Board of Adjustment, the Board of Examiners and Appeals and the Prairie Trail Architectural Review Board and offers professional guidance on matters related to community growth management. The Community Development Department is comprised of the following divisions:

Code Enforcement – is responsible for maintaining and enforcing the City's building code regulations.

Community Development – is responsible for maintaining the City's zoning regulations and assisting citizens and companies with planning and site development.

Council Goal	Department Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Upgrade Essential Infrastructure 	To facilitate and process development in accordance with adopted plans and regulations	Total construction valuation (in millions)	$505	$409	$311	$375	$400
		Quality of new development – excellent or good [1]			71%		
		Land use, planning and zoning – excellent or good [1]			55%		
Ensure Economic Vitality 	To grow Ankeny in a responsible and environmentally sound manner consistent with the Comprehensive Plan	Additional acres platted	635	253	433	400	450
		Number of new dwelling units	1,067	983	550	750	800
	To protect the community through permit issuance and construction inspections	Number of building permits issued	2,959	2,639	2,314	2,500	2,700
	To enhance the quality of life in Ankeny through the enforcement of City codes	Number of code enforcement cases	1,448	971	865	900	950
		Code enforcement – excellent or good [1]			64%		

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Continued growth in all measurable department work functions.
	• Managed a high number of rezonings, plattings, site plans, as well as single-family residential, multi-family residential, commercial, industrial and institutional permits.
	• Managed a high number of cases handled by various boards, including the Plan and Zoning Commission, the Zoning Board of Adjustment and the Prairie Trail Architectural Review Board.
	• Issued over 2,000 total permits for the 13th consecutive year and 2,300 total permits for the 9th consecutive year.
	• Performed over 17,000 inspections for the 10th consecutive year.
	• Conducted over 4,300 rental unit inspections.
	• Continued a high number of code complaints and enforcement actions.
	• Implemented an online permit portal for the submission of all permit and license applications.
	• Redistributed workload to continue progress on the Zoning and Subdivision Code update.
	• Prepared for the special census.
	• Promoted the building inspection supervisor to deputy building official, combination inspector II to building inspections supervisor and combination inspector I to combination inspector II; backfilled the combination inspector I position.
In Progress Activities	
	• Manage the ongoing daily workload related to planning, development, building, code enforcement and floodplain management workload.
	• Upgrade the LAMA software from an on-premise system to a cloud-hosted platform to enhance features and improve security.
	• Continue cross-training all staff involved in permits, building inspections and code enforcement, while refining processes, policies and procedures for maximum efficiency and effectiveness.
	• Maintain coordination efforts with other departments and divisions, including Development Engineering, Storm Water and Planning.
	• Continue work on the application process to become a FEMA Community Rating System (CRS) community.
	• Resume the annual Plan and Zoning Commission retreat, paused during COVID-19. This half-day event provides valuable training for commission members.
	• Continue work on the Zoning and Subdivision Ordinance update.
	• Continue work related to the special census.
	• Develop a new zoning map aligned with updated zoning regulations and zoning districts; the majority of the City will require rezoning.

Upcoming Activities	
	• Review and adopt the 2024 "I" Code series, along with updated State electrical and plumbing codes.
	• Request to promote the code enforcement officer I to code enforcement officer II upon completion of the required certifications and experience.
	• Request to convert the current part-time permits clerk to full-time and promote the part-time permits clerk to permit technician.
	• Host the APA Iowa Chapter Annual Conference.
	• Gain acceptance into the FEMA CRS program.
	• Begin preparation for the Comprehensive Plan update.
Trends and Issues	
	• Increase in the number of building permits, projects and inspections relative to departmental staffing levels.
	• Increase in number and complexity of code enforcement cases.
	• Slowdown in development and construction activity due to rising construction costs, increasing interest rates and worker shortages.
	• Growing expectation for immediate action and results as complaints from all facets of the community continue to rise.

Activity: **Code Enforcement**	Department: **Community Development**	Program: **Public Safety**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	2,541,217	2,286,328	1,742,964	1,543,100	1,739,200	1,739,200	1,739,200
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	609,287	432,628	283,147	335,500	282,000	282,000	282,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	3,086	2,194	2,886	2,000	2,000	2,000	2,000
Total Revenues	**$3,153,590**	**$2,721,150**	**$2,028,997**	**$1,880,600**	**$2,023,200**	**$2,023,200**	**$2,023,200**
Expenditure Summary:							
Personal Services	$1,661,292	$1,787,470	$1,854,742	$2,012,039	$2,055,251	$2,170,956	$2,276,298
Contractual Services	198,711	147,657	127,422	190,186	187,136	136,131	139,686
Commodities	26,220	26,056	23,152	34,148	34,821	34,425	39,870
Capital Outlay	-	69,829	-	40,600	40,500	32,600	-
Debt Service	717	-	-	-	-	-	-
Total Expenditures	**$1,886,940**	**$2,031,012**	**$2,005,316**	**$2,276,973**	**$2,317,708**	**$2,374,112**	**$2,455,854**
Personnel Summary:							
Chief Building Official	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Building Official	-	-	-	-	1.00	1.00	1.00
Plans Examiner	1.00	1.00	1.00	1.00	-	-	-
Building Inspection Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Combination Inspector II	4.00	4.00	5.00	5.00	4.00	4.00	4.00
Combination Inspector I	1.00	1.00	-	-	1.00	1.00	1.00
Code Enforcement Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Code Enforcement Officer II	2.00	2.00	1.00	3.00	1.00	3.00	3.00
Code Enforcement Officer I	1.00	1.00	2.00	-	2.00	-	-
Permits Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Permits Technician	-	1.00	1.00	1.00	1.00	1.00	1.00
Permits Clerk	2.50	1.50	1.50	1.50	1.50	1.50	1.50
Administrative Clerk	0.56	0.56	0.56	0.56	0.56	0.56	0.56
Total Full-Time Equivalents	**16.06**	**16.06**	**16.06**	**16.06**	**16.06**	**16.06**	**16.06**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
1/2 Ton 4WD Truck	1	2025	Purchase	$ 40,500	$ -	$ -
1/4 Ton AWD Truck	1	2026	Purchase	-	32,600	-
Total Capital Outlay				**$ 40,500**	**$ 32,600**	**$ -**

Activity: Community Development	Department: Community Development	Program: Community and Economic Development

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	51,625	38,450	42,265	22,000	30,000	30,000	30,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	815	212	35	-	-	-	-
Total Revenues	**$ 52,440**	**$ 38,662**	**$ 42,300**	**$ 22,000**	**$ 30,000**	**$ 30,000**	**$ 30,000**
Expenditure Summary:							
Personal Services	$1,019,894	$1,098,349	$1,163,167	$1,237,970	$1,231,276	$1,289,792	$1,355,696
Contractual Services	41,730	37,744	34,979	109,658	113,125	124,127	62,758
Commodities	875	410	368	1,450	950	950	950
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,062,499**	**$1,136,503**	**$1,198,514**	**$1,349,078**	**$1,345,351**	**$1,414,869**	**$1,419,404**
Personnel Summary:							
Community Development Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Planning Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Planner	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Associate Planner	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Planner	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**9.00**	**9.00**	**9.00**	**9.00**	**9.00**	**9.00**	**9.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Economic Development

The Economic Development department provides comprehensive services to existing and prospective businesses by assisting with site and building information, providing responsible financial assistance and offering guidance through the development process. The department also works to implement the City's long-term economic development strategy which includes building meaningful and lasting partnerships, external marketing, workforce development and identifying and preparing development options for continued economic growth to strengthen Ankeny's position as a regional business center.

Council Goal	Department Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Ensure Economic Vitality 	To build and maintain strong relationships with existing businesses to encourage their retention and expansion	Number of business retention visits	30	27	20	25	25
		Ankeny as a place to work – excellent or good [1]			77%		
		Employment opportunities – excellent or good [1]			63%		
	To create an environment, as well as opportunities, that attract new businesses and investment	Number of development agreements executed	1	1	0	3	3
		Total investment supported by development agreements (in millions)	$20	$45	$0	$100	$35
		Total number of jobs created or retained by development agreements	25	75	0	250	75
		Average annual salary of new jobs created	$43,680	$75,230	$0	$90,000	$65,000

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Established a strong pipeline of projects, including both existing business expansions and new businesses, expected to move forward in 2025.
	• Completed a development agreement for Community State Bank's new headquarters and amended three other development agreements to allow additional time for job creation or the start of construction.
	• Completed an Iowa Department of Transportation Revitalize Iowa's Sound Economy (RISE) grant application and secured approximately $800,000 of funding for infrastructure expansion.
	• Assisted the Uptown Association with planning, applying for and presenting their Main Street Iowa application to the Iowa Economic Development Authority (IEDA) Board.
	• Applied for and was awarded a Bravo grant for a glow-in-the-dark side path along the High Trestle Trail near Uptown.

	• Served on the board of the Ankeny Leadership Academy, revised the curriculum and hosted the largest Ankeny Leadership Institute (ALI) class since its inception.
	• Hosted a small business event marketing Ankeny through the Travel Iowa website and social media networks.
	• Began the South Ankeny Boulevard Revitalization Plan and completed the analysis, public input and survey phases.
	• Revised the Office Development Incentive Policy as well as the Targeted Industry Incentive Policy; received approval from both the Economic Development Council and City Council.
	• Selected to host the 2025 Professional Developers of Iowa fall conference in Ankeny.
	• Presented to 17 community groups, as well as regional and statewide organizations, about Ankeny's opportunities and community initiatives.
	• Completed nearly 20 business retention visits with small and large local employers and continued regular engagement with the local and regional development community.
	• Assisted with site selection for several projects, both large and small, that added investment and increased employment opportunities in Ankeny.
In Progress Activities	
	• Advance current development projects for targeted industry incentives.
	• Complete the South Ankeny Boulevard Revitalization Plan by summer 2025.
	• Plan and host the 2025 Professional Developers of Iowa conference in the District, expecting approximately 300 attendees.
	• Monitor payrolls of ten active development agreements and anticipate closing six of those in 2025.
	• Update the community profile marketing piece and create more specific profiles for target industries and areas.
	• Continue targeted retail recruitment in strategic areas that will act as catalysts for additional retail and residential development.
	• Actively engage with property owners and buyers about future annexation to build M-1 zoned land inventory.
Upcoming Activities	
	• Revise the Uptown Urban Revitalization Plan.
	• Create a targeted revitalization incentive program following the completion of the South Ankeny Boulevard Revitalization Plan.
	• Update Urban Renewal Area plans to include new projects and boundary amendments.
	• Continue collaborating with the Community Development department to plan future business parks and prepare new commercial and industrial areas for development.
	• Serve on the Greater Des Moines Partnership Board in 2025 to represent economic development practitioners and continue representing the community on the Capital Crossroads 3.0 Regional Council.
	• Identify and pursue outside funding sources to continue advancing the High Trestle Trail Experience Park.
Trends and Issues	
	• Identify and implement new methods to market and promote Ankeny.

Activity: Economic Development	Department: Economic Development	Program: Community and Economic Development

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	3,000	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ 3,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 302,760	$ 319,903	$ 334,881	$ 346,036	$ 346,075	$ 356,622	$ 369,592
Contractual Services	43,283	34,332	36,792	56,664	140,264	59,955	110,555
Commodities	95	120	460	1,350	1,350	1,350	1,350
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 346,138**	**$ 354,355**	**$ 372,133**	**$ 404,050**	**$ 487,689**	**$ 417,927**	**$ 481,497**
Personnel Summary:							
Economic Development Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Communications

Communications is responsible for planning and implementing a comprehensive communications program that includes managing the City's website and social media; holding surveys and focus groups; drafting brochures, news releases, flyers and posters; leading or helping organize special events, community enhancement programs and public awareness campaigns; enhancing internal employee communications and awareness; and handling all media relations, reputation management and crisis communications efforts.

Council Goal	Department Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Strengthen Community Engagement 	To serve as the City's Public Information Office, fostering positive relations with the news media to ensure fair and accurate coverage and to increase citizen awareness, interest and participation in their City government.	Total number of social media followers	49,423	53,752	59,037	60,900	64,000
		Number of individual users of the City's website	486,178	445,546	350,950	400,000	400,000
		Public information services – excellent or good [1]			75%		

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed the triennial citizen survey.
	• Provided marketing and communication support for all events and programs offered through the Parks and Recreation department.
	• Continued communications of the South Ankeny Boulevard Revitalization Plan and the High Trestle Trail Experience Park.
	• Planned and executed the social media campaigns for the special census, new utility billing portal and sweepstakes and traffic safety messaging from the Ankeny Police Department Traffic Unit.
	• Held successful annual Mayor's Tree Lighting and Fireworks in The District at Prairie Trail.
	• Partnered with Uptown Ankeny Association on Winter Wonder Lights and Miracle on 3rd Street in Uptown.
	• Planned and executed the annual employee appreciation tailgate and service award luncheon.
	• Managed media relations and social media.
In Progress Activities	
	• Continue crisis communication planning with City public information officers.

	• Continue communications about the Capital Improvement Program projects to the community on an ongoing basis.
	• Implement new process automation and digital form tools on the website to streamline workflows and protect personal information.
	• Convert all PDFs to online fillable forms on the City's websites.
	• Add a payment portal for special events, classes, permits and more.
	• Continue executing the traffic safety campaign for the Ankeny Police Department Traffic Unit.
Upcoming Activities	
	• Align communication efforts with other City departments to maintain a consistent voice and message.
	• Update the website to meet web content accessibility guidelines.
	• Rework the City Guide to meet new cost-saving measures.
	• Communicate the fiscal year 2026 budget to residents and staff.
Trends and Issues	
	• Ensuring all website content and documents meet the new Americans with Disabilities Act (ADA) accessibility standards by April 2026, requiring a thorough review and updates to achieve full compliance.
	• Staffing levels in the Communications department.
	• Maintaining a consistent, engaging and authentic online presence.
	• Balancing transparency and combating misinformation remains challenging, particularly on social media, as public expectations for real-time updates grow.

Activity: **Communications**	Department: **Communications**	Program: **General Government**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	2,446	-	-	-	-	-	-
Total Revenues	**$ 2,446**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 277,141	$ 296,708	$ 312,680	$ 334,337	$ 334,571	$ 345,083	$ 357,632
Contractual Services	112,663	124,155	119,917	137,660	127,860	141,760	170,460
Commodities	4,944	1,727	4,394	3,100	3,100	3,100	3,100
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 394,748**	**$ 422,590**	**$ 436,991**	**$ 475,097**	**$ 465,531**	**$ 489,943**	**$ 531,192**
Personnel Summary:							
Communications Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Communications Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full-Time Equivalents	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Human Resources

Human Resources provides a wide range of services to City departments, including recruiting, selecting, testing and hiring the City's workforce. In addition, the department processes payroll and manages employee benefits such as health insurance and workers' compensation.

Council Goal	Department Goal	Indicators	CY 2021 Actual	CY 2022 Actual	CY 2023 Actual	CY 2024 Estimated	CY 2025 Projected
Become the Employer of Choice 	To recruit and retain well trained, dedicated and hardworking employees	Number of employment applications received	3,215	2,032	1,942	2,000	2,000
		Turnover rate, including retirements	7.46%	8.31%	5.90%	5.88%	5.98%
	To administer the payroll function, including all benefit programs, accurately and cost efficiently	Number of employees (number of W-2's issued)	738	805	844	853	864
		Number of paychecks issued	12,304	12,563	13,011	13,245	13,488
		Percent of employees receiving payment by EFT	98.56%	99.20%	99.52%	99.60%	99.61%

Activities and Accomplishments

Recent Accomplishments

- Filled 21 new FTE positions and replaced 31 FTE positions during fiscal year 2024.
- Amended the employee handbook to include the Pregnant Workers Fairness Act and a public purpose policy.
- Passed the IPERS audit without errors or penalties.
- Completed the transfer to a permanent and secure online retention system for personnel files.
- Continued the summer flexible work schedule program.
- Continued the new employee orientation and onboarding program.
- Held the annual employee appreciation tailgate and service award luncheon.
- Provided wellness events for employees, such as flu shots, biometric screenings, blood drives and lunch-and-learns.

In Progress Activities

- Recruit new FTE positions authorized in the fiscal year 2025 budget.
- Upgrade timekeeping software by migrating from on-premise to cloud-hosted for better work flow efficiency.
- Prepare written procedures for year-end payroll reporting and W-2 processing.
- Implement the winter flexible work schedule program.
- Increase usage of the learning management software training offerings.

	• Develop the 2025 employee training calendar for safety and other required annual trainings.
Upcoming Activities	
	• Complete the annual review and update of the employee handbook and other personnel policies.
	• Research and evaluate onboarding systems.
	• Research timekeeping software to better integrate with financial and payroll software.
	• Integrate library staff scheduling into current timekeeping software.
	• Continue monitoring for new laws and regulations.
	• Continue focusing on becoming more paperless.
Trends and Issues	
	• Develop more creative recruitment strategies for hard-to-fill positions through social media campaigns and job fairs.
	• Reduced pool of applicants for public safety positions.
	• Rising costs in health care and mental health education, training and support.
	• Competition with the private sector for talent (e.g., remote work, flexible schedules and generous PTO).
	• Engage in succession planning for key roles within the organization.

Activity: Human Resources	Department: Human Resources				Program: General Government		
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 369,852	$ 397,668	$ 416,070	$ 436,231	$ 435,889	$ 451,672	$ 470,702
Contractual Services	38,415	60,005	42,639	72,980	153,480	82,580	84,880
Commodities	12,456	18,768	25,542	38,350	29,650	39,750	42,850
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 420,723**	**$ 476,441**	**$ 484,251**	**$ 547,561**	**$ 619,019**	**$ 574,002**	**$ 598,432**
Personnel Summary:							
Human Resources Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Human Resources Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Human Resources Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

City Manager

The City Manager's Office ensures that the policy direction set by the City Council is implemented and that the City's delivery of public services is provided in an efficient and cost-effective manner. The following activities are categorized in the City Manager's Office for budget management purposes:

Cemetery – provides support to the Oralabor Cemetery.

Aviation Authority – the aviation authority activity accounts for the City's contribution to the Polk County Aviation Authority (PCAA).

Housing Authority – accounts for the administration of a Metro Home Improvement Program created through a 28E Agreement between the Des Moines area metro cities. The program is administered by the City of West Des Moines. It also accounts for the Housing Choice Voucher Program (Section 8) created through a 28E Agreement with the City of Des Moines.

Mayor and City Council – this activity includes the legislative and policy-making body of the City. The Mayor and five City Council members are elected at large. The Mayor, with approval of the City Council, appoints members to boards and commissions.

City Manager – is the highest level of management in the City and is responsible for the general coordination of all city activities. The City Manager's Office serves as the principal advisor to the Mayor and City Council on matters relating to the overall operations of the city and works to create a strong working relationship between elected officials and staff.

City Hall Building – provides for the utilities, maintenance and repair of the City Hall building where all general government departments are located.

Council Goal	Department Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Exercise Financial Discipline	To provide strong financial responsibility as stewards of the City of Ankeny budget	Total expenditures per capita	$2,291	$2,260	$2,234	$2,670	$2,674
		General fund expenditures per capita	$504	$553	$574	$682	$669
		Overall direction the City of Ankeny is taking – excellent or good [1]			70%		
	To prepare a budget that serves as a financial plan, operations guide and policy document	GFOA Distinguished Budget Presentation Award	Awarded	Awarded	Awarded	Awarded	Awarded

Council Goal	Department Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Deliver Exceptional Service 	To manage development of the City in order to meet the public demands, needs and expectations	Capital spending as a percent of budgeted expenditures	20.57%	29.08%	28.30%	30.68%	23.41%
		Services provided by the City of Ankeny – excellent or good [1]			81%		
		Value of services for the taxes paid – excellent or good [1]			62%		
Enhance Quality of Life 	To manage the City consistent with the strategic goals of the City Council and the needs of the community	Property tax levy rate	$9.95	$9.90	$9.90	$9.90	$9.90
		Full-time equivalent employees per 1,000 population	4.86	4.88	4.92	4.85	4.88
		Overall quality of life in Ankeny – excellent or good [1]			91%		
Ensure Economic Vitality 	To ensure that the City is financially sound, demonstrating long-term stability and creditworthiness	General obligation (GO) bond rating [2]	Aa1	Aa1	Aa1	Aa1	Aa1
		GO annual appropriation bond rating [2]	Aa2	Aa2	Aa2	Aa2	Aa2
		Water revenue bond rating [2]	Aa2	Aa2	Aa2	Aa2	Aa2
		Sewer revenue bond rating [2]	Aa3	Aa3	Aa3	Aa3	Aa3
Provide Regional Leadership 	To actively participate in leading public interest organizations and advocate for polices that advance the interests of Ankeny citizens	Generally acting in the best interest of the community [1]			66%		

[1] *Triennial Citizen Survey results*

[2] *Moody's Investors Service rating*

Activity: **Cemetery**	Department: **City Manager**	Program: **Culture and Recreation**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	600	-	1,200	600	600	600	600
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 600**	**$ -**	**$ 1,200**	**$ 600**	**$ 600**	**$ 600**	**$ 600**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Aviation Authority**	Department: **City Manager**	Program: **Public Works**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ 621,186	$ 651,414	$ 681,792	$ 709,981	$ 709,981	$ 734,794	$ 748,958
Non-Property Taxes	4,936	5,049	5,010	4,379	4,379	4,260	4,336
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	16,067	12,351	14,181	9,612	9,612	6,673	3,939
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ 642,189**	**$ 668,814**	**$ 700,983**	**$ 723,972**	**$ 723,972**	**$ 745,727**	**$ 757,233**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	637,576	669,455	702,928	724,016	724,016	745,736	768,108
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 637,576**	**$ 669,455**	**$ 702,928**	**$ 724,016**	**$ 724,016**	**$ 745,736**	**$ 768,108**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Housing Authority	Department: City Manager	Program: Community and Economic Development

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	8,208	28,454	18,707	43,968	43,968	14,237	44,514
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 8,208**	**$ 28,454**	**$ 18,707**	**$ 43,968**	**$ 43,968**	**$ 14,237**	**$ 44,514**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Mayor and City Council	Department: City Manager	Program: General Government

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 48,753	$ 49,518	$ 49,496	$ 49,501	$ 49,504	$ 49,509	$ 49,701
Contractual Services	109,687	153,879	444,989	153,754	164,506	132,658	135,033
Commodities	2,204	1,309	798	2,800	2,800	2,800	2,800
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 160,644**	**$ 204,706**	**$ 495,283**	**$ 206,055**	**$ 216,810**	**$ 184,967**	**$ 187,534**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **City Manager**	Department: **City Manager**	Program: **General Government**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	315	-	-	-	-	-
Total Revenues	**$ -**	**$ 315**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 935,775	$ 978,434	$1,091,916	$1,139,032	$1,094,974	$1,188,388	$1,238,432
Contractual Services	112,943	35,720	53,290	158,214	184,316	84,726	85,340
Commodities	3,197	3,877	859	7,750	5,250	5,250	5,250
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,051,915**	**$1,018,031**	**$1,146,065**	**$1,304,996**	**$1,284,540**	**$1,278,364**	**$1,329,022**
Personnel Summary:							
City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Services Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Airport Manager	0.38	0.38	0.38	0.38	0.38	0.38	0.38
Assistant to the City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Budget Analyst	-	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**4.38**	**5.38**	**5.38**	**5.38**	**5.38**	**5.38**	**5.38**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **City Hall Building**	Department: **City Manager**	Program: **General Government**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	64,997	60,558	59,082	84,386	146,654	89,056	90,165
Commodities	9,819	8,922	9,610	13,414	15,200	15,303	15,283
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 74,816**	**$ 69,480**	**$ 68,692**	**$ 97,800**	**$ 161,854**	**$ 104,359**	**$ 105,448**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

City Clerk

The City Clerk is responsible for maintaining all public records, which consists of storage, scanning and retention of official records. In addition to records management, the Clerk's Office oversees and issues numerous licenses and permits.

Council Goal	Department Goal	Indicators	CY 2021 Actual	CY 2022 Actual	CY 2023 Actual	CY 2024 Estimated	CY 2025 Projected
Deliver Exceptional Service 	To prepare City Council and Polk County Aviation Authority agendas and minutes	Number of meeting agendas and minutes prepared	54	56	56	57	55
		Percent of agendas and minutes timely published per code requirements	100%	100%	100%	100%	100%
	To provide records management including City Council and Polk County Aviation Authority action dispositions	Number of resolutions processed	560	626	517	580	530
		Number of ordinances codified	58	38	34	30	35
		Number of legal notices published	247	261	248	260	260
		Percent of legal notices timely published per code requirements	100%	100%	100%	100%	100%
		Number of open records requests completed	144	157	143	180	190
	To monitor business and miscellaneous activities within the City through license and permit issuance	Number of license and permit applications received	4,728	3,667	3,706	3,800	3,900

Activities and Accomplishments

Recent Accomplishments

- Processed 4,174 permit applications (e.g., cigarette, beer and liquor, hunting, mobile food vendor, noise, peddler/solicitor, pet, solid waste and special events/block parties).
- Processed 183 public records requests.
- Selected new agenda management software to be used by the City Council, Zoning Board of Adjustment, Plan and Zoning Commission and Polk County Aviation Authority.

	• Initiated an online payment portal for public records requests, enhancing operational efficiency and user convenience.
	• Collaborated with the Parks and Recreation department to successfully transition to new software for pet licensing and dog park pass management.
	• Continued the records management project to audit and digitize paper documents.
In Progress Activities	
	• Convert permit applications to website forms to improve service, efficiency and tracking.
	• Complete the conversion to new agenda management software to be used by the City Council, Zoning Board of Adjustment, Plan and Zoning Commission and Polk County Aviation Authority.
	• Complete the records management project to audit and digitize paper documents.
Upcoming Activities	
	• Implement an online payment portal for permit and license fees.
	• Establish a policy to codify annual legislative changes.
	• Review and implement a schedule for updating the records retention manual.
Trends and Issues	
	• Increased costs for required legal publications and codifying new and amended codes.
	• Increase in licensed pets following the transition to BarkPass, though total licenses still do not accurately represent the City's actual pet population.
	• Continued demand for self-service options and access to City information and services.
	• Increased number of permits, requests and expectations related to the use of City services and staff.

Activity: **City Clerk**	Department: **City Clerk**	Program: **General Government**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	185,879	141,893	179,449	131,400	141,400	142,400	143,400
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	167	170	500	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,271	84	86	-	-	-	-
Total Revenues	**$ 187,150**	**$ 142,144**	**$ 179,705**	**$ 131,900**	**$ 141,400**	**$ 142,400**	**$ 143,400**
Expenditure Summary:							
Personal Services	$ 367,283	$ 397,325	$ 424,246	$ 451,497	$ 451,548	$ 477,613	$ 508,475
Contractual Services	61,883	51,235	74,344	74,666	75,962	99,916	75,516
Commodities	3,860	3,192	3,440	5,100	4,600	4,600	4,600
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 433,026**	**$ 451,752**	**$ 502,030**	**$ 531,263**	**$ 532,110**	**$ 582,129**	**$ 588,591**
Personnel Summary:							
City Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy City Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Records Clerk	1.60	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**4.60**	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Finance

Finance is responsible for the accurate and timely recording of all financial transactions and safeguarding the City's assets. This includes accounts receivable, accounts payable, grant management, debt management, managing the City's accounting system, preparing financial reports, preparing budget documents and reports and filing State and Federal financial reports.

Council Goal	Department Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Exercise Financial Discipline 	To prepare financial reports that go beyond the minimum requirements to demonstrate transparency and full disclosure	GFOA Excellence in Financial Reporting Award	Awarded	Awarded	Awarded	Awarded	Awarded
	To make timely payments to vendors in an efficient, cost effective manner while protecting the City from fraud and waste	Number of accounts payable claims [(1)]	18,459	30,182	30,129	31,000	34,000
		Percent of accounts payable claims paid electronically [(1)]	41.10%	67.84%	63.86%	64.52%	64.71%
	To collect revenue in an efficient and cost-effective manner while providing outstanding customer service	Average number of utility billing accounts	27,012	28,388	29,518	30,700	31,900
		Percent of utility payments received electronically	78.46%	80.50%	82.59%	84.00%	86.00%

[(1)] *Reported for the calendar year*

Activities and Accomplishments	
Recent Accomplishments	
	• Received the GFOA Certificate of Achievement for Excellence in Financial Reporting for the Annual Comprehensive Financial Report.
	• Completed the fiscal year 2023 audit with an unmodified opinion.
	• Implemented a new online payment solution for utility bills, resulting in an enhanced customer experience, increased operational efficiency and reduced costs.
	• Implemented a new setoff program following approval from the Iowa Department of Revenue, significantly streamlining the process compared to the previous system.
	• Collaborated with the arbitrage rebate consultant to prepare arbitrage calculations for bonds at the five-year installment date.

In Progress Activities	
	• Continue implementing the 3% credit and debit card convenience and service fee.
	• Organize a sweepstakes in partnership with the new online utility bill payment solution to encourage paperless billing and increase ACH participation.
	• Support the transition of ambulance billing from an in-house system to a third-party service provider, ensuring a smooth and efficient process.
	• Delegate routine tasks, reports and responsibilities to staff based on their strengths and capabilities.
	• Evaluate and analyze the results of the cost-of-service rate study for water and sewer rates, in collaboration with the Municipal Utilities department and consultant FCS Group.
	• Maintain a high standard of customer service in the Finance department, including utility billing, despite increased workload.
Upcoming Activities	
	• Establish internal audit procedures to ensure that proper controls are in place to protect the City's assets and ensure compliance with all laws and regulations.
	• Issue an RFP for print and mail services for utility bills, as the current contract expires in fiscal year 2026. The implementation timeline will consider staff availability for vendor evaluations and the transition process.
Trends and Issues	
	• Uncertainty in the interest rate environment.

Activity: **Finance**	Department: **Finance**	Program: **General Government**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$25,067,452	$27,334,822	$28,804,246	$32,465,822	$32,465,822	$33,665,226	$34,313,873
Non-Property Taxes	3,576,891	4,335,364	4,041,789	4,240,434	4,594,434	4,291,323	4,349,819
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	229,616	2,119,112	4,136,881	3,018,305	4,118,305	3,418,305	3,018,305
Intergovernmental	678,798	554,267	692,893	515,340	514,340	385,605	263,383
Service Charges	60	322	57	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	10,565	10,000	(3)	-	-	-	-
Total Revenues	**$29,563,382**	**$34,353,887**	**$37,675,863**	**$40,239,901**	**$41,692,901**	**$41,760,459**	**$41,945,380**
Expenditure Summary:							
Personal Services	$ 429,624	$ 475,121	$ 531,852	$ 565,725	$ 565,802	$ 591,053	$ 621,123
Contractual Services	60,625	68,223	71,650	82,830	85,080	85,680	90,080
Commodities	1,389	2,634	4,162	3,250	3,250	3,250	6,250
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 491,638**	**$ 545,978**	**$ 607,664**	**$ 651,805**	**$ 654,132**	**$ 679,983**	**$ 717,453**
Personnel Summary:							
Finance Officer	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Accountant	1.00	1.00	1.00	1.00	1.00	1.63	1.63
Purchasing Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Accounting Clerk	2.00	1.63	1.63	1.63	1.63	1.00	1.00
Total Full Time Equivalents	**5.00**	**4.63**	**4.63**	**4.63**	**4.63**	**4.63**	**4.63**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Information Technology

Information Technology supports the network of the City including personal computers, printers and software utilized by all departments.

Council Goal	Department Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Deliver Exceptional Service 	To consolidate, maintain and update the computer network for uniformity, cost effectiveness and efficiency	Number of computers	519	583	574	575	574
		Number of computers replaced	147	106	147	143	88
		Number of supported computers per IT staff	148	167	164	164	104
		Number of supported staff per IT staff	211	230	241	253	168
		Number of printers	112	117	112	112	112
		Data network percent uptime	99.98%	99.97%	99.96%	99.95%	99.98%
	To maintain and update the VoIP phone system and keep it running smoothly	Number of VoIP phone sets	276	278	282	285	288
		VoIP system percent uptime	99.99%	99.99%	99.99%	99.99%	99.99%

Activities and Accomplishments

Recent Accomplishments

- Completed the Iowa Communities Assurance Pool (ICAP) security assessment.
- Assisted Municipal Utilities in submitting the lead service line inventory to the Iowa Department of Natural Resources and coordinated the necessary resident notifications.
- Installed 147 new and replacement computers during FY 2024.
- Selected a consultant to migrate on-premise Microsoft Outlook Exchange to could-based Microsoft Outlook 365.
- Procured and deployed new and replacement security camera systems at Cascade Falls Aquatic Center, Miracle Park and Otter Creek Golf Course.

In Progress Activities

- Migrate timekeeping software from on-premise to the cloud for increased flexibility and security.
- Plan the migration to Microsoft Office 365 while evaluating its features and benefits.
- Implement enhanced multi-factor authentication (MFA) and updated password requirements for all users.
- Migrate on-premise Microsoft Outlook Exchange to cloud-based Microsoft Outlook 365.

	• Transition from a three-year to a four-year computer replacement cycle.
	• Conduct routine replacements of computers, switches, wireless access points and multi-function copiers and printers.
	• Select and implement privileged access management software.
	• Procure and deploy new and replacement security camera systems at the Ankeny Police Department and Prairie Ridge Aquatic Center.
Upcoming Activities	
	• Evaluate a GIS open-source environment.
	• Manage technology procurement and installation at Fire Station No. 4.
	• Engage a third party to conduct a network security risk assessment and penetration testing.
	• Onboard and train a new IT director and IT technician.
	• Review and develop comprehensive policies and procedures, including a disaster recovery plan, business continuity plan and incident response plan.
	• Collaborate with the City Manager's Office on an IT management study.
	• Migrate on-premise Microsoft Office 2019 to cloud-based Microsoft Office 365.
	• Request additional software tools to address recommendations from the recent ICAP security assessment and to further enhance the City's overall security posture.
Trends and Issues	
	• Staffing shortages following the loss of key personnel have led to project delays and backlogs, making staff onboarding and the continued transition to cloud-based solutions top priorities.
	• Increased demand from staff to work remotely (from home, in the field, while attending conferences or in locations without network access) requires cloud vendor-supported solutions that are not yet approved or funded.
	• Enhanced cybersecurity measures, including multi-factor authentication, updated password policies and privileged access management, are being implemented to proactively address evolving threats.
	• Ongoing growth of equipment, including servers, switches, wireless access points, monitors, computers, and cameras, along with securing future funding for routine equipment replacements.
	• Addressing shadow IT and ensuring all technology acquisitions and deployments are coordinated through the IT department.

Activity: Information Technology	Department: Information Technology				Program: General Government		
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	340,235	333,771	396,142	436,613	440,063	436,424	464,945
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	980	7,871	3,279	-	3,520	-	-
Total Revenues	**$ 341,215**	**$ 341,642**	**$ 399,421**	**$ 436,613**	**$ 443,583**	**$ 436,424**	**$ 464,945**
Expenditure Summary:							
Personal Services	$ 779,057	$ 790,887	$ 857,328	$ 894,450	$ 859,717	$ 890,493	$ 938,578
Contractual Services	256,096	279,187	324,330	573,896	632,829	611,003	653,998
Commodities	287,717	256,153	402,910	278,100	267,700	244,200	267,200
Capital Outlay	20,355	-	-	-	-	-	-
Debt Service	17,713	8,857	-	-	-	-	-
Total Expenditures	**$1,360,938**	**$1,335,084**	**$1,584,568**	**$1,746,446**	**$1,760,246**	**$1,745,696**	**$1,859,776**
Personnel Summary:							
IT Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Network Management Specialist	2.00	2.00	2.00	2.00	2.00	2.00	2.00
IT Technician	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GIS Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GIS Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**6.00**	**6.00**	**6.00**	**6.00**	**6.00**	**6.00**	**6.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Hotel/Motel Tax Fund

Description of the Fund

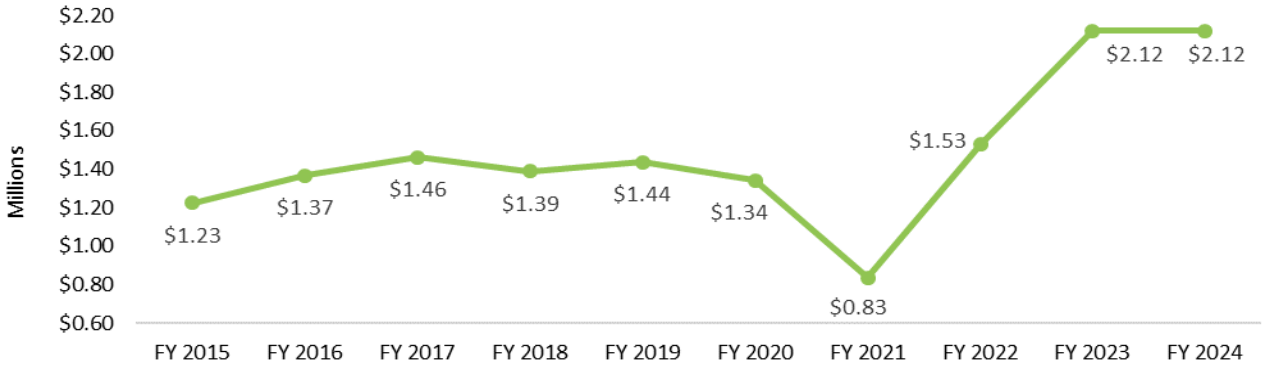
The fund accounts for hotel/motel tax revenues and their subsequent disbursement.

The City levies a 7% tax on hotel/motel rooms. These funds are accounted for separately and allocated by the City Council during the budget process. Funds are allocated for the following purposes:

- To support Des Moines area and local cultural facilities and organizations.
- To support Des Moines area and local economic development efforts.
- To support City projects and activities related to cultural activities or economic development efforts.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Hotel/motel tax collections over the past ten years have been as follows:



The COVID-19 pandemic significantly impacted hotel/motel tax collections, leading to a sharp revenue decline in fiscal year 2021 due to public health restrictions and reduced travel spending. Revenues have since recovered and now exceed pre-pandemic levels, in part due to the recent construction of several new hotels. For fiscal year 2026, the City estimates it will receive $2,362,000 in hotel/motel tax revenues. Additionally, other revenues include $51,000 from interest income.

For fiscal year 2026, expenditures and transfers out total $2,455,989, supporting various cultural and economic development efforts both locally and in the Des Moines area. As detailed on the Hotel/Motel Tax Allocations page, the largest contributions go to Bravo Greater Des Moines (BRAVO) and the Greater Des Moines Convention and Visitors Bureau (CVB), with each receiving 2/7 of hotel/motel tax revenues, or $674,857. New allocations include contributions to the Prairie Ridge Sports Complex Baseball Infield Reconstruction project of $306,000 in fiscal year 2026 and $281,000 in fiscal year 2027.

Hotel/motel tax revenues must be expended in accordance with the Code of Iowa, Chapter 423A, which requires that at least 50 percent be used for cultural and recreational purposes as defined in the Code. The remaining revenues may be used for any lawful purpose of the City. For fiscal year 2026, the hotel/motel tax budget allocates $2,284,489, or 93.02% of expenditures, to cultural and recreational purposes. An additional $171,500, or 6.98%, is allocated for any lawful purpose, including economic development, the intern program, support for Ankeny-based organizations and miscellaneous allocations.

Estimated Ending Fund Balance

The projected ending fund balance is $903,918, a decrease of $42,989, or 4.54%. This reduction is due to a capital contribution to the Prairie Ridge Sports Complex Baseball Infield Reconstruction project. The remaining fund balance is reserved for future allocations to cultural and economic development initiatives.

Looking Ahead to Fiscal Year 2027 and Beyond

During the fiscal year 2026 budget process, regional discussions took place regarding proposed changes to the 28E Agreements with BRAVO and the CVB. These conversations were prompted by recent legislative changes to property taxes, which have placed additional pressure on cities' operating and capital budgets. As a result, cities are reevaluating their priorities and making reductions in discretionary spending, including funding for regional partnerships.

BRAVO and the CVB are primarily funded through hotel/motel tax revenues. Historically, excluding the pandemic period, these revenues have grown at a significantly faster rate than property tax collections across most cities in the region. In response to this trend, a proposal has been introduced to cap annual hotel/motel tax revenue growth allocated to each entity at the greater of 3% or the Midwest Consumer Price Index (CPI). Under this proposal, the fiscal year 2026 contribution to BRAVO and the CVB would be reduced from 28.57% to 25%.

Due to the timing of these discussions, the proposal and updated 28E Agreements were not finalized in time to be incorporated into the fiscal year 2026 budget. However, approval appears likely and would allow the City to retain approximately $168,714, which could be redirected to support operations or fund capital improvement projects.

Hotel/Motel Tax Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 376,025	$ 385,264	$ 578,066	$ 791,944	$ 787,540	$ 946,907	$ 903,918
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	665	17,235	45,642	31,000	61,000	51,000	44,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	2,000	2,000	-	-	-	-	-
Total Revenues	$ 2,665	$ 19,235	$ 45,642	$ 31,000	$ 61,000	$ 51,000	$ 44,000
Transfers In	1,527,170	2,119,476	2,120,556	2,277,000	2,644,000	2,362,000	2,433,000
Funds Available	$ 1,905,860	$ 2,523,975	$ 2,744,264	$ 3,099,944	$ 3,492,540	$ 3,359,907	$ 3,380,918
Expenditures:							
Personal Services	$ 26,325	$ 42,053	$ 45,921	$ 56,000	$ 56,000	$ 56,000	$ 56,000
Contractual Services	1,055,363	1,321,677	1,305,002	1,746,417	1,956,133	1,779,989	1,820,561
Commodities	11,070	2,549	1,607	5,000	5,000	5,000	5,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 1,092,758	$ 1,366,279	$ 1,352,530	$ 1,807,417	$ 2,017,133	$ 1,840,989	$ 1,881,561
Transfers Out	427,838	579,630	604,194	393,000	528,500	615,000	1,004,000
Ending Balance, June 30	$ 385,264	$ 578,066	$ 787,540	$ 899,527	$ 946,907	$ 903,918	$ 495,357

Hotel/Motel Tax Allocations

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue							
Balance Forward	$ 376,025	$ 385,264	$ 578,066	$ 791,944	$ 787,540	$ 946,907	$ 903,918
Forgivable Loan Repayment	2,000	2,000	-	-	-	-	-
Hotel/Motel Tax	1,527,170	2,119,476	2,120,556	2,277,000	2,644,000	2,362,000	2,433,000
Interest	665	17,235	45,642	31,000	61,000	51,000	44,000
Total Revenue Available	**$ 1,905,860**	**$ 2,523,975**	**$ 2,744,264**	**$ 3,099,944**	**$ 3,492,540**	**$ 3,359,907**	**$ 3,380,918**
Chapter 423A.7.a - Appropriations							
Cultural and Entertainment Facilities							
Beats and Eats	$ 15,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Bravo Greater Des Moines	480,030	605,565	605,873	650,571	755,429	674,857	695,143
Recreation							
High Trestle Trail Experience Park	200,000	300,000	293,000	-	100,000	-	400,000
Prairie Ridge Sports Complex O & M	200,000	205,000	215,000	225,000	225,000	235,000	245,000
Prairie Ridge Sports Complex Softball Batting Cage Replacement	-	-	-	-	133,500	-	-
Prairie Ridge Sports Complex Baseball Infield Reconstruction	-	-	-	-	-	306,000	281,000
Tourism and Convention Business							
Ankeny Chamber of Commerce	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Des Moines Airport Authority	-	-	-	336,775	336,775	336,775	336,775
Greater Des Moines Convention & Visitors Bureau	480,030	605,565	605,873	650,571	755,429	674,857	695,143
Sister Cities	1,122	967	656	2,000	2,000	2,000	2,000
Total Chapter 423A.7.a - Appropriations	**$ 1,411,182**	**$ 1,772,097**	**$ 1,775,402**	**$ 1,919,917**	**$ 2,363,133**	**$ 2,284,489**	**$ 2,710,061**
Chapter 423A.7.b - Appropriations							
Ankeny Based Organizations							
Ankeny Art Center	$ -	$ 16,593	$ -	$ -	$ -	$ -	$ -
Ankeny Business & Industry Collaborative	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Ankeny Summerfest (in-kind contribution)	12,838	54,630	38,988	48,000	50,000	54,000	58,000
Uptown Ankeny Association	-	1,000	1,000	1,000	1,000	1,000	1,000
Economic Development							
Greater Des Moines Partnership	30,000	30,000	36,000	36,000	36,000	36,000	36,000
Organization Operations							
Intern Program	26,325	42,053	45,921	56,000	56,000	56,000	56,000
Miscellaneous Allocations							
Community Entrance Signage	-	-	2,000	100,000	-	-	-
High Trestle Trail Joint Public Service Agreement	-	5,000	-	5,000	10,000	5,000	5,000
High Trestle Trail Park and Greenway Master Plan	15,000	-	-	-	-	-	-
Library Holiday Lighting	9,011	-	-	5,000	-	-	-
Mayor's Tree Lighting	11,940	10,549	10,807	15,000	15,000	15,000	15,000
Northwest Water Tower Design	-	-	7,000	-	-	-	-
Ragbrai (direct expenses)	-	-	35,206	-	-	-	-
Sesquicentennial (donation & in-kind contribution)	-	-	-	10,000	10,000	-	-
Uptown Streetscape Plan	-	9,587	-	-	-	-	-
Other Miscellaneous Allocations	1,800	1,900	1,900	2,000	2,000	2,000	2,000
Total Chapter 423A.7.b - Appropriations	**$ 109,414**	**$ 173,812**	**$ 181,322**	**$ 280,500**	**$ 182,500**	**$ 171,500**	**$ 175,500**
Total of All Appropriations	**$ 1,520,596**	**$ 1,945,909**	**$ 1,956,724**	**$ 2,200,417**	**$ 2,545,633**	**$ 2,455,989**	**$ 2,885,561**
Unappropriated Fund Balance	**$ 385,264**	**$ 578,066**	**$ 787,540**	**$ 899,527**	**$ 946,907**	**$ 903,918**	**$ 495,357**

SPECIAL REVENUE FUND



city of Ankeny

Fire Gift Fund

Description of the Fund

The fund accounts for donations specifically designated for the Fire department.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

For fiscal year 2026, revenues total $6,100 from interest income and donations. Expenditures of $5,000 are allocated to miscellaneous activities.

Estimated Ending Fund Balance

The ending fund balance is projected to increase $1,100, or 3.09%, due to interest income.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Fire Gift Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 24,733	$ 26,893	$ 33,104	$ 34,704	$ 34,151	$ 35,551	$ 36,651
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	32	686	1,759	1,200	1,400	1,100	1,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	2,407	5,850	2,525	5,000	5,000	5,000	5,000
Total Revenues	$ 2,439	$ 6,536	$ 4,284	$ 6,200	$ 6,400	$ 6,100	$ 6,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 27,172	$ 33,429	$ 37,388	$ 40,904	$ 40,551	$ 41,651	$ 42,651
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	72	-	-	-	-	-	-
Commodities	207	325	3,237	5,000	5,000	5,000	5,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 279	$ 325	$ 3,237	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 26,893	$ 33,104	$ 34,151	$ 35,904	$ 35,551	$ 36,651	$ 37,651

Hawkeye Park Player Fees Fund

Description of the Fund

The fund accounts for the improvement fee charged to adult leagues at Hawkeye Park Sports Complex.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The fiscal year 2026 budget includes revenues of $1,000 from interest income and $6,000 from player fees. Expenditures of $11,159 have been allocated to regular maintenance activities, including field lighting repairs and the replacement of ag-lime, sand and dugout covers.

Estimated Ending Fund Balance

Fund balance at June 30, 2026, is projected to decrease $4,159, or 18.76%. This decrease is related to the replacement of dugout covers at Hawkeye Park Sports Complex. The remaining fund balance is set aside for future improvements.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Hawkeye Park Player Fees Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 38,265	$ 47,643	$ 37,851	$ 17,831	$ 29,321	$ 22,175	$ 18,016
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	53	802	1,716	1,300	1,200	1,000	800
Intergovernmental	-	-	-	-	-	-	-
Service Charges	9,325	6,840	6,535	8,000	6,000	6,000	6,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 9,378	$ 7,642	$ 8,251	$ 9,300	$ 7,200	$ 7,000	$ 6,800
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 47,643	$ 55,285	$ 46,102	$ 27,131	$ 36,521	$ 29,175	$ 24,816
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	17,434	2,123	3,000	5,100	3,000	3,000
Commodities	-	-	14,658	5,000	9,246	8,159	6,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ 17,434	$ 16,781	$ 8,000	$ 14,346	$ 11,159	$ 9,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 47,643	$ 37,851	$ 29,321	$ 19,131	$ 22,175	$ 18,016	$ 15,816

Police Gift Fund

Description of the Fund

The fund accounts for donations specifically designated for the Police department.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

For fiscal year 2026, revenues are budgeted at $5,700 from interest income and donations. Expenditures of $5,000 are allocated to the annual awards banquet and other miscellaneous activities.

Estimated Ending Fund Balance

The ending fund balance is projected to increase $700, or 4.64%, due to interest income.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Police Gift Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 5,826	$ 10,036	$ 10,176	$ 10,576	$ 23,674	$ 15,074	$ 15,774
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	10	224	828	300	900	700	600
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	4,200	3,850	23,495	5,000	5,000	5,000	5,000
Total Revenues	$ 4,210	$ 4,074	$ 24,323	$ 5,300	$ 5,900	$ 5,700	$ 5,600
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 10,036	$ 14,110	$ 34,499	$ 15,876	$ 29,574	$ 20,774	$ 21,374
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	3,375	3,492	5,000	4,000	4,000	4,000
Commodities	-	559	7,333	-	10,500	1,000	1,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ 3,934	$ 10,825	$ 5,000	$ 14,500	$ 5,000	$ 5,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 10,036	$ 10,176	$ 23,674	$ 10,876	$ 15,074	$ 15,774	$ 16,374

Road Use Tax Fund

Description of the Fund

The fund accounts for revenue sharing from state taxes related to transportation. Road use tax revenue is generated through motor vehicle registration fees, motor vehicle fuel taxes, an excise tax imposed on the rental of automobiles and a use tax on trailers. The use of these funds is restricted to the construction, maintenance and supervision of public streets.

Road use taxes are shared by the state on a percentage basis between the primary road fund, secondary road fund, city street fund and farm-to-market road fund according to the following percentages:

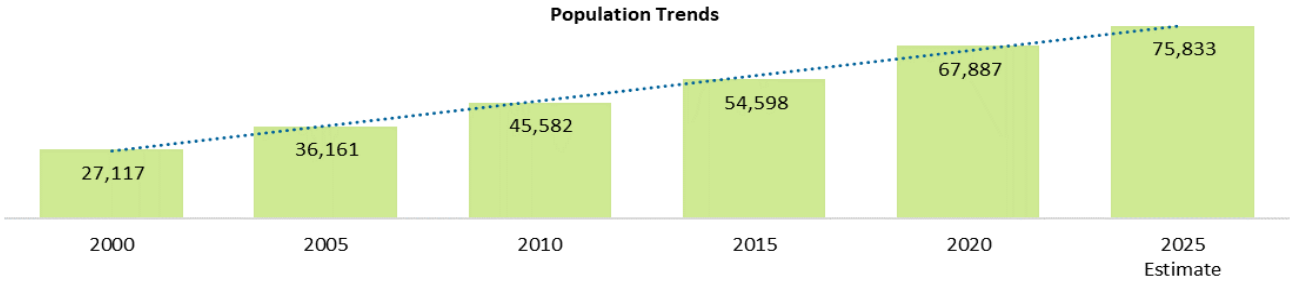
- Primary road fund (state) – 47.5 percent
- Secondary road fund (counties) – 24.5 percent
- City street fund (cities) – 20 percent
- Farm-to-market road fund (counties) – 8 percent

In addition, the Transportation Investment Moves the Economy in the 21st Century (TIME-21) fund provides revenues for growing road infrastructure costs. TIME-21 is funded by many of the same sources that contribute to the road use tax fund, but is allocated according to the following percentages:

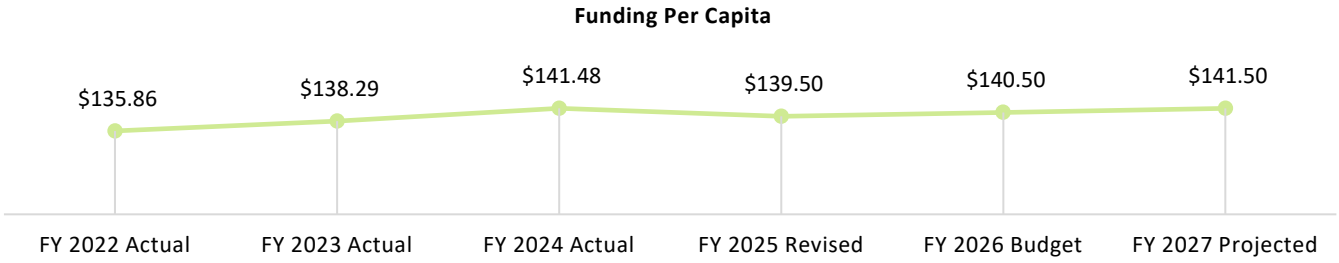
- Primary road fund (state) – 60 percent
- Secondary road fund (counties) – 20 percent
- City street fund (cities) – 20 percent

These funds are allocated to each city on a per capita basis with each city's amount determined by the U.S. Census Bureau's population count, which is updated every ten years or when a special census is conducted.

The graph below shows Ankeny's population trends since 2000:



With road use tax collections based on items such as fuel consumption and vehicle registration fees, funding levels can change significantly depending on consumer activity. The graph below shows historical and projected funding per capita:



The Public Works department is comprised of the following divisions and is funded by the road use tax fund.

Street Lighting – accounts for the cost of street lighting.

Public Works Engineering – provides administrative and technical leadership to the Public Works department. In addition, provides planning and engineering expertise, coordination and guidance in the development of the City's infrastructure.

Public Works Operations – provides for the maintenance and repair of streets and roadways, snow and ice removal and the maintenance of all of the City's motorized equipment and vehicles.

Snow and Ice Control – expenditures are tracked in a separate budget activity to identify the costs associated with snow and ice control. Those costs include overtime of the public works operations employees, salt, calcium chloride, equipment repairs and the senior citizen snow removal program.

Traffic Engineering – provides for the maintenance and operation of traffic signals and signs, pavement markings, city-owned street lighting and other fiber optic communications.

Council Goal	Fund Goals	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Upgrade Essential Infrastructure 	Design, construct, operate, maintain and improve the City's public works infrastructure	Lane miles of streets	586	591	592	609	615
		Number of cul-de-sacs	392	397	397	403	408
		Number of street lights	7,185	7,378	7,520	7,650	7,800
	Provide administrative and technical leadership to deliver high quality and sustainable public improvement projects on schedule and within budget	Planned value of CIP (in millions) [1]	$38.89	$46.12	$57.38	$37.77	$59.58
		Percent of capital projects completed on schedule and within budget	70%	70%	70%	75%	75%
	Improve traffic safety and mobility and reduce traffic congestion within the City	Number of traffic signals	79	82	85	86	89
		Traffic signal timing – excellent or good [2]			45%		
		Traffic flow on major streets – excellent or good [2]			37%		
	Provide well maintained and clean public streets and rights-of-way	Street repair – excellent or good [2]			38%		
	Clear City streets safely, efficiently and economically during winter weather events	Number of winter weather events	9	19	7	13	13
		Average lane miles per snow and ice control route	34.45	34.74	31.17	30.46	33.05
		Snow removal – excellent or good [2]			74%		

[1] *Calendar Year*

[2] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction of the following major CIP projects in 2024: NE Delaware Avenue Reconstruction – NE 5th Street to NE 18th Street, SE Oralabor Road and SE Creekview Drive Traffic Signal Replacement, NW 36th Street and NW Weigel Drive Asphalt Overlay, SE Delaware Avenue and SE 54th Street Traffic Signal, NW Ash Drive PCC Reconstruction – Prairie Ridge Sports Complex South Access to NW 18th Street, SE Corporate Woods Drive and SE Crosswinds Drive Traffic Signal, NW Westwood Street PCC Reconstruction – NW 5th to NW 9th Street and SW Magazine Road and SW State Street Intersection Improvements.
	• Continued construction of SW Oralabor Road and SW State Street Intersection Improvements and Pedestrian Underpass in 2024.
	• Applied for, obtained and used federal and state funding from various grant programs including: STBG-SWAP, STBG, TAP, ICAAP, TSIP, U-STEP, Pedestrian Curb Ramp Construction and CRP for CIP projects.
	• Completed construction of the following other CIP projects in 2024: SW Oralabor Road and SW Edgewood Lane Intersection Improvements, Pedestrian Ramp Improvements, Annual PCC Street Patching Program, Annual Asphalt Street Resurfacing Program, Annual Pavement Preservation Program and SE Delaware Avenue Signal Equipment Upgrades.
	• Added automated vehicle locating (AVL) technology to the City's snow plow fleet and street sweepers to improve accountability, efficiency and productivity.
	• Coordinated with the Iowa Department of Transportation (IDOT) on the joint jurisdictional North Ankeny Boulevard Improvements – 1st Street to 11th Street project, which is scheduled for construction in 2025 and 2026; and the South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street project, which is scheduled for construction in 2026, 2027 and 2028. These two important traffic mobility and safety projects will require extensive coordination with the IDOT, utility companies and affected property owners.
	• Completed annual maintenance and repair work; which included, concrete street patching, pavement and sidewalk patching for Municipal Utilities, storm sewer intake replacement, pothole patching, crack and joint cleaning and refilling, street sweeping, right-of-way and median landscaping maintenance and curbside collection of vegetative debris after severe storms in late May 2024.
	• Completed the preliminary design of the NW State Street Extension to help inform future development along the proposed street corridor.
	• Provided effective snow and ice removal from City streets in a safe, efficient, economical and timely manner. Strategically used the snow ordinance to improve the safety and efficiency of winter maintenance operations.
	• Continued quarterly utility coordination meetings with staff from the Public Works and Municipal Utilities departments, as well as representatives from private utility companies, to improve communication and coordination on CIP projects and provide a forum for discussing utility issues.
	• Created a new policy requiring enhanced pavement design standards for public streets constructed as part of development projects, based on recommendations from the 2023 Pavement Management Study and Master Plan.

In Progress Activities	
	• Complete design and letting phases and begin construction of the following major CIP projects to be constructed in 2025: North Ankeny Boulevard Improvements – 1st Street to 11th Street, NW Irvinedale Drive and NW 18th Street Intersection Improvements, Fiber Optic Network Upgrade, SE Creekview Drive Extension, NW 9th Street PCC Reconstruction – NW School Street to NW Logan Street and SE 8th Street PCC Reconstruction – SE Sharon Drive to SE Trilein Drive.
	• Begin final design of the following CIP projects that are scheduled to begin construction in 2026: NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection improvements; West 1st Street Widening and Improvements – Phase 2 and South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street.
	• Begin studies and conceptual designs of the following major CIP projects that are scheduled to begin construction in 2026 or later: Interstate 35 and NE 36th Street Interchange Improvements, NW 18th Street Reconstruction – NW State Street to NW Ash Drive, SW Oralabor Road and SW Irvinedale Drive Intersection Improvements and South Ankeny Boulevard and SE Oralabor Road Intersection Improvements.
	• Complete the comprehensive Transportation Master Plan (TMP) in collaboration with the consultant team and receive and file the plan with the City Council.
	• Complete the SW Oralabor Road and SW State Street Intersection Improvements and Pedestrian Underpass project.
	• Update the City's Debris Management Plan and receive and file the plan with the City Council.
	• Implement the new policy requiring enhanced pavement design standards for public streets constructed as part of development projects, based on recommendations from the 2023 Pavement Management Study and Master Plan, for new projects beginning January 1, 2025.
	• Improve CIP workload distribution among engineering staff in the Public Works and Municipal Utilities departments.
	• Test a virtual bidding process for CIP projects to evaluate its effectiveness in improving efficiency.
Upcoming Activities	
	• Request to reclassify a civil engineering technician I to civil engineering technician II; reclassify the lead traffic technician to traffic safety supervisor and add a civil engineering technician II in the Engineering division. These staffing changes are necessary to manage the increased workload, provide additional leadership, offer career advancement opportunities and increase the capacity for completing construction engineering tasks with City staff instead of consultants.
	• Complete the design and construction of CIP projects on schedule, within budget and without major delays due to private utility conflicts and/or contractor performance issues.
	• Begin implementation of the recommendations in the completed Transportation Master Plan.
	• Add technology, equipment and vehicles to improve staff productivity and efficiency, provide greater flexibility in completing work and keep pace with industry standards.
	• Research, apply for and obtain external funding from various sources for CIP projects.
	• Design and begin construction of the Public Works Satellite Salt Storage Facility.

	• Initiate planning and design of the Public Works Maintenance Facility Expansion.
	• Continue evaluating various infrastructure asset management systems to assess their features, benefits, limitations and associated costs.
	• Update the City's Supplemental Specifications to the Iowa Statewide Urban Design and Specifications (SUDAS).
Trends and Issues	
	• Increasing workload due to ongoing infrastructure expansion, population growth and additional CIP projects is driving the need for more staff, equipment and vehicles.
	• Improving traffic mobility and safety, particularly along major street corridors and intersections, remains a high priority.
	• Critical need for additional funding to support new public works infrastructure that can accommodate growth, as well as maintain and enhance existing infrastructure.
	• With engineering consultant costs on the rise, it is crucial to evaluate the cost-effectiveness of hiring additional staff to perform construction engineering tasks traditionally outsourced to consultants.
	• The Public Works Maintenance Facility is inadequate for the current needs of the Public Works Operations and Traffic divisions, which are based at the facility. A study has been completed that assessed the space requirements and recommends remodeling and expanding the facility. The expansion is scheduled for design in 2026 and construction in 2027 and 2028.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Fiscal year 2026 revenues are projected to be $11,008,537, an increase of $1,062,300, or 10.68%. This growth is primarily due to increased road use tax revenues following the completion of a special census, which is expected to raise the City's population from 67,887 to 75,833. Additionally, per capita funding is projected to increase from $139.50 to $140.50. In addition to revenues, $9,000 is budgeted for transfers in from the hotel/motel tax fund.

Budgeted expenditures total $9,543,022, including $750,000 projected for street lighting, $2,435,550 for public works engineering, $3,397,314 for public works operations, $1,214,930 for snow and ice control and $1,745,228 for traffic engineering. Additionally, $1,087,583 is budgeted for transfers out to the debt service and capital projects funds.

Personnel changes include the addition of a civil engineer II in public works engineering. Capital outlay expenditures in this division include the purchase of a ½ ton 4WD truck and the replacement of a GPS receiver. For public works operations, capital outlay expenditures include the purchase of a concrete drill, a hydro seeder and aligned with the enhanced debris management plan, a power tilt knuckle attachment, a rotating grapple attachment and a towable grapple trailer. In snow and ice control, capital outlay expenditures include the purchase of an articulating snow wing blade and the replacement of both a single axle dump truck with a snow plow and a tandem axle dump truck with a snow plow. In traffic engineering, the budget includes the replacement of a utility locator.

Estimated Ending Fund Balance

The City estimates the ending fund balance of the road use tax fund as of June 30, 2026, to be $9,250,310, an increase of $386,932, or 4.37%, from the revised fiscal year 2025 budget. This increase results from population growth and higher per capita funding, partially offset by one-time capital equipment purchases supporting the enhanced debris management plan.

Looking Ahead to Fiscal Year 2027 and Beyond

Long-term projections indicate that the road use tax fund will remain in a strong financial position. The City continues to

prioritize using road use tax revenues to fund annual capital improvement program projects through transfers to the capital projects fund and to reduce its reliance on debt.

Road Use Tax Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 8,620,560	$ 9,252,239	$ 9,930,750	$ 7,274,197	$10,124,517	$ 8,863,378	$ 9,250,310
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	12,651	227,038	540,504	411,000	423,000	351,000	303,000
Intergovernmental	9,057,666	9,342,914	9,590,137	9,078,971	9,520,237	10,654,537	10,730,370
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	4,606	7,699	8,659	3,000	3,000	3,000	3,000
Total Revenues	$ 9,074,923	$ 9,577,651	$10,139,300	$ 9,492,971	$ 9,946,237	$11,008,537	$11,036,370
Transfers In	-	9,473	22,352	11,000	8,000	9,000	10,000
Funds Available	$17,695,483	$18,839,363	$20,092,402	$16,778,168	$20,078,754	$19,880,915	$20,296,680
Expenditures:							
Street Lighting	$ 661,595	$ 656,933	$ 654,268	$ 726,000	$ 726,000	$ 750,000	$ 774,000
Public Works Engineering	1,808,913	1,821,420	3,326,188	2,266,916	2,244,964	2,435,550	2,506,102
Public Works Operations	2,132,965	2,167,201	2,607,748	3,348,624	3,566,775	3,397,314	3,507,170
Snow and Ice Control	482,386	698,533	455,963	1,219,723	2,416,900	1,214,930	1,214,363
Traffic Engineering	1,223,385	1,201,943	1,386,968	1,661,436	1,972,987	1,745,228	1,924,129
Total Expenditures	$ 6,309,244	$ 6,546,030	$ 8,431,135	$ 9,222,699	$10,927,626	$ 9,543,022	$ 9,925,764
Transfers Out	2,134,000	2,362,583	1,536,750	872,750	287,750	1,087,583	288,917
Ending Balance, June 30	$ 9,252,239	$ 9,930,750	$10,124,517	$ 6,682,719	$ 8,863,378	$ 9,250,310	$10,081,999

Activity: **Street Lighting**	Department: **Public Works**				Program: **Public Works**		
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	648,921	650,530	644,323	711,000	711,000	735,000	759,000
Commodities	12,674	6,403	9,945	15,000	15,000	15,000	15,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 661,595**	**$ 656,933**	**$ 654,268**	**$ 726,000**	**$ 726,000**	**$ 750,000**	**$ 774,000**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Public Works Engineering**			Department: **Public Works**			Program: **Public Works**	
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	12,651	227,038	540,504	411,000	423,000	351,000	303,000
Intergovernmental	9,057,666	9,342,914	9,590,137	9,078,971	9,520,237	10,654,537	10,730,370
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	4,006	6,720	5,620	3,000	3,000	3,000	3,000
Total Revenues	**$9,074,323**	**$9,576,672**	**$10,136,261**	**$9,492,971**	**$9,946,237**	**$11,008,537**	**$11,036,370**
Expenditure Summary:							
Personal Services	$1,309,491	$1,449,757	$ 1,617,469	$1,730,373	$1,721,998	$ 1,974,353	$ 2,093,947
Contractual Services	409,594	286,557	1,622,339	449,247	435,382	330,924	340,267
Commodities	61,508	85,106	70,421	87,296	87,584	71,113	71,888
Capital Outlay	28,320	-	15,959	-	-	59,160	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,808,913**	**$1,821,420**	**$ 3,326,188**	**$2,266,916**	**$2,244,964**	**$ 2,435,550**	**$ 2,506,102**
Personnel Summary:							
Public Works Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
City Engineer	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Engineering Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineer II	2.00	2.00	2.00	2.00	2.00	3.00	3.00
Civil Engineer I	1.00	2.00	2.00	2.00	2.00	1.00	1.00
Civil Engineering Technician III	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineering Technician II	1.00	1.00	-	-	-	2.00	2.00
Civil Engineering Technician I	1.00	1.00	2.00	2.00	2.00	1.00	1.00
GIS Technician	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Clerk	0.56	0.56	0.56	0.56	0.56	0.56	0.56
Total Full Time Equivalents	**10.81**	**11.81**	**11.81**	**11.81**	**11.81**	**12.81**	**12.81**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
1/2 Ton 4WD Truck	1	2026	Purchase	$ -	$ 45,000	$ -
GPS Receiver	1	2026	Purchase	-	14,160	-
Total Capital Outlay				**$ -**	**$ 59,160**	**$ -**

Activity: **Public Works Operations**			Department: **Public Works**			Program: **Public Works**	
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	600	979	3,039	-	-	-	-
Total Revenues	**$ 600**	**$ 979**	**$ 3,039**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$1,293,913	$1,249,244	$1,698,876	$1,887,441	$1,859,487	$1,956,009	$2,073,300
Contractual Services	425,636	546,520	539,840	746,306	821,018	836,865	868,528
Commodities	412,070	179,540	356,162	421,877	588,270	487,940	514,342
Capital Outlay	1,346	191,897	12,870	293,000	298,000	116,500	51,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$2,132,965**	**$2,167,201**	**$2,607,748**	**$3,348,624**	**$3,566,775**	**$3,397,314**	**$3,507,170**
Personnel Summary:							
Operations Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Street Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lead Equipment Operator	3.00	3.00	3.00	4.00	4.00	4.00	4.00
Equipment Operator	10.00	11.00	12.00	12.00	12.00	12.00	12.00
Seasonal Laborer (3 Month)	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Total Full Time Equivalents	**15.50**	**16.50**	**17.50**	**18.50**	**18.50**	**18.50**	**18.50**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
1 Ton 4WD Truck	1	2023	Purchase	$ 44,000	$ -	$ -
Concrete Breaker Attachment	1	2025	Purchase	27,000	-	-
End Loader	1	2025	Purchase	227,000	-	-
Concrete Drill	1	2026	Purchase	-	11,000	-
Hydro Seeder	1	2026	Purchase	-	11,000	-
Power Tilt Knuckle Attachment	1	2026	Purchase	-	24,500	-
Rotating Grapple Attachment	1	2026	Purchase	-	20,000	-
Towable Grapple Trailer	1	2026	Purchase	-	50,000	-
Batwing Mower Attachment	1	2027	Purchase	-	-	25,000
Enclosed Trailer	1	2027	Purchase	-	-	14,000
Tilt Bed Trailer	1	2027	Purchase	-	-	12,000
Total Capital Outlay				**$ 298,000**	**$ 116,500**	**$ 51,000**

Activity: **Snow and Ice Control**	Department: **Public Works**	Program: **Public Works**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 103,586	$ 203,093	$ 152,567	$ 222,124	$ 155,996	$ 237,905	$ 256,299
Contractual Services	58,352	46,874	56,047	86,043	78,365	80,778	83,397
Commodities	181,439	131,596	230,597	251,556	208,307	255,247	264,667
Capital Outlay	139,009	316,970	16,752	660,000	1,974,232	641,000	610,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 482,386**	**$ 698,533**	**$ 455,963**	**$ 1,219,723**	**$ 2,416,900**	**$ 1,214,930**	**$ 1,214,363**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Single Axle Dump Truck with Snow Plow	2	2023	Purchase	$ 444,232	$ -	$ -
Single Axle Dump Truck with Snow Plow	3	2024	Purchase	870,000	-	-
Single Axle Dump Truck with Snow Plow	1	2025	Purchase	310,000	-	-
Tandem Axle Dump Truck with Snow Plow	1	2025	Purchase	350,000	-	-
Articulating Snow Wing Blade	1	2026	Purchase	-	26,000	-
Single Axle Dump Truck with Snow Plow	1	2026	Purchase	-	305,000	-
Tandem Axle Dump Truck with Snow Plow	1	2026	Purchase	-	310,000	-
Single Axle Dump Truck with Snow Plow	2	2027	Purchase	-	-	610,000
Total Capital Outlay				**$ 1,974,232**	**$ 641,000**	**$ 610,000**

Activity: **Traffic Engineering**	Department: **Public Works**	Program: **Public Works**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 665,853	$ 709,634	$ 733,682	$ 945,889	$ 905,254	$ 957,389	$ 1,102,987
Contractual Services	367,161	335,269	429,299	379,800	522,038	587,985	537,167
Commodities	85,773	137,243	158,200	160,747	175,295	186,854	193,975
Capital Outlay	104,598	19,797	65,787	175,000	370,400	13,000	90,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 1,223,385**	**$ 1,201,943**	**$ 1,386,968**	**$ 1,661,436**	**$ 1,972,987**	**$ 1,745,228**	**$ 1,924,129**
Personnel Summary:							
Traffic Engineering Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineer II	-	-	-	1.00	-	-	-
Civil Engineer I	-	-	-	-	1.00	1.00	1.00
Engineering Traffic Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lead Traffic Technician	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Traffic Technician	3.00	3.00	3.00	3.00	3.00	3.00	4.00
Total Full Time Equivalents	**6.00**	**6.00**	**6.00**	**7.00**	**7.00**	**7.00**	**8.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Advanced Traffic Signal Monitoring Software	1	2021	Purchase	$ 9,400	$ -	$ -
High Density Switch Pack Tester	1	2023	Purchase	8,000	-	-
Sign Truck	1	2023	Purchase	182,000	-	-
Aerial Lift Truck	1	2025	Purchase	171,000	-	-
Utility Locator	1	2026	Purchase	-	13,000	-
1/2 Ton 4WD Truck	2	2027	Purchase	-	-	90,000
Total Capital Outlay				**$ 370,400**	**$ 13,000**	**$ 90,000**

Police Seizure Fund

Description of the Fund

The fund accounts for monies obtained through property seizures and forfeitures and are to be used solely for police department activities.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

For fiscal year 2026, revenues total $14,000 from interest income, seizure activities and duty weapon reimbursements. Budgeted expenditures total $17,900 and include the purchase of duty weapons, patrol rifles and the replacement of steel targets.

Estimated Ending Fund Balance

The projected ending fund balance is $99,249, a decrease of $3,900, or 3.78%, due to the purchase and replacement of specialized equipment.

Looking Ahead to Fiscal Year 2027 and Beyond

Due to the unpredictable nature of revenues in this fund, expenditures are generally limited to non-recurring purchases.

Police Seizure Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 79,268	$ 81,991	$ 99,391	$ 73,491	$ 82,571	$ 103,149	$ 99,249
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	104	1,921	3,930	2,000	4,000	3,000	3,000
Intergovernmental	12,200	20,000	13,808	10,000	32,578	10,000	10,000
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	130	179	431	1,000	1,000	1,000	1,000
Total Revenues	$ 12,434	$ 22,100	$ 18,169	$ 13,000	$ 37,578	$ 14,000	$ 14,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 91,702	$ 104,091	$ 117,560	$ 86,491	$ 120,149	$ 117,149	$ 113,249
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	2,222	-	-	1,000	6,000	1,000	1,000
Commodities	7,489	4,700	34,989	15,250	11,000	16,900	13,700
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 9,711	$ 4,700	$ 34,989	$ 16,250	$ 17,000	$ 17,900	$ 14,700
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 81,991	$ 99,391	$ 82,571	$ 70,241	$ 103,149	$ 99,249	$ 98,549

Tax Increment Financing Fund

Description of the Fund

The fund accounts for property taxes collected on the incremental increase in assessed value within designated urban renewal areas. These revenues are restricted for use on projects within those areas. The purpose of urban renewal areas is to promote economic development by allowing cities to capture the increased valuation and reinvest the resulting tax revenue into infrastructure improvements, developer incentives and other initiatives that support growth and revitalization.

The City currently has the following urban renewal areas:

- Ankeny Economic Development Urban Renewal Area
- Ankeny 1991 Urban Renewal Area
- Ankeny Northeast Urban Renewal Area

These areas include key development corridors, including SE Delaware Avenue, Ankeny Boulevard, 1st Street, the industrial and office park areas on the southeast side, Prairie Trail and the NE 36th Street interchange at Interstate 35.

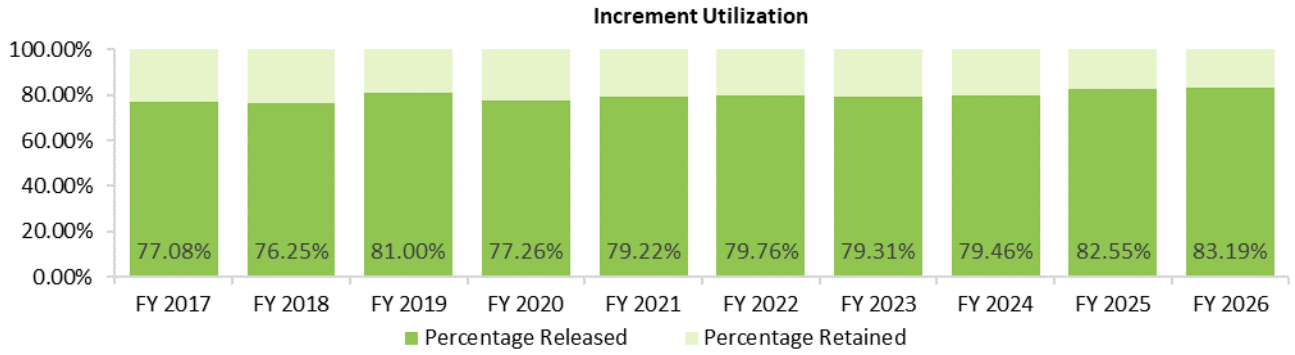
When an urban renewal area is established, a "base valuation" is set. As development occurs and property values increase, the City is allowed to collect taxes on the increased valuation ("increment") that would otherwise go to other taxing entities. These revenues are then invested in economic development within the area. The City may also release a portion of the increment to the other taxing entities.

Historically, these funds have been used to construct infrastructure in commercial and industrial developments and to provide financial incentives to attract or retain businesses within Ankeny.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

In accordance with the City's financial policy, a minimum of 40% of the incremental value within its urban renewal areas must be released to other taxing entities. Over the past five years, the City has returned an average of 80.86% of the available tax increment to taxing entities, including school districts and Polk County.

The incremental valuation released versus retained over the past ten years is as follows:



For fiscal year 2026, revenues are projected to be $8,570,035, with $8,322,035 from tax increment financing and $248,000 from interest income. Expenditures are budgeted at $3,212,250 for rebate payments. In addition, transfers out totaling $6,054,139 will move funds to the debt service fund to cover general obligation bonds related to tax increment financing projects.

Estimated Ending Fund Balance

The projected ending fund balance is $1,017,483, a decrease of $696,354, or 40.63%. The tax increment financing fund is a flow-through fund, and its balance often fluctuates based on the timing of revenues and expenditures.

Looking Ahead to Fiscal Year 2027 and Beyond

Based on existing rebate agreements and planned projects in the 2025-2029 Capital Improvement Program, the reservation of tax increment is projected to increase by 1.13% in fiscal year 2027. The City will continue to monitor the use of tax increment financing to maintain a balance between supporting development and returning value to other taxing entities.

Tax Increment Financing Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 2,023,248	$ 2,163,404	$ 2,433,185	$ 3,323,337	$ 3,369,937	$ 1,713,837	$ 1,017,483
Revenues:							
Property Taxes	$ 9,119,331	$ 9,890,506	$ 10,346,451	$ 8,676,117	$ 7,976,361	$ 8,322,035	$ 8,466,464
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	8,043	165,985	384,371	271,000	292,000	248,000	213,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	21,333	-	539,853	-	-	-	-
Total Revenues	$ 9,148,707	$ 10,056,491	$ 11,270,675	$ 8,947,117	$ 8,268,361	$ 8,570,035	$ 8,679,464
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 11,171,955	$ 12,219,895	$ 13,703,860	$ 12,270,454	$ 11,638,298	$ 10,283,872	$ 9,696,947
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	1,974,910	2,565,008	2,777,575	3,760,333	3,563,561	3,212,250	1,977,147
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 1,974,910	$ 2,565,008	$ 2,777,575	$ 3,760,333	$ 3,563,561	$ 3,212,250	$ 1,977,147
Transfers Out	7,033,641	7,221,702	7,556,348	6,359,737	6,360,900	6,054,139	6,727,008
Ending Balance, June 30	$ 2,163,404	$ 2,433,185	$ 3,369,937	$ 2,150,384	$ 1,713,837	$ 1,017,483	$ 992,792

Police and Fire Retirement Fund

Description of the Fund

The fund accounts for property taxes levied to support the City's required employer contributions to the Municipal Fire and Police Retirement System of Iowa (MFPRSI).

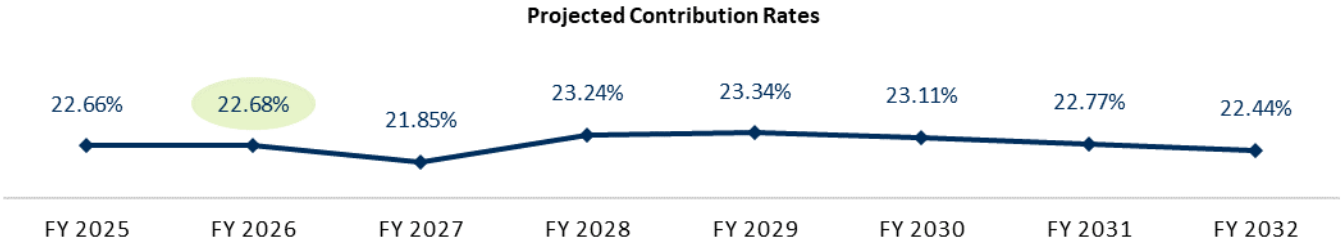
Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

State-mandated employer contribution rates increased significantly, rising from 17% in fiscal year 2010 to a peak of 30.41% in fiscal year 2015. To manage these rising costs, the City transferred funds from the general fund in fiscal years 2013 and 2014 and raised levy rates in fiscal years 2015 and 2019. As contribution rates stabilized, the levy rate was reduced to $0.55 per $1,000 of taxable valuation in fiscal year 2021.

The following table provides a summary of covered employees, contribution rates and levy rates from fiscal years 2017 through 2026:

Fiscal Year	Covered Employees	Contribution Rates	Levy Rates	Increase (Decrease)
2017	86	25.92%	$0.56000	-
2018	94	25.68%	$0.56000	-
2019	115	26.02%	$0.60000	0.04000
2020	118	24.41%	$0.60000	-
2021	126	25.31%	$0.55000	(0.05000)
2022	129	26.18%	$0.55000	-
2023	134	23.90%	$0.55000	-
2024	148	22.98%	$0.55000	-
2025	150	22.66%	$0.55000	-
2026	160	22.68%	$0.55000	-

Based on MFPRSI's actuarial projections, the employer contribution rate will increase slightly from 22.66% to 22.68% in fiscal year 2026. The projected contribution rates for future fiscal years are as follows:



In fiscal year 2026, the police and fire retirement fund is projected to generate total revenues of $3,255,339. This includes $3,134,545 from property taxes, $17,891 from mobile home taxes and utility tax replacement, $20,000 from interest income and $82,903 from intergovernmental revenues. Intergovernmental revenues include cost-sharing contributions from the Ankeny Community School District for school resource officers, as well as state-funded business property tax credits and commercial and industrial replacement ('backfill').

Total expenditures for fiscal year 2026 are $3,465,256. Of this total, personal services in the amount of $3,428,256 are expected to fund the 22.68% contribution rate for covered employees and $37,000 is budgeted for other contractual obligations. The number of covered employees will increase by ten full-time equivalent (FTE), including one police officer (SRO), three fire lieutenants, three fire engineers and three firefighter/paramedics.

Estimated Ending Fund Balance

The fund balance at June 30, 2026, is projected to be $1,341,693, reflecting a decrease of $209,917, or 13.53%. This planned reduction is intended to offset expenditures until contribution rates decline or levy rate adjustments are made.

Looking Ahead to Fiscal Year 2027 and Beyond

The police and fire retirement levy rate will face upward pressure due to contribution rates, legislative efforts to expand benefits and the City's need to increase public safety staffing levels.

Police and Fire Retirement Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$1,915,726	$1,728,234	$1,547,627	$1,488,529	$1,549,547	$1,551,610	$1,341,693
Revenues:							
Property Taxes	$2,277,681	$2,442,175	$2,552,663	$2,963,642	$2,963,642	$3,134,545	$3,194,968
Non-Property Taxes	18,099	18,929	18,758	18,026	18,026	17,891	18,216
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	950	6,250	26,251	23,000	26,000	20,000	17,000
Intergovernmental	96,552	73,131	86,924	74,277	73,235	82,903	72,002
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	6,297	-	-	-	-	-
Total Revenues	$2,393,282	$2,546,782	$2,684,596	$3,078,945	$3,080,903	$3,255,339	$3,302,186
Transfers In	-	-	-	-	-	-	-
Funds Available	$4,309,008	$4,275,016	$4,232,223	$4,567,474	$4,630,450	$4,806,949	$4,643,879
Expenditures:							
Personal Services	$2,560,639	$2,694,134	$2,658,452	$3,078,669	$3,043,840	$3,428,256	$3,519,776
Contractual Services	20,135	33,255	24,224	34,000	35,000	37,000	39,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$2,580,774	$2,727,389	$2,682,676	$3,112,669	$3,078,840	$3,465,256	$3,558,776
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$1,728,234	$1,547,627	$1,549,547	$1,454,805	$1,551,610	$1,341,693	$1,085,103

Employee Benefits Fund

Description of the Fund

The fund accounts for property taxes levied to support employee benefits. Cities are allowed to levy for contributions under the Federal Insurance Contributions Act (FICA), the Iowa Public Employees Retirement System (IPERS), the Municipal Fire and Police Retirement System of Iowa (MFPRSI) and certain other employee benefits.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

For fiscal year 2026, the employee benefits levy will increase from $0.19581 to $0.31673 to offset revenue loss in the combined general fund levy. Total revenues are projected at $1,831,719, including $1,805,099 from property taxes, $10,227 from mobile home taxes and utility tax replacement and $16,393 from business property tax credits and commercial and industrial replacement ('backfill'). No expenditures are planned; however, transfers out of $1,831,719 are budgeted to support employee-related benefits in the general fund.

Estimated Ending Fund Balance

Fund balance at June 30, 2026, is projected to be $0, following the transfer of funds.

Looking Ahead to Fiscal Year 2027 and Beyond

The employee benefits levy is expected to remain unchanged in fiscal year 2027 based on projected taxable valuation.

Employee Benefits Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Revenues:							
Property Taxes	$ -	$ -	$ -	$ 1,055,111	$ 1,055,111	$ 1,805,099	$ 1,839,895
Non-Property Taxes	-	-	-	6,062	6,562	10,227	10,414
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	14,284	14,284	16,393	9,676
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ -	$ -	$ -	$ 1,075,457	$ 1,075,957	$ 1,831,719	$ 1,859,985
Transfers In	-	-	-	-	-	-	-
Funds Available	$ -	$ -	$ -	$ 1,075,457	$ 1,075,957	$ 1,831,719	$ 1,859,985
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	1,075,457	1,075,957	1,831,719	1,859,985
Ending Balance, June 30	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Landfill Postclosure Fund

Description of the Fund

The fund accounts for maintenance activities undertaken at the remediated landfill site to maintain the integrity of containment features and to monitor compliance with applicable performance standards.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

During fiscal year 2011, the City received a one-time payment from John Deere Des Moines Works in the amount of $211,580 representing John Deere Des Moines Works' share of the future costs to operate and maintain the closed landfill site previously owned by both parties. Transfers out of $15,000 are budgeted for consulting, mowing and other services, including EPA testing requirements.

Estimated Ending Fund Balance

The fund balance is projected to decrease $13,000, or 17.45%. The remaining fund balance is designated to cover John Deere Des Moines Works' portion of the future monitoring and testing costs through a transfer to the solid waste fund.

Looking Ahead to Fiscal Year 2027 and Beyond

An annual transfer is planned for the remaining monitoring and testing period or until the funds have been depleted.

Landfill Postclosure Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 100,530	$ 88,852	$ 86,376	$ 73,126	$ 79,002	$ 74,502	$ 61,502
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	125	1,897	4,444	2,000	3,000	2,000	1,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 125	$ 1,897	$ 4,444	$ 2,000	$ 3,000	$ 2,000	$ 1,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 100,655	$ 90,749	$ 90,820	$ 75,126	$ 82,002	$ 76,502	$ 62,502
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	11,803	4,373	11,818	9,000	7,500	15,000	7,500
Ending Balance, June 30	$ 88,852	$ 86,376	$ 79,002	$ 66,126	$ 74,502	$ 61,502	$ 55,002

Friends of the Ankeny Library Fund

Description of the Fund

The fund accounts for the collection and disbursement of funds for the Friends of the Ankeny Library. The Friends of the Ankeny Library is a separate legal entity created to enhance the library through fundraising and advocacy efforts. Funds will be used to support library programs, events and special projects.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

In fiscal year 2026, the fund is projected to receive $44,000 in miscellaneous revenues from book sales and donations, along with an additional $2,000 in interest income. Expenditures totaling $49,000 will support the Friends' initiatives and contributions to library programming and services.

Estimated Ending Fund Balance

The fund balance at June 30, 2026, is projected to be $76,704, reflecting a decrease of $3,000, or 3.76%.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Friends of the Ankeny Library Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 82,919	$ 88,989	$ 86,818	$ 76,818	$ 82,704	$ 79,704	$ 76,704
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	103	1,722	3,806	2,000	2,000	2,000	2,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	47,738	43,002	43,497	46,000	44,000	44,000	44,000
Total Revenues	$ 47,841	$ 44,724	$ 47,303	$ 48,000	$ 46,000	$ 46,000	$ 46,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 130,760	$ 133,713	$ 134,121	$ 124,818	$ 128,704	$ 125,704	$ 122,704
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	28,651	32,378	38,102	35,000	35,000	35,000	35,000
Commodities	13,120	14,517	13,315	13,000	14,000	14,000	14,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 41,771	$ 46,895	$ 51,417	$ 48,000	$ 49,000	$ 49,000	$ 49,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 88,989	$ 86,818	$ 82,704	$ 76,818	$ 79,704	$ 76,704	$ 73,704

Park Dedication Fund

Description of the Fund

The fund accounts for monetary payments by developers for the acquisition or development of park and recreational lands when the dedication of park land is not compatible with the developer's general subdivision plan.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The park dedication fund is projected to receive revenues in the amount of $13,000 from interest income. No expenditures are planned, though transfers out of $100,000 have been budgeted for the annual park development program.

Estimated Ending Fund Balance

The ending fund balance is expected to be $283,808, a decrease of $87,000, or 23.46%, at June 30, 2026. Fund balance is being used for the annual park development program and the development of neighborhood parks.

Looking Ahead to Fiscal Year 2027 and Beyond

The 2025-2029 Capital Improvement Program includes an annual transfer of $100,000 from the park dedication fund to the capital projects fund for the annual park development program.

Park Dedication Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 581,938	$ 532,661	$ 499,761	$ 422,761	$ 432,008	$ 370,808	$ 283,808
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	744	11,774	25,715	15,000	19,000	13,000	8,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	29,979	35,326	6,532	-	19,800	-	-
Total Revenues	$ 30,723	$ 47,100	$ 32,247	$ 15,000	$ 38,800	$ 13,000	$ 8,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 612,661	$ 579,761	$ 532,008	$ 437,761	$ 470,808	$ 383,808	$ 291,808
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	80,000	80,000	100,000	100,000	100,000	100,000	100,000
Ending Balance, June 30	$ 532,661	$ 499,761	$ 432,008	$ 337,761	$ 370,808	$ 283,808	$ 191,808

Sports Complex Foundation Fund

Description of the Fund

The Sports Complex Foundation is a separate legal entity created to raise funds for the development of the Prairie Ridge Youth Sports Complex. The Foundation is affiliated with the City of Ankeny and the Ankeny Girls Softball, Ankeny Junior Football, Ankeny Little League, Heartland Area Lacrosse and Iowa Rush Soccer youth athletic clubs. This public-private partnership operates through the Foundation, whose financial activities are managed by the City through the Sports Complex Foundation fund. The operations of the Prairie Ridge Sports Complex are accounted for in the City's general fund.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The fund is projected to receive $20,000 in fiscal year 2026 from interest income and user fees. No expenditures are planned for the fiscal year.

Estimated Ending Fund Balance

The ending fund balance is projected to be $200,925, an increase of 11.05%. Fund balance is being accumulated for future improvements.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Sports Complex Foundation Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 97,993	$ 113,869	$ 131,474	$ 151,474	$ 159,925	$ 180,925	$ 200,925
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	136	2,665	7,571	5,000	7,000	6,000	5,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	14,740	14,940	20,880	14,000	14,000	14,000	14,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,000	-	-	-	-	-	-
Total Revenues	$ 15,876	$ 17,605	$ 28,451	$ 19,000	$ 21,000	$ 20,000	$ 19,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 113,869	$ 131,474	$ 159,925	$ 170,474	$ 180,925	$ 200,925	$ 219,925
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 113,869	$ 131,474	$ 159,925	$ 170,474	$ 180,925	$ 200,925	$ 219,925

Ankeny Garden Club Fund

Description of the Fund

The fund accounts for donations to be used for the creation and maintenance of public gardens. The Ankeny Garden Club is an organization created for the purpose of planting and maintaining flowers and other plants in the City.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Total revenues of $2,175 are budgeted for fiscal year 2026 from monies received from interest income and the community garden located on greenspace adjacent to the North Ankeny Boulevard Hy-Vee store. Expenditures of $1,000 have been budgeted to cover any related costs.

Estimated Ending Fund Balance

The ending fund balance is projected to be $14,325, an increase of $1,175, or 8.94%.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Ankeny Garden Club Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 10,165	$ 7,975	$ 9,567	$ 10,742	$ 11,875	$ 13,150	$ 14,325
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	10	192	533	300	500	400	300
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,440	1,400	1,775	1,775	1,775	1,775	1,775
Total Revenues	$ 1,450	$ 1,592	$ 2,308	$ 2,075	$ 2,275	$ 2,175	$ 2,075
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 11,615	$ 9,567	$ 11,875	$ 12,817	$ 14,150	$ 15,325	$ 16,400
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	3,640	-	-	-	-	-	-
Commodities	-	-	-	1,000	1,000	1,000	1,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 3,640	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Transfers out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 7,975	$ 9,567	$ 11,875	$ 11,817	$ 13,150	$ 14,325	$ 15,400

Miracle Park Fund

Description of the Fund

The fund accounts for donations to be used for the operations and maintenance costs of the Miracle League Field and All-Inclusive Playground. The fund was created through a transfer in from the Ankeny Community Foundation, following construction and acceptance of the project by the City.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The fiscal year 2026 budget includes revenues of $7,000 from interest income and donations. Expenditures of $10,000 have been allocated to maintenance activities.

Estimated Ending Fund Balance

Fund balance at June 30, 2026, is projected to be $68,085, a decrease of $3,000, or 4.22%. Fund balance is being accumulated for future operations and maintenance costs.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Miracle Park Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 50,946	$ 61,799	$ 69,997	$ 67,997	$ 73,085	$ 71,085	$ 68,085
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	73	1,451	3,697	2,000	3,000	2,000	2,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	10,780	7,066	6,020	5,000	6,000	5,000	5,000
Total Revenues	$ 10,853	$ 8,517	$ 9,717	$ 7,000	$ 9,000	$ 7,000	$ 7,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 61,799	$ 70,316	$ 79,714	$ 74,997	$ 82,085	$ 78,085	$ 75,085
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	319	5,998	5,000	5,000	5,000	5,000
Commodities	-	-	631	5,000	6,000	5,000	5,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ 319	$ 6,629	$ 10,000	$ 11,000	$ 10,000	$ 10,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 61,799	$ 69,997	$ 73,085	$ 64,997	$ 71,085	$ 68,085	$ 65,085

Dog Park Fund

Description of the Fund

The fund accounts for donations restricted for the construction of a dog park. The Ankeny Dog Park was funded through a public-private partnership between the City and the Ankeny Dog Park Task Force.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The initial construction of the dog park has been completed. For fiscal year 2026, revenues and expenditures have been budgeted at $0. All operating costs of the dog park are maintained in the City's general fund and expenses needed to operate the dog park are being offset by the sale of dog park passes.

Estimated Ending Fund Balance

The ending fund balance at June 30, 2026 is estimated be $1,823, following the receipt of recent donations.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Dog Park Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 275	$ 609	$ 1,377	$ -	$ 1,448	$ 1,823	$ 1,823
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	1	27	71	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	333	741	-	-	375	-	-
Total Revenues	$ 334	$ 768	$ 71	$ -	$ 375	$ -	$ -
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 609	$ 1,377	$ 1,448	$ -	$ 1,823	$ 1,823	$ 1,823
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 609	$ 1,377	$ 1,448	$ -	$ 1,823	$ 1,823	$ 1,823

Parks and Recreation Scholarship Fund

Description of the Fund

The fund accounts for donations restricted for Parks and Recreation scholarships.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

During fiscal year 2023, the City received a one-time donation of $27,174 from the Ankeny Leadership Institute (ALI) to create a Parks and Recreation scholarship program. For fiscal year 2026, it is anticipated that scholarships totaling $5,000 will be awarded.

Estimated Ending Fund Balance

Fund balance at June 30, 2026, is projected to be $20,275, a decrease of $4,200, or 17.16%. Fund balance is being accumulated for future scholarships.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Parks and Recreation Scholarship Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ -	$ -	$ 27,174	$ 23,374	$ 28,275	$ 24,475	$ 20,275
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	1,393	800	1,200	800	600
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	27,174	-	-	-	-	-
Total Revenues	$ -	$ 27,174	$ 1,393	$ 800	$ 1,200	$ 800	$ 600
Transfers In	-	-	-	-	-	-	-
Funds Available	$ -	$ 27,174	$ 28,567	$ 24,174	$ 29,475	$ 25,275	$ 20,875
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	292	5,000	5,000	5,000	5,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ 292	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ -	$ 27,174	$ 28,275	$ 19,174	$ 24,475	$ 20,275	$ 15,875

Civic Trust Fund

Description of the Fund

The fund accounts for contributions made by the master developer of Prairie Trail to be used for civic improvements.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The Iowa State University Research Farm was a tract of land spanning over 1,000 acres near the geographic center of Ankeny and surrounded by development on all sides. In the summer of 2005, the City purchased the Iowa State University Research Farm and sold the property to a master developer through a bid proposal process. DRA Properties submitted the winning proposal for the property.

The winning proposal included a contribution from the developer to a trust fund for the purpose of providing public improvements and municipal facilities within the project area. Under the proposal, the developer would contribute $1.25 for every $1 that the City spends on providing infrastructure to the area with a maximum contribution of $25 million. The proposal called for an initial contribution by the developer of $1 million. In addition, the developer agreed to donate ten acres of land within Prairie Trail to the City. This property was used as the location for the Ankeny Police Department.

The civic trust fund agreement was amended in April 2008 to increase the financial commitment of the City and DRA Properties by $20 million. This required the City to build an additional $20 million of infrastructure in Prairie Trail and DRA Properties to reimburse the City 100% for the additional investment. This amendment revised the City's total investment to $40 million and DRA Properties reimbursement to the civic trust fund to $45 million. In addition, the amendment committed DRA Properties to an additional donation of ten acres of land within Prairie Trail. This property was used as the location for Cascade Falls Aquatic Center.

Revenues from the civic trust fund agreement have been used to reconstruct Otter Creek Golf Course; develop Precedence and Des Moines Street Parks; and construct Cascade Falls Aquatic Center, Ankeny Kirkendall Public Library and the Albaugh Family Senior Community Center.

Estimated Ending Fund Balance

The fund summary information is being provided for historical purposes. All commitments outlined in the civic trust fund agreement have been completed and the ending fund balance is projected to remain at $0.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Civic Trust Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$3,756,369	$2,937,833	$ 322,833	$ -	$ -	$ -	$ -
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	186,464	-	17,268	-	-	-	-
Total Revenues	$ 186,464	$ -	$ 17,268	$ -	$ -	$ -	$ -
Transfers In	-	-	-	-	-	-	-
Funds Available	$3,942,833	$2,937,833	$ 340,101	$ -	$ -	$ -	$ -
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	1,005,000	2,615,000	340,101	-	-	-	-
Ending Balance, June 30	$2,937,833	$ 322,833	$ -	$ -	$ -	$ -	$ -

DEBT SERVICE FUND



city of Ankeny

Debt Service Fund

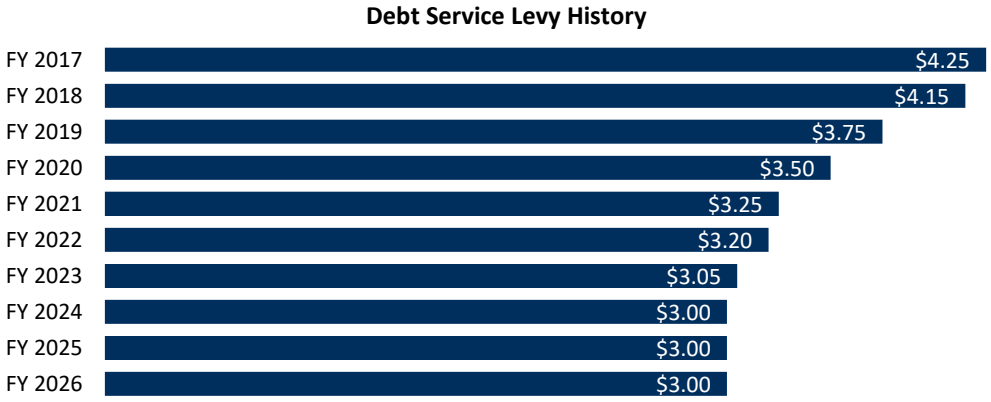
Description of the Fund

The fund accounts for the accumulation of resources to meet long-term debt service requirements, such as principal and interest payments and related costs. General obligation bonds are the most common type of bonds issued by the City. The taxable valuation of all real property located in the City is pledged to pay them.

There are two types of general obligation bonds: general corporate purpose and essential corporate purpose. Bonds issued for a general corporate purpose require a special election with a 60 percent majority vote. However, cities with a population of greater than 5,000 and less than 75,000 may issue general corporate purpose debt not to exceed $934,750 per distinct project without a special election with a 30-day reverse referendum. Examples of general corporate purpose bonds include those issued for city hall, fire and police stations, aquatic centers, parks, recreational facilities, etc. Bonds issued for an essential corporate purpose need only the approval of a resolution by a majority of the city council at an official meeting following a published notice and public hearing. Examples of essential corporate purpose bonds include those issued for street construction and repairs, traffic signals, sidewalks, street lights, sewer facilities, bridges, capital equipment, etc.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The projected debt service levy for fiscal year 2026 is expected to remain at $3.00 per $1,000 of taxable property valuation, constituting 30.30% of the City's total property tax levy of $9.90 per $1,000 of taxable property valuation. Despite the relatively high percentage that the debt service levy represents within the total property tax levy, the City has notably decreased this levy over the past decade, as illustrated in the following debt service levy history:



Total fiscal year 2026 revenues of $27,054,684, including transfers in, are necessary to support the principal, interest and paying agent fees totaling $27,055,475. The largest portion of revenue comes from property taxes, which are expected to generate $18,048,107, an increase of $966,946, or 5.66% from fiscal year 2025. This increase is primarily due to a 5.63% growth in debt service taxable property valuation. Additional revenue sources include $100,130 from mobile home taxes and utility tax replacement, $223,000 from interest income and $158,797 from business property tax credits and commercial and industrial replacement ("backfill") from the state. Transfers in from the general, road use tax, tax increment financing, water, sewer and storm water funds total $8,524,650.

Debt service expenditures totaling $27,055,475 is budgeted to increase $971,921, or 3.73%, a result of annual borrowings for capital projects and the accelerated repayment of existing debt. During fiscal year 2026, the City plans to issue $27,515,000 in general obligation bonds to finance the 2026 capital improvement program.

Sixty-four percent of the City's general obligation debt service is funded from the debt service levy. The remaining thirty-six percent of general obligation debt is paid from funding sources other than property taxes. These other revenue sources include transfers in from the general, road use tax, tax increment financing, water, sewer and storm water funds.

Estimated Ending Fund Balance

The fund balance is projected to decrease $791 from $2,113,792 to $2,113,001. The debt service fund balance is reserved for future debt service requirements.

Debt Service Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 1,668,957	$ 1,835,526	$ 1,890,978	$ 2,106,474	$ 2,085,242	$ 2,113,792	$ 2,113,001
Revenues:							
Property Taxes	$14,253,678	$14,611,968	$15,015,401	$17,081,161	$ 17,081,161	$ 18,048,107	$ 18,290,141
Non-Property Taxes	105,308	104,974	102,327	100,870	100,870	100,130	104,423
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	3,241	108,608	273,368	197,000	262,000	223,000	192,000
Intergovernmental	342,757	276,946	304,402	226,018	226,018	158,797	91,653
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Bond Proceeds	14,660,000	-	-	-	-	-	-
Total Revenues	$29,364,984	$15,102,496	$15,695,498	$17,605,049	$ 17,670,049	$ 18,530,034	$ 18,678,217
Transfers In	8,824,235	9,158,442	9,525,673	8,443,991	8,442,055	8,524,650	9,443,925
Funds Available	$39,858,176	$26,096,464	$27,112,149	$28,155,514	$ 28,197,346	$ 29,168,476	$ 30,235,143
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	6,400	6,000	6,600	6,700	6,700	6,800	6,900
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service:							
Principal	33,310,000	19,340,000	20,450,000	21,490,000	21,625,000	22,600,000	23,110,000
Interest	4,706,250	4,859,486	4,570,307	4,589,557	4,451,854	4,448,675	4,986,467
Total Expenditures	$38,022,650	$24,205,486	$25,026,907	$26,086,257	$ 26,083,554	$ 27,055,475	$ 28,103,367
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 1,835,526	$ 1,890,978	$ 2,085,242	$ 2,069,257	$ 2,113,792	$ 2,113,001	$ 2,131,776

Looking Ahead to Fiscal Year 2027 and Beyond

Long-range projections indicate that the debt service levy will increase to $3.04 in fiscal year 2028 and remain steady in the following years. The 2025-2029 Capital Improvement Program includes plans for the future issuance of general obligation bonds as follows:

FY 2027	$37,285,000
FY 2028	32,040,000
FY 2029	30,875,000

Bond Rating

The City's general obligation bonds rating with Moody's Investors Service is Aa1. On May 13, 2024, Moody's Investors Service completed its annual review of the City's credit and affirmed an underlying rating of Aa1 to the City's general obligation bonds. The following table shows the comparable investment grade ratings for Moody's Investors Service.

Quality of Rating	Moody's Investors Service	Meaning
Best	Aaa	Minimal credit risk
High	Aa1	Very low credit risk
	Aa2	
	Aa3	
Upper Medium	A1	Low credit risk
	A2	
	A3	
Medium Grade	Baa1	May possess certain speculative characteristics
	Baa2	
	Baa3	

Debt Limit Projection and the Legal Debt Limit

The State of Iowa Constitution limits the amount of debt outstanding of any county, municipality or other political subdivision at no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The computation for the legal debt limit of the City is shown in the table titled Debt Limit Projection on the next page. This table provides the debt limit projections through fiscal year 2029 to correspond with projects planned in the 2025-2029 Capital Improvement Program.

Debt Limit Projection

Based on Constitutional Limit:

Outstanding Debt

Issue Date	Maturity Date	Outstanding Debt
12/22/14	06/01/28	$ 8,165,000
05/28/15	06/01/25	795,000
03/31/16	06/01/28	1,345,000
05/25/16	06/01/26	1,830,000
05/31/17	06/01/27	2,740,000
05/30/18	06/01/28	6,600,000
05/28/19	06/01/29	10,000,000
06/09/20	06/01/30	6,760,000
06/09/21	06/01/31	12,825,000
05/25/22	06/01/37	22,820,000
06/21/23	06/01/33	10,120,000
06/20/24	06/01/34	16,260,000
	Rebate and Lease Agreements	6,509,909
	Total Outstanding Debt	$ 106,769,909

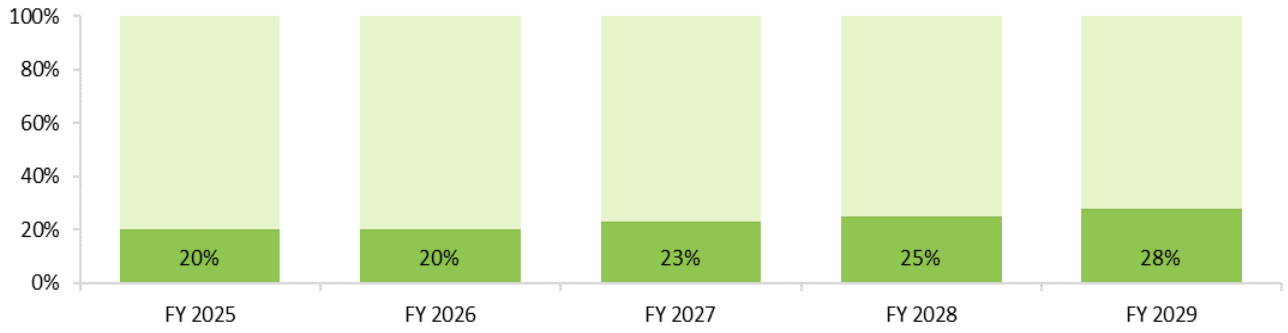
Projected Debt

Fiscal Year	Debt Addition	Debt Reduction	Change in Rebates	Net Change	Projected Outstanding Debt
2025	$ 20,470,000	$ 21,625,000	$ -	$ (1,155,000)	$ 105,614,909
2026	27,515,000	20,350,000	(1,521,222)	5,643,778	111,258,688
2027	37,285,000	16,205,000	(1,741,652)	19,338,348	130,597,036
2028	32,040,000	15,155,000	(855,576)	16,029,424	146,626,460
2029	30,875,000	8,835,000	(933,205)	21,106,795	167,733,255

Calculation of Legal Debt Limit

Fiscal Year	Assessed Value	Debt Limit Value (5%)	Projected Outstanding Debt	Unused Debt Limit	% of Debt Limit Used
2025	10,599,779,037	$ 529,988,952	$ 105,614,909	$ 424,374,043	20%
2026	11,009,613,224	550,480,661	111,258,688	439,221,974	20%
2027	11,370,759,002	568,537,950	130,597,036	437,940,914	23%
2028	11,657,558,163	582,877,908	146,626,460	436,251,448	25%
2029	11,952,961,298	597,648,065	167,733,255	429,914,810	28%

Projected Debt Limit



Summary of Principal and Interest Maturities

Annual debt service requirements to service all outstanding indebtedness accounted for in the debt service fund are shown below:

	Total Debt Service Requirements			Net General Obligation Debt		
Fiscal Year	Principal	Interest	Total	Total Debt Service Abatement	Debt Service Levy	Total
2025	$ 21,625,000	$ 4,451,854	$ 26,076,854	$ 8,442,055	$ 17,634,799	$ 26,076,854
2026	20,350,000	3,473,269	23,823,269	7,989,088	15,834,181	23,823,269
2027	16,205,000	2,549,281	18,754,281	7,506,513	11,247,768	18,754,281
2028	15,155,000	1,840,800	16,995,800	6,339,893	10,655,907	16,995,800
2029	8,835,000	1,180,675	10,015,675	4,041,793	5,973,882	10,015,675
2030	4,695,000	768,325	5,463,325	1,714,094	3,749,231	5,463,325
2031	4,100,000	547,725	4,647,725	1,330,844	3,316,881	4,647,725
2032	3,580,000	387,163	3,967,163	1,108,463	2,858,700	3,967,163
2033	2,645,000	238,463	2,883,463	760,463	2,123,000	2,883,463
2034	1,510,000	115,118	1,625,118	701,118	924,000	1,625,118
2035	505,000	49,418	554,418	554,418	-	554,418
2036	520,000	33,638	553,638	553,638	-	553,638
2037	535,000	17,388	552,388	552,388	-	552,388
	$ 100,260,000	$ 15,653,117	$115,913,117	$ 41,594,768	$ 74,318,349	$ 115,913,117

Total Debt Service Abatements

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 5,236,411	$ 562,375	$ 562,114	$ 87,350	$ 87,750	$ 87,750	$ 87,750	$ 1,730,555
2026	4,821,508	556,875	552,306	83,850	87,583	87,583	87,583	1,711,800
2027	4,379,206	565,625	554,806	85,350	88,917	88,917	88,917	1,654,775
2028	3,652,400	557,875	551,306	86,600	88,333	88,333	88,333	1,226,713
2029	1,833,400	565,075	552,057	88,400	88,400	88,400	88,400	737,661
2030	294,850	481,125	551,806	-	-	-	-	386,313
2031	48,500	446,575	550,556	-	-	-	-	285,213
2032	46,500	223,550	552,763	-	-	-	-	285,650
2033	49,500	31,500	553,963	-	-	-	-	125,500
2034	47,250	-	554,118	-	-	-	-	99,750
2035	-	-	554,418	-	-	-	-	-
2036	-	-	553,638	-	-	-	-	-
2037	-	-	552,388	-	-	-	-	-
	$ 20,409,525	$ 3,990,575	$ 7,196,239	$ 431,550	$ 440,983	$ 440,983	$ 440,983	$ 8,243,930

Note: The schedule represents current debt outstanding. The debt service fund summary will not match due to the issuance of additional bonds.

Debt to Maturity Schedules

General Obligation Refunding Capital Loan Notes, Series 2014G
Dated: December 22, 2014
Original Value: $22,450,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 1,775,000	$ 307,588	$ 2,082,588	5.000%
2026	1,925,000	218,838	2,143,838	3.250%
2027	2,140,000	156,275	2,296,275	3.500%
2028	2,325,000	81,375	2,406,375	3.500%
	$ 8,165,000	$ 764,075	$ 8,929,075	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

SE Corporate Woods Drive Sanitary Sewer	$ 1,100,000
Four Mile Basin Main Outfall Extension	645,500
Annual Sanitary Sewer Replacement Program	619,500
Annual Water Main Replacement Program	600,000
SW Prairie Trail Parkway	940,000
NW 36th Street Paving Project	3,500,000
NW Ash Drive Paving Project	2,300,400
NE 36th Street Interchange Justification Study	300,000
NW Weigel Drive Paving Project	196,000
Citywide Street Reconstruction	500,000
Annual Park Development Program	500,000
Park Land Acquisition	250,000
Four Mile Creek Stream Restoration Project	200,000
NW 9th Street/NW State Street Traffic Signal Project	250,000
Police Headquarters Building	14,500,000
Fire Station Headquarters Addition	2,700,000
Fire Station No. 2	3,900,000

General Obligation Bonds, Series 2015A
Dated: May 28, 2015
Original Value: $7,750,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 795,000	$ 16,894	$ 811,894	2.125%
	$ 795,000	$ 16,894	$ 811,894	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 250,000
Annual Sidewalk/Trail Construction Program	380,000
Annual PCC Street Patching Program	500,000
Annual Asphalt Street Resurfacing Program	55,000
Annual Pavement Preservation Program	100,000
Annual Street Replacement Program	450,000
Annual Traffic Signal Improvement Program	380,000
Uptown Street Shop and Water Shop Demolition	61,000
NW 13th Street RCB Culvert	80,000
SW Vintage Parkway	250,000
SW Prairie Trail Parkway	1,425,000
The District at Prairie Trail – Parking Lot Phase 3A	1,570,000
Promenade Park Trail Connection – Phase 2	280,000
Prairie Ridge Sports Complex – Field Improvements	52,300
Prairie Ridge Sports Complex – Drainage Improvements	72,000
Prairie Ridge Sports Complex – Additional Multi-Use Field	74,000
High Trestle Trail – SW Ordnance Road Connection	50,000
NE 36th Street Reconstruction	500,000
West 1st Street and State Street Intersection Improvements	1,150,000
SE Oralabor Road and SE Delaware Avenue Intersection Improvements	125,000
NW Irvinedale Drive Safety Improvements	380,000
Ankeny Boulevard and 1st Street Intersection Study	25,000
School Zone Flashing Signals	88,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 393,181	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ 393,181	$ -	$ -	$ -	$ -	$ -	$ -	$ -

General Obligation Refunding Bonds, Series 2016A
Dated: March 31, 2016
Original Value: $13,090,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 325,000	$ 32,925	$ 357,925	2.000%
2026	330,000	26,425	356,425	2.250%
2027	340,000	19,000	359,000	2.500%
2028	350,000	10,500	360,500	3.000%
	$ 1,345,000	$ 88,850	$ 1,433,850	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Fire Station Headquarters Addition	$ 1,800,000
Police Headquarters Building	3,000,000
Westside Landfill Closure	1,500,000
State Street Sewer Relocation	774,400
Police Station Sanitary Sewer Extension	460,000
State Street Water Main	1,060,000
Saylor Creek Tributary Improvements	3,400,000
Prairie Trail Street Improvements	3,245,000
Annual Park Development Program	700,000
Park Land Acquisition	100,000
Annual Sidewalk/Trail Construction Program	125,000
Traffic Signal Installations	275,000
Sawgrass Park Development	350,000
Annual Sanitary Sewer Replacement Program	400,000
NE 36th Street Interchange Justification Study	200,000
Citywide Street Reconstruction	500,000
Annual Asphalt Street Resurfacing Program	250,000
NE 36th Street/I-35 Interchange Project	500,000
NW Weigel Drive/NW 18th Street – Phase 2	2,347,000
West 1st Street Extension	5,273,300
NW 18th Street/I-35 Bridge Improvements	925,000
Storm Water Facility Improvements	250,000
Four Mile Creek Basin Main Outfall Extension	1,500,000
Annual Water Main Replacement Program	500,000

General Obligation Bonds, Series 2016B
Dated: May 25, 2016
Original Value: $13,000,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 905,000	$ 36,600	$ 941,600	2.000%
2026	925,000	18,500	943,500	2.000%
	$ 1,830,000	$ 55,100	$ 1,885,100	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 250,000
Annual PCC Street Patching Program	400,000
Annual Asphalt Street Resurfacing Program	300,000
Annual Street Replacement Program	500,000
Annual Traffic Signal Improvement Program	225,000
Fire Station No. 3	700,000
NW 13th Street RCB Culvert – Rock Creek	480,000
SW Vintage Parkway – SW Irvinedale Drive to SW Magazine Road	2,600,000
The District at Prairie Trail – Parking Lot Phase 3B and Merchant Street Extension	50,000
SW Prairie Trail Parkway – FFA Enrichment Center to SW School Street	400,000
The District at Prairie Trail – Street Extensions	75,000
Prairie Ridge Sports Complex – Field Improvements	56,000
Prairie Ridge Sports Complex – Drainage Improvements	72,000
Tributary A to Four Mile Creek Channel Improvements	450,000
Tradition Detention Basin and Channel Improvements	150,000
NE 36th Street Reconstruction	2,475,000
SE Oralabor Road and SE Delaware Avenue Intersection Improvements	400,000
Current Refunding of Series 2008B Bonds	4,105,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 343,300	$ -	$ -	$ -	$ -	$ -	$ -	$ 67,600
2026	341,700	-	-	-	-	-	-	66,300
	$ 685,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 133,900

General Obligation Bonds, Series 2017A
Dated: May 31, 2017
Original Value: $11,675,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 875,000	$ 86,831	$ 961,831	5.000%
2026	920,000	43,081	963,081	2.500%
2027	945,000	20,081	965,081	2.125%
	$ 2,740,000	$ 149,994	$ 2,889,994	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 250,000
Annual Sidewalk/Trail Construction Program	300,000
Annual PCC Street Patching Program	200,000
Annual Asphalt Street Resurfacing Program	164,000
Annual Pavement Preservation Program	150,000
Annual Street Replacement Program	300,000
Annual Traffic Signal Improvement Program	250,000
NE Delaware Avenue Pedestrian Bridge and Trail Connection	80,000
NE 54th Street Bridge Replacement and Trail Connection	50,000
NE Four Mile Drive RCB Culvert for Deer Creek	110,000
SW Vintage Parkway – SW Irvinedale Drive to SW Magazine Road	50,000
SW Des Moines Street Trunk Sewer – SW Prairie Trail Parkway to SW Magazine Road	50,000
SW Plaza Parkway and SW College Avenue Extension	170,000
The District at Prairie Trail – Parking Lot Phase 3B and Merchant Street Extension	750,000
The District at Prairie Trail – SW Campustown Drive and SW Merchant Street	2,750,000
SW Plaza Parkway and SW College Avenue Detention Basins	1,500,000
The District at Prairie Trail – SW Market Street	100,000
High Trestle Trail Extension – SW Ordnance Road to SE Oralabor Road	40,000
Tradition Detention Basin and Channel Improvements	830,000
SE Creekview Drive Paving and Drainage Improvements	50,000
NE 36th Street Reconstruction	2,950,000
SE Oralabor Road and SE Delaware Avenue Intersection Improvements	1,239,000
NW Irvinedale Drive Corridor Improvements	175,000
Ankeny Boulevard and 1st Street Intersection Improvements	100,000
South Ankeny Boulevard and SE Shurfine Drive/SW Prairie Trail Parkway Intersection Improvements	25,000
SE Corporate Woods Drive Turn Lane	130,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 533,156	$ -	$ -	$ -	$ -	$ -	$ -	$ 88,038
2026	533,908	-	-	-	-	-	-	89,038
2027	536,156	-	-	-	-	-	-	91,913
	$ 1,603,220	$ -	$ -	$ -	$ -	$ -	$ -	$ 268,989

General Obligation Bonds, Series 2018A
Dated: May 30, 2018
Original Value: $17,970,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 1,540,000	$ 261,200	$ 1,801,200	5.000%
2026	1,620,000	184,200	1,804,200	5.000%
2027	1,700,000	103,200	1,803,200	3.000%
2028	1,740,000	52,200	1,792,200	3.000%
	$ 6,600,000	$ 600,800	$ 7,200,800	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 450,000
Annual Sidewalk/Trail Construction Program	305,000
Annual PCC Street Patching Program	760,000
Annual Asphalt Street Resurfacing Program	154,000
Annual Pavement Preservation Program	200,000
Annual Traffic Signal Improvement Program	290,000
Fire Station No. 3	2,550,000
Library and Ankeny Public Services Library Remodel	3,800,000
NE Delaware Avenue Pedestrian Bridge and Sidewalk Connection	550,000
NE 54th Street Bridge Replacement and Trail Connection	100,000
NE Four Mile Drive RCB Culvert for Deer Creek	975,000
SW Plaza Parkway and SW College Avenue Extension	2,460,000
SW Des Moines Street Trunk Sewer – SW Magazine Road to SW Elm Street	414,000
SW Des Moines Street – SW Prairie Trail Parkway to SW Magazine Road	390,000
The District at Prairie Trail – SW Market Street	1,240,000
SW Prairie Trail Parkway Sidewalk Improvements	125,000
SW State Street and SW Magazine Road Intersection Improvements	650,000
Hawkeye Park Sports Complex – Field Lighting	50,000
High Trestle Trail Extension – SW Ordnance Road to SE Oralabor Road	120,000
SE Creekview Drive Drainage and Paving Improvements	525,000
East 1st Street and I-35 Interchange Reconstruction	65,000
NW Irvinedale Drive and NW 5th Street Intersection Improvements	2,550,000
Ankeny Boulevard and 1st Street Intersection Improvements	350,000
South Ankeny Boulevard and SE Shurfine Drive/SW Prairie Trail Parkway Intersection Improvements	275,000
West 1st Street Widening and Improvements – Phase 1	100,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 661,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2026	662,850	-	-	-	-	-	-	-
2027	663,100	-	-	-	-	-	-	-
2028	664,350	-	-	-	-	-	-	-
	$ 2,651,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -

General Obligation Bonds, Series 2019A
Dated: May 28, 2019
Original Value: $20,740,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 1,810,000	$ 457,150	$ 2,267,150	5.000%
2026	1,900,000	366,650	2,266,650	5.000%
2027	2,005,000	271,650	2,276,650	5.000%
2028	2,095,000	171,400	2,266,400	4.000%
2029	2,190,000	87,600	2,277,600	4.000%
	$ 10,000,000	$ 1,354,450	$ 11,354,450	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 300,000
Annual PCC Street Patching Program	777,000
Annual Asphalt Street Resurfacing Program	150,000
Annual Pavement Preservation Program	250,000
Annual Traffic Signal Improvement Program	660,000
Ankeny Public Services Library Remodel	4,700,000
NE Delaware Avenue Pedestrian Bridge and Sidewalk Connection	220,000
NE 54th Street Bridge Replacement and Trail Connection	150,000
SW Des Moines Street – SW Prairie Trail Parkway to SW Magazine Road	4,730,000
SW Des Moines Street – SW Magazine Road to SW 11th Street	3,900,000
High Trestle Trail Extension – SW Ordnance Road to SE Oralabor Road	1,040,000
Wildflower Detention Basin Improvements	75,000
Tradition Park Detention Basin Flood Repair	235,000
North Creek Channel Flood Repair	167,908
Westwinds Channel Flood Repair	200,000
SE Creekview Drive Drainage and Paving Improvements	1,025,000
East 1st Street and I-35 Interchange Reconstruction	469,666
South Ankeny Boulevard and SE Shurfine Drive/SW Prairie Trail Parkway Intersection Improvements	2,700,000
NW 18th Street Extension – NW Weigel Drive to NW Abbie Drive	50,000
West 1st Street Widening and Improvements – Phase 1	650,000
SE Hulsizer Road Realignment	325,000
SW Oralabor Road and DMACC Boulevard Intersection Improvements	200,000
North Ankeny Boulevard and Georgetown Boulevard Intersection Improvements	260,000
SW State Street Paving Improvements	75,000
South Ankeny Boulevard and Magazine Road Safety Improvements	10,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 1,158,150	$ 80,800	$ -	$ 87,350	$ 87,750	$ 87,750	$ 87,750	$ 75,550
2026	1,156,900	77,550	-	83,850	87,583	87,583	87,583	77,550
2027	1,158,400	79,300	-	85,350	88,917	88,917	88,917	79,300
2028	1,157,400	75,800	-	86,600	88,333	88,333	88,333	75,800
2029	1,159,600	78,000	-	88,400	88,400	88,400	88,400	78,000
	$ 5,790,450	$ 391,450	$ -	$ 431,550	$ 440,983	$ 440,983	$ 440,983	$ 386,200

General Obligation Bonds, Series 2020A
Dated: June 9, 2020
Original Value: $17,520,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 1,475,000	$ 322,700	$ 1,797,700	5.000%
2026	1,540,000	248,950	1,788,950	5.000%
2027	1,500,000	171,950	1,671,950	5.000%
2028	715,000	96,950	811,950	5.000%
2029	750,000	61,200	811,200	4.000%
2030	780,000	31,200	811,200	4.000%
	$ 6,760,000	$ 932,950	$ 7,692,950	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 550,000
Annual Sidewalk/Trail Construction Program	100,000
Annual PCC Street Patching Program	940,000
Annual Asphalt Street Resurfacing Program	190,000
Annual Pavement Preservation Program	250,000
Annual Street Replacement Program	815,000
Annual Traffic Signal Improvement Program	1,065,000
Prairie Ridge Sports Complex – Drainage Improvements	80,000
Prairie Ridge Sports Complex – Tee Ball Field	154,000
High Trestle Trail Trailhead and Parking Lot	325,000
Dog Park Parking Lot Expansion	125,000
High Trestle Trail Extension – SE Magazine Road to SE Oralabor Road	150,000
Wildflower Detention Basin Improvements	480,000
North Creek Channel Flood Repair	241,000
SE 3rd Street Area Storm Sewer Improvements	160,000
East 1st Street and I-35 Interchange Reconstruction	966,666
NW 18th Street Extension – NW Weigel Drive to NW Spruce Drive	460,000
West 1st Street Widening and Improvements – Phase 1	410,000
North Ankeny Boulevard Landscaping and Median Improvements	50,000
SE Hulsizer Road Realignment	2,213,554
SW State Street Reconstruction – SW Ordnance Road to West 1st Street (Northbound Lanes)	1,275,000
South Ankeny Boulevard and Magazine Road Safety Improvements	60,000
West 1st Street Joint Utility Trench	495,000
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	40,000
SE Delaware Avenue Widening	15,000
SE Delaware Avenue and SE Corporate Woods Drive Intersection Improvements	60,000
SW Oralabor Road and SW State Street Safety Improvements	35,000
West 1st Street Temporary Traffic Signals	125,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 567,050	$ 32,400	$ -	$ -	$ -	$ -	$ -	$ 433,700
2026	553,550	31,150	-	-	-	-	-	430,450
2027	444,550	29,900	-	-	-	-	-	431,450
2028	249,800	28,650	-	-	-	-	-	96,450
2029	248,800	32,400	-	-	-	-	-	97,200
2030	249,600	31,200	-	-	-	-	-	93,600
	$ 2,313,350	$ 185,700	$ -	$ -	$ -	$ -	$ -	$ 1,582,850

General Obligation Bonds, Series 2021A
Dated: June 9, 2021
Original Value: $25,045,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 2,540,000	$ 621,700	$ 3,161,700	5.000%
2026	2,655,000	494,700	3,149,700	5.000%
2027	2,800,000	361,950	3,161,950	5.000%
2028	2,930,000	221,950	3,151,950	5.000%
2029	605,000	75,450	680,450	5.000%
2030	635,000	45,200	680,200	4.000%
2031	660,000	19,800	679,800	3.000%
	$ 12,825,000	$ 1,840,750	$ 14,665,750	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 297,000
Annual Sidewalk/Trail Construction Program	225,000
Annual PCC Street Patching Program	1,150,000
Annual Asphalt Street Resurfacing Program	200,000
Annual Pavement Preservation Program	250,000
Annual Traffic Signal Improvement Program	1,015,000
NE Four Mile Drive RCB Culvert – Deer Creek	66,000
High Trestle Trail Trailhead and Parking Lot	31,000
High Trestle Trail Extension – SE Magazine Road to SE Oralabor Road	1,550,000
Oralabor Gateway Trail – SW State Street Grade-Separated Crossing	35,000
East 1st Street and I-35 Interchange Reconstruction	666,667
NE Delaware Avenue Reconstruction – NE 5th Street to NE 18th Street	250,000
NW 18th Street Extension – NW Weigel Drive to NW Spruce Drive	2,486,000
West 1st Street Widening and Improvements – Phase 1	2,160,000
South Ankeny Boulevard and Magazine Road Safety Improvements	130,000
NW 26th Street Widening	250,000
NW 36th Street and NW State Street Interim Improvements	50,000
NW 18th Street Reconstruction – NW Ash Drive to North Ankeny Boulevard	50,000
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	375,000
SE Delaware Avenue Widening	100,000
SE Delaware Avenue and SE Corporate Woods Drive Intersection Improvements	550,000
SW Oralabor Road and SW State Street Safety Improvements	120,000
Current Refunding of Series 2013A and 2013B Bonds	14,375,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 1,151,450	$ 226,450	$ -	$ -	$ -	$ -	$ -	$ 503,750
2026	1,149,100	228,200	-	-	-	-	-	495,000
2027	1,155,500	229,450	-	-	-	-	-	499,650
2028	1,157,100	230,200	-	-	-	-	-	504,000
2029	-	230,450	-	-	-	-	-	-
2030	-	230,200	-	-	-	-	-	-
2031	-	226,600	-	-	-	-	-	-
	$ 4,613,150	$ 1,601,550	$ -	$ -	$ -	$ -	$ -	$ 2,002,400

General Obligation Bonds, Series 2022A
Dated: May 25, 2022
Original Value: $31,665,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 2,850,000	$ 1,032,175	$ 3,882,175	5.000%
2026	3,105,000	889,675	3,994,675	5.000%
2027	3,155,000	734,425	3,889,425	5.000%
2028	3,300,000	576,675	3,876,675	5.000%
2029	3,500,000	411,675	3,911,675	5.000%
2030	1,400,000	236,675	1,636,675	5.000%
2031	1,470,000	166,675	1,636,675	2.875%
2032	1,515,000	124,413	1,639,413	3.000%
2033	475,000	78,963	553,963	3.125%
2034	490,000	64,118	554,118	3.000%
2035	505,000	49,418	554,418	3.125%
2036	520,000	33,638	553,638	3.125%
2037	535,000	17,388	552,388	3.250%
	$ 22,820,000	$ 4,415,913	$ 27,235,913	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 305,000
Annual Sidewalk/Trail Construction Program	200,000
Annual PCC Street Patching Program	506,000
Annual Asphalt Street Resurfacing Program	340,000
Annual Pavement Preservation Program	357,000
Annual Traffic Signal Improvement Program	950,000
Annual Street Replacement Program	39,000
NE Four Mile Drive RCB Culvert for Deer Creek	266,000
High Trestle Trail Experience Park	200,000
High Trestle Trail Extension – SE Magazine Road to SE Oralabor Road	100,000
Oralabor Gateway Trail – SW State Street Grade-Separated Crossing	185,000
Rock Creek Trail and Native Plantings	180,000
Four Mile Creek Channel Stabilization – NE 47th Street to NE 54th Street	20,000
High Trestle Trail Channel Stabilization – Phase 1	275,000
High Trestle Trail Channel Stabilization – Phase 2	50,000
Tributary to Four Mile Creek Channel Stabilization	40,000
SE 3rd Street Area Trunk Storm Sewer Improvements	820,000
Westwinds Storm Sewer Extension	190,000
West 1st Street Widening and Improvements – Phase 1	1,485,000
NW 36th Street and NW State Street Interim Improvements	785,000
NW 18th Street Reconstruction – NW Ash Drive to North Ankeny Boulevard	305,000
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	4,322,000
SE Delaware Avenue Widening	1,016,000
SW Oralabor Road and SW State Street Safety Improvements	200,000
SW State Street Reconstruction – SW Ordnance Road to West 1st Street (Southbound Lanes)	75,000
Uptown Parking Improvements	180,000
NE 36th Street Reconstruction – Interstate 35 to NE Four Mile Drive	5,942,681
Current Refunding of Series 2014A and 2014B Bonds	14,660,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 376,500	$ 191,475	$ 562,114	$ -	$ -	$ -	$ -	$ 424,962
2026	376,750	189,725	552,306	-	-	-	-	423,962
2027	376,250	192,725	554,806	-	-	-	-	427,212
2028	375,000	190,225	551,306	-	-	-	-	424,463
2029	378,000	192,475	552,057	-	-	-	-	430,961
2030	-	189,225	551,806	-	-	-	-	161,213
2031	-	190,725	550,556	-	-	-	-	158,963
2032	-	190,550	552,763	-	-	-	-	159,650
2033	-	-	553,963	-	-	-	-	-
2034	-	-	554,118	-	-	-	-	-
2035	-	-	554,418	-	-	-	-	-
2036	-	-	553,638	-	-	-	-	-
2037	-	-	552,388	-	-	-	-	-
	$ 1,882,500	$ 1,527,125	$ 7,196,239	$ -	$ -	$ -	$ -	$ 2,611,386

General Obligation Bonds, Series 2023B
Dated: June 21, 2023
Original Value: $13,790,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 1,960,000	$ 506,000	$ 2,466,000	5.000%
2026	855,000	408,000	1,263,000	5.000%
2027	900,000	365,250	1,265,250	5.000%
2028	940,000	320,250	1,260,250	5.000%
2029	990,000	273,250	1,263,250	5.000%
2030	1,040,000	223,750	1,263,750	5.000%
2031	1,090,000	171,750	1,261,750	5.000%
2032	1,145,000	117,250	1,262,250	5.000%
2033	1,200,000	60,000	1,260,000	5.000%
	$ 10,120,000	$ 2,445,500	$ 12,565,500	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 365,000
Annual Sidewalk/Trail Construction Program	210,000
Annual PCC Street Patching Program	1,490,000
Annual Asphalt Street Resurfacing Program	475,000
Annual Pavement Preservation Program	350,000
Annual Traffic Signal Improvement Program	875,000
Fire Station No. 4	700,000
NE Frisk Drive Bridge over Deer Creek	90,000
NE 62nd Street RCB Culvert for Four Mile Creek Tributary	75,000
Prairie Ridge Sports Complex Tennis Courts Overlay	260,000
Tributary to Four Mile Creek Channel Stabilization	250,000
NE Delaware Avenue Reconstruction – NE 5th Street to NE 18th Street	2,170,000
North Ankeny Boulevard and 18th Street Intersection Improvements	240,000
NW 36th Street Asphalt Overlay – NW Weigel Drive to NW Irvinedale Drive	115,000
SW Oralabor Road and SW Edgewood Lane Intersection Improvements	50,000
NW 18th Street Reconstruction – NW Ash Drive to North Ankeny Boulevard	5,400,000
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	125,000
NW Irvinedale Drive and NW 18th Street Intersection Improvements	100,000
Uptown Parking Improvements	272,000
NW Weigel Drive Asphalt Overlay – NW 18th Street to NW 36th Street	130,000
North Ankeny Boulevard Improvements – 1st Street to 11th Street	250,000
NW State Street Extension Preliminary Design	500,000
South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street	200,000
SW Magazine Road and SW State Street Intersection Capacity Improvements	60,000
Fiber Optic Network Upgrade	200,000
SE Corporate Woods Drive and SE Crosswinds Drive Traffic Signal	40,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ -	$ 31,250	$ -	$ -	$ -	$ -	$ -	$ 30,250
2026	-	30,250	-	-	-	-	-	29,250
2027	-	34,250	-	-	-	-	-	28,250
2028	-	33,000	-	-	-	-	-	27,250
2029	-	31,750	-	-	-	-	-	31,250
2030	-	30,500	-	-	-	-	-	30,000
2031	-	29,250	-	-	-	-	-	28,750
2032	-	33,000	-	-	-	-	-	27,500
2033	-	31,500	-	-	-	-	-	26,250
	$ -	$ 284,750	$ -	$ -	$ -	$ -	$ -	$ 258,750

General Obligation Bonds, Series 2024A
Dated: June 20, 2024
Original Value: $16,260,000
Bond Rating: Moody's Investors Service Aa1

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 4,775,000	$ 770,092	$ 5,545,092	5.000%
2026	4,575,000	574,250	5,149,250	5.000%
2027	720,000	345,500	1,065,500	5.000%
2028	760,000	309,500	1,069,500	5.000%
2029	800,000	271,500	1,071,500	5.000%
2030	840,000	231,500	1,071,500	5.000%
2031	880,000	189,500	1,069,500	5.000%
2032	920,000	145,500	1,065,500	5.000%
2033	970,000	99,500	1,069,500	5.000%
2034	1,020,000	51,000	1,071,000	5.000%
	$ 16,260,000	$ 2,987,842	$ 19,247,842	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Annual Park Development Program	$ 720,000
Annual Sidewalk/Trail Construction Program	225,000
Annual PCC Street Patching Program	1,650,000
Annual Asphalt Street Resurfacing Program	375,000
Annual Pavement Preservation Program	700,000
Annual Street Replacement Program	875,000
Annual Traffic Signal Improvement Program	1,514,000
NE 62nd Street RCB Culvert for Four Mile Creek Tributary	700,000
Sawgrass Park Dam Improvements	90,000
Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	130,000
SE 3rd Street Area Trunk Storm Sewer Improvements	540,000
NW 17th Street Storm Sewer and Pavement Improvements	20,000
SW Des Moines Street Utility Improvements	78,333
NE Delaware Avenue Reconstruction - NE 5th Street to NE 18th Street	4,100,000
NW 36th Street and NW Weigel Drive Asphalt Overlay	2,300,000
SW Oralabor Road and SW Edgewood Lane Intersection Improvements	50,000
NW Irvinedale Drive and NW 18th Street Intersection Improvements	375,000
West 1st Street Widening and Improvements - Phase 2	400,000
North Ankeny Boulevard Improvements - 1st Street to 11th Street	465,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	150,000
SW Magazine Road and SW State Street Intersection Improvements	475,000
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	200,000
Fiber Optic Network Upgrade	650,000
SE Corporate Woods Drive and SE Crosswinds Drive Traffic Signal	405,000

Fiscal Year	TIF District #1	TIF District #2	TIF District #3	General	Road Use Tax	Water	Sewer	Storm Water
2025	$ 52,524	$ -	$ -	$ -	$ -	$ -	$ -	$ 106,705
2026	46,750	-	-	-	-	-	-	100,250
2027	45,250	-	-	-	-	-	-	97,000
2028	48,750	-	-	-	-	-	-	98,750
2029	47,000	-	-	-	-	-	-	100,250
2030	45,250	-	-	-	-	-	-	101,500
2031	48,500	-	-	-	-	-	-	97,500
2032	46,500	-	-	-	-	-	-	98,500
2033	49,500	-	-	-	-	-	-	99,250
2034	47,250	-	-	-	-	-	-	99,750
	$ 477,274	$ -	$ -	$ -	$ -	$ -	$ -	$ 999,455

BUSINESS TYPE ACTIVITIES/ ENTERPRISE FUNDS



city of Ankeny

Solid Waste Fund

Description of the Fund

The fund is an enterprise fund that accounts for solid waste activities. A monthly fee is collected from each household on the utility bill to cover expenses related to the collection and disposal of household recyclables, special programs (e.g., leaf drop off, spring clean-up, tree and branch drop off, Christmas tree recycling and storm damage clean-up) and landfill postclosure.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Fiscal year 2026 revenues are projected to be $21,000 from interest income and $1,592,000 from service charges. In addition, transfers in of $15,000 are budgeted from the landfill postclosure fund to cover John Deere Des Moines Works' portion of the costs to maintain and monitor the remediated landfill in Prairie Trail. Budgeted expenditures include $100,402 for overtime costs related to special programs and $1,504,000 for recycling and landfill maintenance services.

The monthly solid waste fee is estimated to increase $0.06, from $5.18 to $5.24, due to a rate increase from Metro Waste Authority for curbside recycling. The solid waste fee includes $4.64 for curbside recycling, $0.55 for special programs and $0.05 to support the annual maintenance costs of the remediated landfill.

Estimated Ending Fund Balance

Fund balance at June 30, 2026, is budgeted to be $597,092, an increase of 4.11%. This increase is due to customer growth and a $0.06 per month increase in solid waste fees.

Looking Ahead to Fiscal Year 2027 and Beyond

Metro Waste Authority adjusts curbside recycling fees annually based on the nationally published Consumer Price Index (CPI) and the compressed natural gas index, as outlined in its contract with Waste Management for collection services. Solid waste fees are projected to increase from $5.24 to $5.34 per household per month for fiscal year 2027.

Solid Waste Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 267,455	$ 151,468	$ 459,781	$ 496,610	$ 542,770	$ 573,494	$ 597,092
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	168	6,080	26,230	22,000	25,000	21,000	18,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,183,014	1,356,941	1,446,446	1,536,000	1,511,000	1,592,000	1,686,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$1,183,182	$1,363,021	$1,472,676	$1,558,000	$1,536,000	$1,613,000	$1,704,000
Transfers In	11,803	4,373	11,818	9,000	7,500	15,000	7,500
Funds Available	$1,462,440	$1,518,862	$1,944,275	$2,063,610	$2,086,270	$2,201,494	$2,308,592
Expenditures:							
Personal Services	$ 63,915	$ 67,767	$ 83,218	$ 92,776	$ 92,776	$ 100,402	$ 108,537
Contractual Services	1,247,057	991,314	1,318,287	1,447,000	1,420,000	1,504,000	1,584,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$1,310,972	$1,059,081	$1,401,505	$1,539,776	$1,512,776	$1,604,402	$1,692,537
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 151,468	$ 459,781	$ 542,770	$ 523,834	$ 573,494	$ 597,092	$ 616,055

Water Fund

Description of the Fund

The fund accounts for the operation and maintenance of municipal water infrastructure, including towers, pumps, wells and pipes and supports the provision of water to the City. The City does not produce its own water but instead purchases it from Central Iowa Water Works.

The fund is divided into the following activities for budget management purposes:

Water Deposits – records the deposits held for municipal utility services.

Water Administration – is responsible for the management of the City's water distribution system.

Water Maintenance – is responsible for the maintenance and servicing of the City's water distribution system.

Water Sinking – administers the water fund's debt payments.

Council Goal	Fund Goals	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Upgrade Essential Infrastructure 	Provide a high-quality potable water storage and distribution system	Above ground storage – millions of gallons	4.00	4.00	4.50	4.50	7.00
		Miles of active, city owned water main	343	354	359	370	380
		Number of mainline water valves	4,984	5,293	5,483	5,700	5,900
		Number of fire hydrants	4,617	5,040	5,188	5,400	5,650
		Drinking water – excellent or good [1]			84%		
	Design, construct, operate, maintain and improve the City's water utility infrastructure	Number of service work orders	9,284	8,688	7,912	8,500	9,000
		Number of system repairs	80	98	100	90	90
		Number of water main breaks	23	16	20	20	20
		Number of fire hydrants flushed	2,231	1,728	765	1,250	1,250
	Provide accurate, clear and timely information for the City's water users	Average daily water consumption – millions of gallons	6.47	6.93	6.86	7.25	7.75
		Peak day as a percent of purchased capacity	137.87%	146.42%	143.06%	150.97%	86.67%
		Water loss percentage [2]	14.68%	10.98%	13.19%	14.00%	14.00%

[1] Triennial Citizen Survey results

[2] Calendar Year

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction of the following major CIP projects in 2024: South Ankeny Boulevard Transmission Main, SE Magazine Ground Storage Tank Repaint and Northlawn Area Utility Improvements – Phase 3.
	• Completed construction of the Annual Water Main Replacement Program, including $22,920 in cost sharing for water main oversizing (pipes 12 inches and larger).
	• Responded to 7,912 customer service work orders, including 811 meter sets and 598 meter changeouts, processed 14,297 utility locates, collected over 3,000 samples, completed 93 excavations and 11 hydrant repairs.
	• Developed a Lead Service Line Inventory, as required by the EPA's 2021 Lead and Copper Rule Revisions (LCRR), which mandate public water systems to identify and make public the locations of lead, non-lead and unknown service lines.
	• Managed aquifer storage and recovery cycles to meet peak demands, ensuring the City did not exceed its purchase capacity from Des Moines Water Works.
	• Coordinated with Des Moines Water Works, an engineering consultant and a contractor to complete the SE Magazine Ground Storage Tank Repaint project while maintaining the water supply to Ankeny customers.
In Progress Activities	
	• Complete construction of the following major CIP projects in 2025: High Trestle Trail Transmission Main, Northwest Water Tower, NE 36th and NE 38th Street Water Main Loop, Aquifer Storage and Recovery Well No. 3 and Delaware Pump Station Flow Meter and Isolation Valve.
	• Complete design and letting phases of the SW Walnut Street and SW Ordnance Road Water Main project, including the Uptown Parking Improvements.
	• Begin design of the Elevated Water Storage Tower No. 4 project.
	• Identify and prioritize new and replacement public utility infrastructure projects for the annual programs within the CIP, as well as projects to be completed in-house for system repairs and maintenance.
	• Continue the water meter replacement program as existing meters and equipment reach the end of their serviceable life.
	• Educate and train new utility operators to gain the necessary knowledge and experience required to obtain State of Iowa certifications.
	• Plan for the upcoming limited registration testing at the new Aquifer Storage and Recovery Well No. 3, which has been delayed due to electrical equipment issues.
	• Coordinate and execute a plan for injection and recovery cycles at the current aquifer storage and recovery wells to meet peak demands.
	• Continue all preventive maintenance efforts in order to keep the water system running as efficiently as possible.

	• Continue active membership in the American Public Works Association (APWA), American Water Works Association (AWWA), Central Iowa Water Works (CIWW), Iowa Association of Water Agencies (IAWA), Iowa Water Environment Association (IAWEA) and Iowa Rural Water Association (IRWA).
Upcoming Activities	
	• Manage the development and increased recovery at Aquifer Storage and Recovery Well No. 3, while coordinating the planned decrease in recovery at Aquifer Storage and Recovery Well No. 1.
Trends and Issues	
	• Growing need to replace an increasing number of water meters and automatic meter reading (AMR) equipment as they approach the end of their service life.
	• Assess the City's ownership and maintenance responsibilities for water service lines extending from the water main to the curb stop.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Fiscal year 2026 revenues are projected to be $39,810,193. This projection includes a 6% increase in water usage rates and a 4% increase in availability charges, scheduled for April 1, 2025. These adjustments are necessary to:

- Fund the cost of water and related debt service requirements for Central Iowa Water Works (CIWW),
- Upgrade existing infrastructure to ensure reliability and efficiency, and
- Expand the water system to support future growth and meet increasing demand within EPA and DNR permitted water treatment standards.

Primary operating revenues for the water fund include water usage and availability fees, which account for 52.16% of total revenues, as detailed in the Water Fund Revenue Summary. Other financing sources provide 39.75% of total revenues and are a major funding source for the annual capital improvement program. Additionally, the budget includes $1,000 in transfers from the hotel/motel tax fund.

Water Fund Revenue Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Interest	$ 4,750	$ 24,000	$ 105,000	$ 90,000	$ 105,000	$ 80,000	$ 70,000
Lease/Rent Payments	83,008	82,534	56,144	58,222	58,390	60,725	63,154
Capital Grants	3,047,172	-	-	-	-	750,000	-
Water Usage	12,712,319	13,850,632	15,460,204	16,337,542	15,467,747	16,559,770	17,728,890
Temporary Water Usage	85,620	79,960	54,460	60,000	60,000	60,000	60,000
Illegal Water Usage	2,010	3,360	-	-	2,035	-	-
Hook Up Fees	329,793	308,782	263,502	200,000	200,000	200,000	200,000
Availability Fees	3,344,757	3,589,191	3,810,091	3,960,111	4,002,113	4,203,820	4,415,692
Billing Fees	20,263	27,692	29,060	24,000	28,000	28,000	28,000
Unapplied Credits	14,782	7,879	(4,310)	-	-	-	-
Miscellaneous Service Charges	136,937	140,629	169,199	303,500	142,000	151,000	161,000
Salvage Sales	-	-	-	-	5,771	-	-
Meter Sales	477,374	434,881	414,112	508,000	426,000	431,000	436,000
Deposits	201,802	190,643	192,087	216,000	203,000	203,000	203,000
Refunds	11,791	10,482	12,449	9,000	10,000	10,000	10,000
Other Reimbursements	350	320	6,580	-	-	-	-
Overages/Shortages	(1)	2	(55)	-	-	-	-
Sales Tax	(151)	63	22	-	-	-	-
Excise Tax	904,784	982,146	1,087,401	1,222,000	1,172,000	1,250,000	1,333,000
Miscellaneous	520	2,930	-	-	-	-	-
Other Financing Sources	2,136,061	3,143,057	11,666,401	2,260,000	7,508,576	15,822,878	5,826,000
Total	$ 23,513,941	$ 22,879,183	$ 33,322,347	$ 25,248,375	$ 29,390,632	$ 39,810,193	$ 30,534,736

Budgeted expenditures for fiscal year 2026 total $43,466,917, including $182,000 for water deposit refunds, $28,720,114 for water administration, $3,368,243 for water maintenance, $3,705,682 for water sinking (debt service) and $7,490,878 for capital improvement projects. Additionally, $1,877,916 is budgeted for transfers out to the general, debt service, storm water and capital projects funds.

On January 1, 2025, the City became a founding member of Central Iowa Water Works, a new regional water utility. Membership in Central Iowa Water Works requires a capital contribution of $6,292,276 for the book value of reserve capacity and $10,980,310 for the value of additional allocated reserve capacity, totaling $17,272,586 budgeted in fiscal year 2026. This significant one-time capital investment will be funded with $8,500,000 of water revenue capital loan notes and $8,772,586 of cash on hand. It will also result in a purchased capacity of 15.026 million gallons per day (MGD), up from the

current purchased capacity of 8.28 MGD and will increase to 17.441 MGD following the Saylorville Treatment Plant Expansion capacity allocation.

Personnel changes for fiscal year 2026 include the addition of a water utilities operator I to support the meter change-out program. Capital outlay expenditures include the purchase of a hydro seeder and the replacement of a tandem axle dump truck and utility locator in water maintenance.

To support upcoming investments, Water Revenue Capital Loan Notes, Series 2026, totaling $8,623,000, is planned to fund the Central Iowa Water Works capital contribution. An additional $6,960,000 from Water Revenue Bonds, Series 2026B, is planned to fund the 2026 Capital Improvement Program; these projects include:

- SW Des Moines Street Utility Improvements
- South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street
- SW Linden Street and SW Sharmin Drive Water Main Improvements
- Elevated Water Storage Tower No. 4
- SCADA System Upgrade

The water fund consists of the unrestricted water fund and the restricted capital projects, water deposits and water sinking funds. The water sinking fund is mandated by revenue bond covenants and is required to maintain the lesser of the following: 1) maximum annual debt service; 2) ten percent of the original principal amount of bonds outstanding; or 3) 125% of average annual debt service. The water sinking fund also requires a monthly deposit of a portion of the succeeding year's principal and interest maturities. The required balances in the water sinking fund are considered "restricted" funds because the City is required to maintain these balances even if it requires raising water rates. The following provides a summary of the unrestricted and restricted fund balances for the past ten years:

Fiscal Year	Water Fund	Capital Projects	Water Deposits	Water Sinking	Percent Restricted
2015	$4,996,876	-	$175,066	$986,542	18.86%
2016	5,351,476	-	210,015	954,694	17.87%
2017	6,628,100	-	222,011	1,128,794	16.93%
2018	8,823,402	-	240,902	1,498,051	16.46%
2019	10,686,026	-	283,664	2,103,233	18.26%
2020	12,777,560	-	319,277	2,161,659	16.26%
2021	16,895,578	7,210,064	338,252	1,753,989	35.51%
2022	15,451,557	7,636,056	384,519	1,397,521	37.87%
2023	18,433,148	3,197,930	406,262	1,940,827	23.13%
2024	21,759,117	5,662,175	433,824	3,069,450	29.64%

Estimated Ending Fund Balance

The estimated ending fund balance of the water fund at June 30, 2026, is $25,834,502. This represents a decrease of $5,533,640, or 17.64%, due to the one-time capital contribution to Central Iowa Water Works.

Looking Ahead to Fiscal Year 2027 and Beyond

Long-term projections include the following rates adjustments:

April 1, 2026	6.00%
April 1, 2027	6.00%
April 1, 2028	6.00%
April 1, 2029	6.00%
April 1, 2030	6.00%

Rate increases are necessary to maintain adequate debt service coverage, defined as cash flow remaining after debt obligations. This cash supports transfers to other funds, capital projects and strengthens the fund's liquidity. From fiscal year 2027 through 2031, debt service coverage is projected to range from 1.72 to 2.23 times net revenues on revenue debt and from 1.70 to 2.23 times on total debt. The financial targets are 1.75 times for revenue debt and 1.10 times for total debt. It is also important to monitor cash as a percentage of operations and maintenance (net of depreciation). For the same period, this metric ranges from 90% to 104%, exceeding the financial target of 50% to 75%.

The 2025-2029 Capital Improvement Program (CIP) includes the issuance of $9,840,000 Water Revenue Bonds in fiscal year 2027, $2,465,000 Water Revenue Bonds in fiscal year 2028 and $2,525,000 Water Revenue Bonds in fiscal year 2029 and will fund the following projects:

- Public Works Maintenance Facility Expansion
- SE 3rd Street Area Collection Storm Sewer Improvements
- SW Linden Street and SW Sharmin Drive Water Main Improvements
- SW Irvinedale Elevated Storage Tank Repaint
- Elevated Water Storage Tower No. 4
- Aquifer Storage and Recovery Well No. 2 Rehabilitation
- SW Oralabor Road Transmission Main

Water Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$26,197,883	$24,869,653	$23,978,168	$32,955,912	$30,924,568	$31,368,142	$ 25,834,502
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	87,758	106,534	161,144	148,222	163,390	140,725	133,154
Intergovernmental	3,047,172	-	-	-	-	750,000	-
Service Charges	16,646,481	18,008,125	19,782,206	20,885,153	19,901,895	21,202,590	22,593,582
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,596,469	1,621,467	1,712,596	1,955,000	1,816,771	1,894,000	1,982,000
Other Financing Sources	2,136,061	3,143,057	11,666,401	2,260,000	7,508,576	15,822,878	5,826,000
Total Revenues	$23,513,941	$22,879,183	$33,322,347	$25,248,375	$29,390,632	$39,810,193	$ 30,534,736
Transfers In	192	7,532	1,754	321,000	376,000	1,000	1,000
Funds Available	$49,712,016	$47,756,368	$57,302,269	$58,525,287	$60,691,200	$71,179,335	$ 56,370,238
Expenditures:							
Water Deposits	$ 155,535	$ 168,900	$ 164,525	$ 178,000	$ 182,000	$ 182,000	$ 182,000
Water Administration	11,698,283	10,245,155	11,528,580	13,266,097	11,305,101	28,720,114	12,847,097
Water Maintenance	2,168,509	2,386,375	2,495,695	2,996,867	2,999,456	3,368,243	3,275,419
Water Sinking	5,273,795	1,592,287	1,956,233	3,121,130	3,120,634	3,705,682	4,441,825
Capital Outlay	5,257,241	8,857,114	9,576,585	8,853,273	10,361,451	7,490,878	7,070,000
Total Expenditures	$24,553,363	$23,249,831	$25,721,618	$28,415,367	$27,968,642	$43,466,917	$ 27,816,341
Transfers Out	289,000	528,369	656,083	1,042,750	1,354,416	1,877,916	3,597,798
Ending Balance, June 30	$24,869,653	$23,978,168	$30,924,568	$29,067,170	$31,368,142	$25,834,502	$ 24,956,099

Activity: **Water Deposits**	Department: **Municipal Utilities**				Program: **Enterprise**		
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	201,802	190,643	192,087	216,000	203,000	203,000	203,000
Total Revenues	**$ 201,802**	**$ 190,643**	**$ 192,087**	**$ 216,000**	**$ 203,000**	**$ 203,000**	**$ 203,000**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	155,535	168,900	164,525	178,000	182,000	182,000	182,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 155,535**	**$ 168,900**	**$ 164,525**	**$ 178,000**	**$ 182,000**	**$ 182,000**	**$ 182,000**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Water Administration	Department: Municipal Utilities				Program: Enterprise		
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	87,758	106,534	161,144	148,222	163,390	140,725	133,154
Intergovernmental	3,047,172	-	-	-	-	750,000	-
Service Charges	16,646,481	18,008,125	19,782,206	20,885,153	19,901,895	21,202,590	22,593,582
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,394,667	1,430,824	1,520,509	1,739,000	1,613,771	1,691,000	1,779,000
Total Revenues	**$21,176,078**	**$19,545,483**	**$21,463,859**	**$22,772,375**	**$21,679,056**	**$23,784,315**	**$24,505,736**
Expenditure Summary:							
Personal Services	$ 366,143	$ 351,762	$ 372,058	$ 451,099	$ 446,558	$ 471,275	$ 498,304
Contractual Services	1,738,659	1,915,786	2,287,819	2,341,485	2,407,065	19,708,966	2,591,331
Commodities	6,945,015	7,977,607	8,868,703	10,473,513	8,451,478	8,539,873	9,757,462
Capital Outlay	-	-	-	-	-	-	-
Debt Service	2,648,466	-	-	-	-	-	-
Total Expenditures	**$11,698,283**	**$10,245,155**	**$11,528,580**	**$13,266,097**	**$11,305,101**	**$28,720,114**	**$12,847,097**
Personnel Summary:							
Municipal Utilities Director	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Civil Engineering Technician II	-	-	0.50	0.50	0.50	0.50	0.50
GIS Technician	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Customer Service Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Customer Service Representative	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Clerk	0.57	0.57	0.57	0.57	0.57	0.57	0.57
Total Full Time Equivalents	**3.32**	**3.32**	**3.82**	**3.82**	**3.82**	**3.82**	**3.82**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: **Water Maintenance**	Department: **Municipal Utilities**				Program: **Enterprise**		
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$1,159,899	$1,218,262	$1,338,188	$1,480,175	$1,427,357	$1,615,487	$1,694,820
Contractual Services	185,611	135,599	179,051	339,268	328,583	283,554	239,686
Commodities	764,475	903,577	961,831	1,080,093	1,109,916	1,257,402	1,333,713
Capital Outlay	58,524	128,937	16,625	97,331	133,600	211,800	7,200
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$2,168,509**	**$2,386,375**	**$2,495,695**	**$2,996,867**	**$2,999,456**	**$3,368,243**	**$3,275,419**
Personnel Summary:							
Utilities Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities Supervisor	-	-	1.00	1.00	1.00	1.00	1.00
Utilities Operator IV	1.00	1.00	-	-	-	-	-
Utilities Operator III	3.00	3.00	3.00	4.00	4.00	4.00	4.00
Utilities Operator II	6.00	6.00	7.00	6.00	4.00	4.00	4.00
Utilities Operator I	-	-	-	-	1.00	2.00	2.00
Utilities Operator Assistant	-	-	-	-	1.00	1.00	1.00
Utility Locator	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Total Full Time Equivalents	**11.83**	**11.83**	**12.83**	**12.83**	**12.83**	**13.83**	**13.83**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
1/2 Ton 4WD Truck	1	2024	Purchase	$ 41,000	$ -	$ -
1/2 Ton 4WD Truck	2	2025	Purchase	65,000	-	-
Hydraulic Guillotine Pipe Saw	1	2025	Purchase	16,100	-	-
Leak Detection Equipment	1	2025	Purchase	6,500	-	-
Lift Gate	1	2025	Purchase	5,000	-	-
Hydro Seeder	1	2026	Purchase	-	11,000	-
Tandem Axle Dump Truck	1	2026	Purchase	-	194,000	-
Utility Locator	1	2026	Purchase	-	6,800	-
Utility Locator	1	2027	Purchase	-	-	7,200
Total Capital Outlay				**$ 133,600**	**$ 211,800**	**$ 7,200**

Activity: **Water Sinking**	Department: **Municipal Utilities**				Program: **Enterprise**		
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Bond Proceeds	-	-	325,572	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ 325,572**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	5,153	8,908	24,882	45,619	45,609	55,370	54,602
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	5,268,642	1,583,379	1,931,351	3,075,511	3,075,025	3,650,312	4,387,223
Total Expenditures	**$5,273,795**	**$1,592,287**	**$1,956,233**	**$3,121,130**	**$3,120,634**	**$3,705,682**	**$4,441,825**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Capital Outlay Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Water Mains							
Annual Water Main Replacement Program	$ 346,308	$ 411,409	$ 569,514	$ 812,500	$ 1,234,411	$ 1,212,500	$ 1,437,500
High Trestle Trail Transmission Main – Phase 1	81,830	1,618,342	3,401,214	-	94,283	-	-
Irvinedale Drive Transmission Main – Phase 2	2,571	-	-	-	-	-	-
Irvinedale Drive Transmission Main – Phase 3	1,555,739	9,227	75,539	-	-	-	-
Saylorville Feeder Main Purchase Capacity	-	-	603,150	-	-	-	-
South Ankeny Boulevard Transmission Main	-	763,118	2,346,892	-	81,992	-	-
NW 36th Street and NW Weigel Drive Water Main Loop	1,323,725	118,244	-	-	-	-	-
SW Walnut Street and SW Ordnance Road Water Main, including Uptown Parking Improvements	-	-	90,590	1,237,500	844,450	725,000	-
High Trestle Trail Transmission Main – Phase 2	-	374	-	-	-	-	-
NE 36th Street and NE 38th Street Water Main Loop	-	12,437	270,615	1,100,000	1,355,172	-	-
Centennial Estates Water Main Cost Share	-	152,131	-	-	-	-	-
North Ankeny Boulevard Water Main – NE 41st Street to Unity Point	22,480	129,771	-	-	-	-	-
SW Linden Street and SW Sharmin Drive Water Main Improvements	-	-	-	-	-	32,000	325,000
Total Water Mains	**$ 3,332,653**	**$ 3,215,053**	**$ 7,357,514**	**$ 3,150,000**	**$ 3,610,308**	**$ 1,969,500**	**$ 1,762,500**
Water Towers/Storage							
Aquifer Storage and Recovery Well No. 1 Replacement	$ 1,924,588	$ 5,189,365	$ 248,913	$ -	$ 209,410	$ -	$ -
Northwest Water Tower	-	445,471	1,682,550	5,140,273	5,991,863	2,633,878	-
SE Delaware Ground Storage Tank Repaint	-	7,225	277,336	-	9,475	-	-
SE Magazine Ground Storage Tank Repaint	-	-	10,272	363,000	340,395	-	-
SW Irvinedale Elevated Storage Tank Repaint	-	-	-	-	-	-	45,000
Elevated Water Storage Tower No. 4	-	-	-	200,000	200,000	2,775,000	5,150,000
SCADA System Upgrade	-	-	-	-	-	112,500	112,500
Total Water Towers/Storage	**$ 1,924,588**	**$ 5,642,061**	**$ 2,219,071**	**$ 5,703,273**	**$ 6,751,143**	**$ 5,521,378**	**$ 5,307,500**
Total	**$ 5,257,241**	**$ 8,857,114**	**$ 9,576,585**	**$ 8,853,273**	**$10,361,451**	**$ 7,490,878**	**$ 7,070,000**

Capital Budget Impact on Operating Budget

Although the City prepares the capital budget separate from the operating budget, the two budgets are linked. These links include ongoing operating, maintenance and repair costs associated with new or renovated facilities and infrastructure. Occasionally, capital improvement program projects also necessitate the addition of new personnel required to staff or maintain new facilities. On the other hand, capital improvement program projects may produce new revenues in the form of fees paid for the use of new or renovated facilities or they may produce operational savings from efficiencies gained as a result.

The fiscal year 2026 operating costs shown below are incorporated in the City's adopted operating budget. In addition to current year operating budget impacts, future operating costs associated with current and planned projects are identified in the capital budget process to aid in long-range planning.

Project	2025-26 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
Annual Water Main Replacement Program	$ 1,212,500	$ -	$ -	$ 500	$ 500
SW Walnut Street and SW Ordnance Road Water Main, including Uptown Parking Improvements	725,000	-	-	-	-
SW Linden Street and SW Sharmin Drive Water Main Improvements	32,000	-	-	-	-
Northwest Water Tower	2,633,878	-	-	-	-
Elevated Water Storage Tower No. 4	2,775,000	-	-	-	-
SCADA System Upgrade	112,500	-	-	-	-
Total	**$ 7,490,878**	**$ -**	**$ -**	**$ 500**	**$ 500**

Bond Rating

The City's water revenue bonds rating with Moody's Investors Service is Aa2. On May 13, 2024, Moody's Investors Service completed its annual review of the City's credit and affirmed an underlying rating of Aa2 to the City's water revenue bonds. The following table shows the comparable investment grade ratings for Moody's Investors Service.

Quality of Rating	Moody's Investors Service	Meaning
Best	Aaa	Minimal credit risk
High	Aa1	Very low credit risk
	Aa2	
	Aa3	
Upper Medium	A1	Low credit risk
	A2	
	A3	
Medium Grade	Baa1	May possess certain speculative characteristics
	Baa2	
	Baa3	

Water Fund Debt Service Summary

Fiscal Year	Principal	Interest	Total
2025	$ 2,237,000	$ 838,025	$ 3,075,025
2026	2,262,000	857,813	3,119,813
2027	2,325,000	793,018	3,118,018
2028	2,402,000	726,136	3,128,136
2029	2,472,000	659,364	3,131,364
2030	2,373,000	592,791	2,965,791
2031	2,439,000	529,101	2,968,101
2032	2,506,000	463,088	2,969,088
2033	2,578,000	398,164	2,976,164
2034	2,130,000	331,211	2,461,211
2035	1,733,000	278,005	2,011,005
2036	1,498,000	236,390	1,734,390
2037	1,536,000	203,538	1,739,538
2038	1,570,000	169,683	1,739,683
2039	1,610,000	135,008	1,745,008
2040	1,300,000	99,295	1,399,295
2041	1,326,000	76,545	1,402,545
2042	1,179,000	53,340	1,232,340
2043	1,203,000	32,705	1,235,705
2044	666,000	11,655	677,655
	$ 37,345,000	$ 7,484,875	$ 44,829,875

Note: The schedule represents current debt outstanding. The water fund summary will not match due to the issuance of additional bonds and/or capital loan notes.

Debt to Maturity Schedules

Revenue Bonds, Series 2017B
Dated: May 31, 2017
Original Value: $1,605,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 145,000	$ 22,069	$ 167,069	4.000%
2026	150,000	16,269	166,269	2.250%
2027	145,000	12,894	157,894	2.375%
2028	155,000	9,449	164,449	3.000%
2029	160,000	4,800	164,800	3.000%
	$ 755,000	$ 65,481	$ 820,481	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Ash Tower Transmission Main	$ 150,000
NW Booster Station	1,200,000
NW 18th Street Water Main Extension	112,000
SE Magazine Road Water Main Improvements	80,000

Revenue Bonds, Series 2018B
Dated: May 30, 2018
Original Value: $5,990,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 380,000	$ 136,831	$ 516,831	5.000%
2026	400,000	117,831	517,831	5.000%
2027	420,000	97,831	517,831	3.000%
2028	435,000	85,231	520,231	3.000%
2029	445,000	72,181	517,181	3.000%
2030	460,000	58,831	518,831	3.000%
2031	475,000	45,031	520,031	3.000%
2032	485,000	30,781	515,781	3.125%
2033	500,000	15,627	515,627	3.125%
	$ 4,000,000	$ 660,175	$ 4,660,175	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

SE Creekview Drive Drainage and Paving Improvements	$ 425,000
NW Irvinedale Drive and NW 5th Street Intersection Improvements	300,000
Ash Tower Transmission Main	2,100,000
NW Booster Station	2,222,000
Irvinedale Drive Transmission Main – Phase 1	225,000
Trestle Ridge Estates 24" Water Main	130,000
Ash Tower Repair and Repaint	50,000
Concept and Site Study for Future NW Water Tower	375,000

Revenue Bonds, Series 2019B
Dated: May 28, 2019
Original Value: $5,090,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 305,000	$ 147,200	$ 452,200	5.000%
2026	320,000	131,950	451,950	5.000%
2027	340,000	115,950	455,950	5.000%
2028	355,000	98,950	453,950	4.000%
2029	370,000	84,750	454,750	4.000%
2030	385,000	69,950	454,950	4.000%
2031	400,000	54,550	454,550	4.000%
2032	415,000	38,550	453,550	3.000%
2033	430,000	26,100	456,100	3.000%
2034	440,000	13,200	453,200	3.000%
	$ 3,760,000	$ 781,150	$ 4,541,150	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

East 1st Street and I-35 Interchange Reconstruction	$ 641,234
South Ankeny Boulevard & SE Shurfine Drive/SW Prairie Trail Parkway Intersection Improvements	150,000
SE Magazine Road Water Main Improvements	555,000
Irvinedale Drive Transmission Main – Phase 1	2,800,000
NW State Street Water Main Improvements – Phase 1	125,000
Irvinedale Drive Transmission Main – Phase 2	255,000
NW Irvinedale Drive Water Main Improvements	125,000
SW Water Tower Interior Repaint	450,000

Revenue Bonds, Series 2020B
Dated: June 9, 2020
Original Value: $3,375,000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 210,000	$ 65,875	$ 275,875	3.000%
2026	220,000	59,575	279,575	3.000%
2027	225,000	52,975	277,975	3.000%
2028	230,000	46,225	276,225	3.000%
2029	240,000	39,325	279,325	2.000%
2030	240,000	34,525	274,525	2.000%
2031	245,000	29,725	274,725	2.125%
2032	250,000	24,519	274,519	2.250%
2033	260,000	18,893	278,893	2.250%
2034	265,000	13,044	278,044	2.375%
2035	270,000	6,750	276,750	2.500%
	$ 2,655,000	$ 391,431	$ 3,046,431	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

East 1st Street and I-35 Interchange Reconstruction	$ 750,000
Irvinedale Drive Transmission Main – Phase 2	2,500,000
NW Irvinedale Drive Water Main – Trestle Ridge Estates Plat 3 to NW 36th Street	100,000

Revenue Capital Loan Notes, Series 2021B
Dated: April 23, 2021
Original Value: $2,865,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 125,000	$ 43,750	$ 168,750	1.750%
2026	128,000	41,563	169,563	1.750%
2027	130,000	39,323	169,323	1.750%
2028	133,000	37,047	170,047	1.750%
2029	135,000	34,720	169,720	1.750%
2030	138,000	32,358	170,358	1.750%
2031	141,000	29,943	170,943	1.750%
2032	144,000	27,475	171,475	1.750%
2033	147,000	24,955	171,955	1.750%
2034	149,000	22,383	171,383	1.750%
2035	152,000	19,775	171,775	1.750%
2036	156,000	17,115	173,115	1.750%
2037	159,000	14,385	173,385	1.750%
2038	161,000	11,600	172,600	1.750%
2039	164,000	8,785	172,785	1.750%
2040	167,000	5,915	172,915	1.750%
2041	171,000	2,993	173,993	1.750%
	$ 2,500,000	$ 414,085	$ 2,914,085	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Irvinedale Drive Transmission Main – Phase 3	$ 1,813,685
NW 36th Street and NW Weigel Drive Water Main Loop	1,051,315

Revenue Capital Loan Notes, Series 2023A
Dated: April 21, 2023
Original Value: $5,783,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 243,000	$ 97,038	$ 340,038	1.750%
2026	248,000	92,785	340,785	1.750%
2027	252,000	88,445	340,445	1.750%
2028	258,000	84,035	342,035	1.750%
2029	263,000	79,520	342,520	1.750%
2030	268,000	74,918	342,918	1.750%
2031	273,000	70,228	343,228	1.750%
2032	279,000	65,450	344,450	1.750%
2033	284,000	60,565	344,565	1.750%
2034	290,000	55,598	345,598	1.750%
2035	296,000	50,523	346,523	1.750%
2036	302,000	45,343	347,343	1.750%
2037	308,000	40,058	348,058	1.750%
2038	314,000	34,668	348,668	1.750%
2039	320,000	29,173	349,173	1.750%
2040	327,000	23,573	350,573	1.750%
2041	333,000	17,850	350,850	1.750%
2042	340,000	12,023	352,023	1.750%
2043	347,000	6,070	353,070	1.750%
	$ 5,545,000	$ 1,027,863	$ 6,572,863	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

High Trestle Trail Transmission Main	$ 5,783,000

Revenue Capital Loan Notes, Series 2023C
Dated: May 19, 2023
Original Value: $3,248,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 142,000	$ 56,823	$ 198,823	1.750%
2026	145,000	54,338	199,338	1.750%
2027	148,000	51,800	199,800	1.750%
2028	151,000	49,210	200,210	1.750%
2029	154,000	46,568	200,568	1.750%
2030	157,000	43,873	200,873	1.750%
2031	160,000	41,125	201,125	1.750%
2032	163,000	38,325	201,325	1.750%
2033	167,000	35,472	202,472	1.750%
2034	170,000	32,550	202,550	1.750%
2035	173,000	29,575	202,575	1.750%
2036	177,000	26,548	203,548	1.750%
2037	180,000	23,450	203,450	1.750%
2038	184,000	20,300	204,300	1.750%
2039	188,000	17,080	205,080	1.750%
2040	191,000	13,790	204,790	1.750%
2041	195,000	10,448	205,448	1.750%
2042	199,000	7,035	206,035	1.750%
2043	203,000	3,550	206,550	1.750%
	$ 3,247,000	$ 601,860	$ 3,848,860	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

South Ankeny Boulevard Transmission Main	$ 3,248,000

Revenue Capital Loan Notes, Series 2023D
Dated: December 22, 2023
Original Value: $11,103,000
Bond Rating: Not Rated

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 457,000	$ 101,350	$ 558,350	1.750%
2026	466,000	178,602	644,602	1.750%
2027	475,000	178,150	653,150	1.750%
2028	485,000	169,837	654,837	1.750%
2029	495,000	161,350	656,350	1.750%
2030	505,000	152,688	657,688	1.750%
2031	515,000	143,850	658,850	1.750%
2032	525,000	134,838	659,838	1.750%
2033	535,000	125,650	660,650	1.750%
2034	546,000	116,288	662,288	1.750%
2035	557,000	106,733	663,733	1.750%
2036	568,000	96,985	664,985	1.750%
2037	579,000	87,045	666,045	1.750%
2038	591,000	76,913	667,913	1.750%
2039	603,000	66,570	669,570	1.750%
2040	615,000	56,018	671,018	1.750%
2041	627,000	45,255	672,255	1.750%
2042	640,000	34,283	674,283	1.750%
2043	653,000	23,080	676,080	1.750%
2044	666,000	11,655	677,655	1.750%
	$ 11,103,000	$ 2,067,140	$ 13,170,140	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Northwest Water Tower	$ 11,103,000

Revenue Capital Loan Notes, Series 2024B
Dated: June 20, 2024
Original Value: $3,780,0000
Bond Rating: Moody's Investors Service Aa2

Fiscal Year	Principal	Interest	Total	Rates
2025	$ 230,000	$ 167,090	$ 397,090	5.000%
2026	185,000	164,900	349,900	5.000%
2027	190,000	155,650	345,650	5.000%
2028	200,000	146,150	346,150	5.000%
2029	210,000	136,150	346,150	5.000%
2030	220,000	125,650	345,650	5.000%
2031	230,000	114,650	344,650	5.000%
2032	245,000	103,150	348,150	5.000%
2033	255,000	90,900	345,900	5.000%
2034	270,000	78,150	348,150	5.000%
2035	285,000	64,650	349,650	5.000%
2036	295,000	50,400	345,400	4.000%
2037	310,000	38,600	348,600	4.000%
2038	320,000	26,200	346,200	4.000%
2039	335,000	13,400	348,400	4.000%
	$ 3,780,000	$ 1,475,690	$ 5,255,690	

Interest due December 1 and June 1, principal due June 1

Purpose of Obligation

Saylorville Feeder Main Purchase Capacity	$ 604,000
NE 36th Street and NE 38th Street Water Main Loop	2,300,000
SE Magazine Ground Storage Tank Repaint	726,000

Sewer Fund

Description of the Fund

The fund accounts for the operation and maintenance of the sanitary sewer collection system and related sewer infrastructure.

The fund is divided into the following activities for budget management purposes:

Sewer Administration – is responsible for the management of the City's pumping stations and sanitary collection system.

Sewer Maintenance – is responsible for the maintenance and servicing of the City's pumping stations and sanitary collection system.

Sewer Sinking – administers the sewer fund's debt payments.

Council Goal	Fund Goals	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Upgrade Essential Infrastructure 	Provide a high-quality sanitary sewer collection and conveyance system	Miles of sanitary sewer	303	309	312	315	318
		Number of sanitary sewer manholes	6,713	6,886	6,971	7,047	7,298
		Average daily sewer produced (MGD)	7.772	7.749	7.945	8.000	8.100
	Design, construct, operate, maintain and improve the City's sanitary sewer utility infrastructure	Number of service work orders	23	22	35	25	25
		Sewer services – excellent or good [(1)]			91%		
	Eliminate sanitary sewer backups and surcharges	Miles of sanitary sewer cleaned	66.2	55.0	71.0	72.0	73.0
		Sewer cleaning efficiency	109%	89%	114%	114%	115%
		Miles of sanitary sewer televised	24.5	46.3	56.4	57.0	58.0
		Sewer televising efficiency	40%	75%	90%	91%	100%

[(1)] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Completed construction of the following major CIP projects in 2024: Four Mile Creek Trunk Sewer – Phase 1, Northlawn Area Utility Improvements – Phase 3 and various manhole repairs.
	• Cleaned 71 miles of sanitary sewer; camera-inspected 56 miles and acoustically inspected 324 lines; responded to 35 service calls; repaired 71 manhole inverts; installed 10 interior pipe patches; applied root control treatment to 20 sections of pipe; and rebuilt a check valve and replaced an electric motor at the Saylor Creek Lift Station
	• Engaged a contractor to conduct 99 home inspections for the Footing Drain Disconnection and Sump Pump Discharge Connection Program.

	• Completed Sanitary Sewer Evaluation Studies in the upper Saylor Creek Lift Station basin, including a review of camera inspection footage and development of recommendations for capital improvement program projects.
In Progress Activities	
	• Complete construction of the following major CIP projects in 2025: Four Mile Creek Trunk Sewer – Phase 2 and various manhole repairs.
	• Complete design and letting phases for the following major CIP projects to be constructed in 2025: SE 3rd Street Trunk Sewer Extension and Otter Creek Trunk Sewer – Phase 4.
	• Begin design of the following major CIP projects in 2025: Deer Creek Trunk Sewer Extension – Phase 1 and Clover Ridge Trunk Sewer Extension.
	• Identify and prioritize new and replacement public utility infrastructure projects for the annual programs within the CIP, as well as projects to be completed in-house for system repairs and maintenance.
	• Continue all preventive maintenance efforts in order to keep the sanitary sewer system running as efficiently as possible.
	• Continue active membership in the American Public Works Association (APWA) and Wastewater Reclamation Authority (WRA).
	• Update the Lead Service Line Inventory, as mandated by the EPA's Lead and Copper Rule Revisions (LCRR), which require public water systems to identify and publicly disclose the locations of lead, non-lead and unknown service lines.
	• Begin implementation of the Footing Drain Disconnection and Sump Pump Discharge Connection Program.
	• Develop plans for the 2025 Manhole Repair Project based on recommendations from the Saylor Creek Lift Station Basin Manhole Inspection Report.
Upcoming Activities	
	• Install a control valve and flow meter at the Delaware Pump Station, as required by the Iowa DNR's most recent sanitary survey.
	• Continue succession planning to address upcoming retirements.
	• Study the Four Mile Creek trunk sewer through the Briarwood Golf Club for potential future capacity issues.
	• Rebuild the check valves and replace the pump motor at the Saylor Creek Lift Station.
	• Inspect the force main pipe downstream of the Saylor Creek Lift Station.
Trends and Issues	
	• Prepare for the retirement of half the current staff, including the Superintendent, by the end of 2025, representing a combined 114 years of institutional knowledge.
	• Request the addition of a second closed-circuit television (CCTV) sewer inspection system to support the goal of inspecting 20% of the sanitary sewer system annually. The current inspection team has struggled to meet this target due to consistently high growth rates.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Fiscal year 2026 revenues are projected to be $18,431,849, reflecting a 7.50% rate increase in sewer usage and availability charges scheduled for July 1, 2025. This will be the first adjustment to sewer rates since July 1, 2015. These adjustments are necessary to fund:

- Operations, maintenance and related debt service for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), and
- Infrastructure improvements and system expansion in accordance with EPA and DNR wastewater treatment standards.

Primary operating revenues for the sewer fund, from sewer usage and availability fees, account for 95.97% of the total revenues, as detailed on the Sewer Fund Revenue Summary. Additionally, the budget includes $1,000 from transfers in from the hotel/motel tax fund.

Sewer Fund Revenue Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Interest	$ 13,006	$ 14,250	$ 94,500	$ 100,000	$ 109,000	$ 82,000	$ 72,000
Sewer Usage	9,943,470	10,019,648	9,597,819	10,223,023	9,692,700	10,523,849	11,426,269
Hook Up Fees	1,110,017	299,199	886,353	300,000	300,000	300,000	300,000
Availability Fees	6,385,181	6,426,175	6,534,713	6,555,612	6,600,046	7,166,000	7,780,484
Miscellaneous Service Charges	63,344	60,519	60,576	228,500	60,000	60,000	60,000
Refunds	-	53	-	-	-	-	-
Other Reimbursements	-	-	9,649	-	8,777	-	-
Legal Settlements/Damages	-	2,780	-	-	-	-	-
Sales Tax	243,856	262,457	260,283	282,000	276,000	300,000	326,000
Total	$17,758,874	$17,085,081	$17,443,893	$17,689,135	$17,046,523	$18,431,849	$19,964,753

Budgeted expenditures total $17,188,111 for fiscal year 2026, of which $10,395,128 is expended for sewer administration, $2,211,090 for sewer maintenance and $4,581,893 for capital improvement projects. Additionally, $1,877,917 is budgeted for transfers out to the general, debt service, storm water and capital projects funds.

Personnel authorized for the fiscal year 2026 budget will remain unchanged. Capital outlay expenditures include the replacement of a combination jet vacuum machine and manhole monitors, as well as the purchase of a snow plow in sewer maintenance. All sewer projects outlined in the 2026 Capital Improvement Program are funded within the operating budget as capital outlay; these projects include:

- Otter Creek Trunk Sewer – Phase 4
- Trestle Ridge Trunk Sewer Cost Share
- SW Irvinedale Drive Sanitary Sewer Replacement
- Deer Creek Trunk Sewer Extension – Phase 1

The sewer fund consists of the unrestricted sewer fund and the restricted capital projects and sewer sinking funds. The sewer sinking fund is mandated by revenue bond covenants and is required to maintain the lesser of the following: 1) maximum annual debt service; 2) ten percent of the original principal amount of bonds outstanding; or 3) 125% of average annual debt service. The sewer sinking fund also requires a monthly deposit of a portion of the succeeding year's principal and interest maturities. The required balances in the sewer sinking fund are considered "restricted" funds because the City is required to maintain these balances even if it requires raising sewer rates.

The following provides a summary of the unrestricted and restricted fund balances for the past ten years:

Fiscal Year	Sewer Fund	Capital Projects	Sewer Sinking	Percent Restricted
2015	$10,413,361	-	$1,639,873	13.61%
2016	12,510,210	-	1,641,514	11.60%
2017	12,885,182	-	1,361,482	9.56%
2018	12,224,465	-	1,268,066	9.40%
2019	13,382,362	-	971,893	6.77%
2020	15,211,030	-	823,719	5.13%
2021	14,157,060	4,871,788	824,252	28.69%
2022	16,120,867	5,730,974	-	26.23%
2023	15,745,997	7,564,216	-	32.45%
2024	18,689,434	7,753,981	-	29.32%

Estimated Ending Fund Balance

The estimated ending fund balance of the sewer fund at June 30, 2026, is $26,018,853, a decrease of $633,179, or 2.38%. Despite the rate increase, the fund balance is projected to decline due to increased capital expenditures and rising Wastewater Reclamation Authority (WRA) costs.

Looking Ahead to Fiscal Year 2026 and Beyond

Long-term projections include the following rates adjustments:

July 1, 2026	7.50%
July 1, 2027	7.50%
July 1, 2028	7.50%
July 1, 2029	7.50%
July 1, 2030	7.50%

Rate increases are necessary to maintain adequate debt service coverage, defined as cash flow remaining after debt obligations. This cash flow supports transfers to other funds, capital projects and strengthens the fund's liquidity. From fiscal year 2027 through 2031, debt service coverage is projected to range from 1.72 to 1.87 times net revenues on revenue debt and 1.72 to 1.85 times on total debt. The financial targets are 1.75 times for revenue debt and 1.10 times for total debt. Declining coverage ratios highlight the need for sewer rate increases over the next five years.

Debt service coverage requirements in the sewer fund result in a significant fund balance. To maximize its use, it is recommended that projects in the 2025-2029 Capital Improvement Program (CIP) be funded through the operating budget rather than through borrowing. These projects include:

- Clover Ridge Trunk Sewer Extension
- SW Irvinedale Drive Sanitary Sewer Replacement
- Sanitary Sewer Dead-End Elimination
- Deer Creek Trunk Sewer Extension – Phase 2

Sewer Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$19,853,100	$21,851,841	$23,310,213	$24,433,962	$26,443,414	$26,652,032	$26,018,853
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	13,006	14,250	94,500	100,000	109,000	82,000	72,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	17,502,012	16,805,541	17,079,461	17,307,135	16,652,746	18,049,849	19,566,753
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	243,856	265,290	269,932	282,000	284,777	300,000	326,000
Other Financing Sources	-	-	-	-	-	-	-
Total Revenues	$17,758,874	$17,085,081	$17,443,893	$17,689,135	$17,046,523	$18,431,849	$19,964,753
Transfers In	-	-	1,025	1,000	1,000	1,000	1,000
Funds Available	$37,611,974	$38,936,922	$40,755,131	$42,124,097	$43,490,937	$45,084,881	$45,984,606
Expenditures:							
Sewer Administration	$ 7,691,506	$11,515,860	$ 8,086,398	$ 9,342,284	$ 9,390,601	$10,395,128	$12,923,801
Sewer Maintenance	1,559,315	1,219,517	1,529,001	1,699,883	1,744,313	2,211,090	1,777,042
Sewer Sinking	4,076,288	-	-	-	-	-	-
Capital Outlay	2,144,024	2,403,749	4,106,234	5,015,000	4,704,574	4,581,893	4,358,500
Total Expenditures	$15,471,133	$15,139,126	$13,721,633	$16,057,167	$15,839,488	$17,188,111	$19,059,343
Transfers Out	289,000	487,583	590,084	1,042,750	999,417	1,877,917	6,192,598
Ending Balance, June 30	$21,851,841	$23,310,213	$26,443,414	$25,024,180	$26,652,032	$26,018,853	$20,732,665

Activity: Sewer Administration	Department: Municipal Utilities				Program: Enterprise		
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	13,006	14,250	94,500	100,000	109,000	82,000	72,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	17,502,012	16,805,541	17,079,461	17,307,135	16,652,746	18,049,849	19,566,753
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	243,856	265,290	269,932	282,000	284,777	300,000	326,000
Total Revenues	**$17,758,874**	**$17,085,081**	**$17,443,893**	**$17,689,135**	**$17,046,523**	**$18,431,849**	**$19,964,753**
Expenditure Summary:							
Personal Services	$ 289,679	$ 318,801	$ 329,703	$ 403,000	$ 398,516	$ 421,879	$ 447,603
Contractual Services	7,381,384	11,179,754	7,727,908	8,919,748	8,973,173	9,951,997	12,457,316
Commodities	20,443	17,305	28,787	19,536	18,912	21,252	18,882
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 7,691,506**	**$11,515,860**	**$ 8,086,398**	**$ 9,342,284**	**$ 9,390,601**	**$10,395,128**	**$12,923,801**
Personnel Summary:							
Municipal Utilities Director	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Civil Engineering Technician II	-	-	0.50	0.50	0.50	0.50	0.50
GIS Technician	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Customer Service Representative	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Administrative Clerk	0.56	0.56	0.56	0.56	0.56	0.56	0.56
Total Full Time Equivalents	**3.31**	**3.31**	**3.81**	**3.81**	**3.81**	**3.81**	**3.81**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Activity: Sewer Maintenance	Department: Municipal Utilities				Program: Enterprise		
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 958,237	$ 906,367	$1,152,081	$1,297,357	$1,266,568	$1,324,208	$1,390,238
Contractual Services	96,575	166,205	247,690	140,431	165,626	154,980	163,167
Commodities	101,276	85,483	129,230	175,702	192,119	151,442	149,985
Capital Outlay	403,227	61,462	-	86,393	120,000	580,460	73,652
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,559,315**	**$1,219,517**	**$1,529,001**	**$1,699,883**	**$1,744,313**	**$2,211,090**	**$1,777,042**
Personnel Summary:							
Utilities Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities Supervisor	-	-	1.00	1.00	1.00	1.00	1.00
Utilities Operator III	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Utilities Operator II	6.00	6.00	7.00	7.00	4.00	4.00	4.00
Utilities Operator I	-	-	-	-	3.00	3.00	3.00
Total Full Time Equivalents	**9.00**	**9.00**	**11.00**	**11.00**	**11.00**	**11.00**	**11.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
1/2 Ton 4WD Truck	1	2024	Purchase	$ 44,000	$ -	$ -
1/2 Ton 4WD Truck	2	2025	Purchase	61,000	-	-
Push Camera	1	2025	Purchase	15,000	-	-
Combination Jet Vacuum Machine	1	2026	Purchase	-	560,000	-
Manhole Monitors	2	2026	Purchase	-	14,960	-
Snow Plow	1	2026	Purchase	-	5,500	-
1/2 Ton 4WD Truck	1	2027	Purchase	-	-	43,229
Manhole Monitors	2	2027	Purchase	-	-	14,960
Utility Vehicle	1	2027	Purchase	-	-	15,463
Total Capital Outlay				**$ 120,000**	**$ 580,460**	**$ 73,652**

Activity: **Sewer Sinking**	Department: **Municipal Utilities**	Program: **Enterprise**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	1,000	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	4,075,288	-	-	-	-	-	-
Total Expenditures	**$4,076,288**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Personnel Summary:							
None	-	-	-	-	-	-	-
Total Full Time Equivalents	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
None	-	-	-	$ -	$ -	$ -
Total Capital Outlay				**$ -**	**$ -**	**$ -**

Capital Outlay Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Sanitary Sewers							
Annual Sanitary Sewer Replacement Program	$ 340,867	$1,033,685	$ 503,336	$1,337,500	$2,009,675	$1,757,500	$1,992,500
Otter Creek Trunk Sewer – Phase 3	548,098	36,116	-	-	-	-	-
Otter Creek Trunk Sewer – Phase 4	-	15,410	62,262	825,000	-	995,828	825,000
Deer Creek Trunk Sewer Extension – Phase 1	-	-	-	-	115,000	1,162,500	997,500
Sanitary Sewer Study and Master Plan	14,499	-	-	-	-	-	-
Four Mile Creek Trunk Sewer	41,726	129,670	2,510,667	1,100,000	1,912,893	-	-
SE 3rd Street Trunk Sewer Extension	53,688	599,378	547,780	572,000	667,006	334,815	-
West Outfall Basin Sanitary Sewer Improvements	708,497	4,700	-	-	-	-	-
Canyon Landing Sanitary Sewer Cost Share	436,649	537,600	-	-	-	-	-
Trestle Ridge Trunk Sewer Cost Share	-	-	-	325,000	-	325,000	425,000
NE Crestmoor Sanitary Sewer Replacement	-	47,190	482,189	-	-	-	-
Clover Ridge Trunk Sewer Extension	-	-	-	59,500	-	-	48,000
Polk County Lift Station Decommissioning	-	-	-	78,000	-	-	-
SW Irvinedale Drive Sanitary Sewer Replacement	-	-	-	-	-	6,250	70,500
Fire Station No. 4 Sanitary Sewer	-	-	-	718,000	-	-	-
Total Sanitary Sewers	**$2,144,024**	**$2,403,749**	**$4,106,234**	**$5,015,000**	**$4,704,574**	**$4,581,893**	**$4,358,500**

Capital Budget Impact on Operating Budget

Although the City prepares the capital budget separate from the operating budget, the two budgets are linked. These links include ongoing operating, maintenance and repair costs associated with new or renovated facilities and infrastructure. Occasionally, capital improvement program projects also necessitate the addition of new personnel required to staff or maintain new facilities. On the other hand, capital improvement program projects may produce new revenues in the form of fees paid for the use of new or renovated facilities or they may produce operational savings from efficiencies gained as a result.

The fiscal year 2026 operating costs shown below are incorporated in the City's adopted operating budget. In addition to current year operating budget impacts, future operating costs associated with current and planned projects are identified in the capital budget process to aid in long-range planning.

Project	2025-26 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
Annual Sanitary Sewer Replacement Program	$ 1,757,500	$ -	$ -	$ -	$ -
Otter Creek Trunk Sewer – Phase 4	995,828	-	-	-	-
Deer Creek Sewer Extension – Phase 1	1,162,500	-	-	-	-
SE 3rd Street Trunk Sewer Extension	334,815	-	-	-	-
Trestle Ridge Trunk Sewer Cost Share	325,000	-	-	-	-
SW Irvinedale Drive Sanitary Sewer Replacement	6,250	-	-	-	-
Total	**$ 4,581,893**	**$ -**	**$ -**	**$ -**	**$ -**

Storm Water Fund

Description of the Fund

The fund accounts for the storm water utility including activities related to public education, street cleaning, drainage improvements and regulatory compliance.

The fund is divided into the following activities for budget management purposes:

Storm Water Administration – is responsible for management of the City's storm water utility including regulatory compliance and public education.

Street Cleaning – is responsible for clearing debris from the City's streets in order to improve storm water quality.

Council Goal	Fund Goals	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Upgrade Essential Infrastructure 	Comply with the requirements of the Iowa DNR NPDES permit for the City's MS4	Number of Construction Site Erosion and Sediment Control (COSESCO) permits inspected	746	759	575	650	700
	Provide a high-quality storm water management system	Miles of storm sewer	313	314	323	330	340
		Number of storm sewer intakes, manholes and outlets	15,150	15,450	15,976	16,200	16,400
	Design, construct, maintain and improve the City's storm water utility infrastructure	Storm water drainage – excellent or good [1]			85%		
	Develop, implement and promote storm water and water quality improvement initiatives	Number of public education outreach programs	7	23	22	20	20
		Number of storm water best management practices (BMP) reimbursement program participants	29	37	49	40	40
		Amount reimbursed from BMP program	$13,730	$15,799	$16,779	$18,000	$19,000
	Remove debris from City streets and the storm water management system in order to provide a safe transportation network and cleaner storm water	Tons of debris cleared from street cleaning	428	349	337	400	420
		Number of storm sewer intakes cleaned	567	360	260	350	400
		Cleanliness of Ankeny – excellent or good [1]			90%		

[1] *Triennial Citizen Survey results*

Activities and Accomplishments	
Recent Accomplishments	
	• Began construction of the SE 3rd Street Area Trunk Storm Sewer Improvements – Phase 2 project in 2024.
	• Completed construction of the Vintage Business Park – North Lake Maintenance and Storm Sewer Repairs project in 2024.
In Progress Activities	
	• Complete design and letting phases and begin construction of the following major CIP projects to be constructed in 2025: SW Des Moines Street Utility Improvements and Sawgrass Park Dam Improvements.
	• Complete design and begin construction of the three Four Mile Creek Channel Stabilization projects: NE 36th Street to 47th Street, NE 47th Street to NE 54th Street and East 1st Street north through Heritage Park.
	• Finalize cooperative service agreements with Polk County for the engineering, construction and maintenance responsibilities, as well as cost-sharing, for the three Four Mile Creek Channel Stabilization projects.
	• Complete construction of the SE 3rd Street Area Trunk Storm Sewer Improvements – Phase 2 project.
	• Improve CIP workload distribution among engineering staff in the Public Works and Municipal Utilities departments.
Upcoming Activities	
	• Request the addition of a civil engineering technician II position in the Stormwater Administration Division to manage increasing workload, strengthen internal leadership, support career advancement and expand the City's capacity to complete construction engineering tasks in-house rather than relying on consultants.
Trends and Issues	
	• Increasing workload due to continued infrastructure expansion, population growth and additional CIP projects.
	• Deteriorating condition of the City’s infrastructure requires additional funding for reconstruction, rehabilitation and repairs.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

For fiscal year 2026, revenues are projected to total $7,052,302, including $72,000 from storm water permits, $130,000 from interest income, $4,339,469 from storm water utility fees, $110,000 from miscellaneous and $2,400,833 from bond proceeds. Additionally, $1,131,667 is budgeted for transfers in from the water and sewer funds to support the SE 3rd Street Area Trunk Storm Sewer Improvements and SW Des Moines Street Utility Improvements projects. Storm water rates will remain unchanged; however, the maximum equivalent residential unit (ERU) for commercial, industrial and multi-family will increase from 90 ERU to 100 ERU, effective July 1, 2025.

Expenditures are budgeted at $1,319,639 for storm water administration, $273,254 for street cleaning and $5,066,240 for capital improvement projects, totaling $6,659,133. In addition, budgeted transfers out total $2,126,628 for debt service payments.

Personnel changes for fiscal year 2026 include the addition of a civil engineering technician II. Capital outlay expenditures include the purchase of a ½ ton 4WD truck and a hydro seeder in storm water administration, as well as equipment reserve payments for the street sweeper purchased in fiscal year 2023 in street cleaning. General obligation bonds totaling $2,435,000, abated by storm water revenues, are planned to fund the 2026 Capital Improvement Program. These projects include:

- Four Mile Creek and Tributary Channel Stabilization – NE 47th Street to NE 54th Street
- SE 3rd Street Area Collection Storm Sewer Improvements
- Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street
- Saylor Creek Tributary Channel Improvements
- Four Mile Creek Channel Stabilization – Heritage Park
- NW 17th Street Storm Sewer and Pavement Improvements
- SW Des Moines Street Utility Improvements

Estimated Ending Fund Balance

The estimated ending fund balance of the storm water fund at June 30, 2026, is $5,571,392, a decrease of $601,792, or 9.75%. This decrease is due to the unchanged storm water rate combined with increased expenditures related to new personnel and their required equipment.

Looking Ahead to Fiscal Year 2026 and Beyond

Long-term projections include the following rates adjustments:

July 1, 2026	$1.00/ERU	Commercial, industrial & multi-family cap: 110 ERU
July 1, 2027	$0.00/ERU	Commercial, industrial & multi-family cap: 120 ERU
July 1, 2028	$1.00/ERU	Commercial, industrial & multi-family cap: 130 ERU
July 1, 2029	$0.00/ERU	Commercial, industrial & multi-family cap: 140 ERU
July 1, 2030	$1.00/ERU	Commercial, industrial & multi-family cap: 150 ERU

The critical need in the storm water fund is the ability to fund future storm water projects as identified in the Storm Water Management Study and Master Plan. The 2025-2029 Capital Improvement Program includes the following projects:

- SE 3rd Street Area Collection Storm Sewer Improvements
- Diamond Hills Greenway Stabilization
- Four Mile Creek Channel Stabilization – Downstream of East 1st Street
- Saylor Creek Tributary Channel Improvements

These projects are funded by general obligation bonds abated by storm water revenues and water funds.

Storm Water Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$2,897,384	$4,836,405	$4,347,600	$ 3,986,378	$ 4,953,558	$ 6,173,184	$ 5,571,392
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	101,620	97,220	73,760	60,000	72,000	72,000	72,000
Use of Money & Property	3,373	70,903	166,196	118,000	154,000	130,000	112,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	3,245,895	3,423,284	3,496,365	4,168,539	4,257,671	4,339,469	5,003,562
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	62,647	80,471	79,577	106,000	108,000	110,000	124,000
Other Financing Sources	1,395,000	250,000	858,333	2,648,000	2,820,167	2,400,833	1,770,000
Total Revenues	$4,808,535	$3,921,878	$4,674,231	$ 7,100,539	$ 7,411,838	$ 7,052,302	$ 7,081,562
Transfers In	-	-	156,667	1,532,000	1,118,333	1,131,667	100,000
Funds Available	$7,705,919	$8,758,283	$9,178,498	$12,618,917	$13,483,729	$14,357,153	$ 12,752,954
Expenditures:							
Storm Water Administration	$ 666,190	$ 925,109	$ 920,396	$ 1,085,920	$ 1,147,384	$ 1,319,639	$ 1,338,697
Street Cleaning	170,261	175,792	249,869	270,825	265,299	273,254	281,179
Capital Outlay	596,319	1,724,641	1,434,200	3,985,000	3,817,307	5,066,240	4,563,750
Total Expenditures	$1,432,770	$2,825,542	$2,604,465	$ 5,341,745	$ 5,229,990	$ 6,659,133	$ 6,183,626
Transfers Out	1,436,744	1,585,141	1,620,475	1,733,654	2,080,555	2,126,628	2,414,816
Ending Balance, June 30	$4,836,405	$4,347,600	$4,953,558	$ 5,543,518	$ 6,173,184	$ 5,571,392	$ 4,154,512

Activity: Storm Water Administration	Department: Public Works				Program: Enterprise		
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	101,620	97,220	73,760	60,000	72,000	72,000	72,000
Use of Money & Property	3,373	70,903	166,196	118,000	154,000	130,000	112,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	3,245,895	3,423,284	3,496,365	4,168,539	4,257,671	4,339,469	5,003,562
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	62,498	80,335	79,577	106,000	108,000	110,000	124,000
Total Revenues	**$3,413,386**	**$3,671,742**	**$3,815,898**	**$4,452,539**	**$4,591,671**	**$4,651,469**	**$5,311,562**
Expenditure Summary:							
Personal Services	$ 476,143	$ 624,754	$ 674,049	$ 707,419	$ 713,498	$ 871,700	$ 924,253
Contractual Services	177,011	250,726	233,787	320,010	380,614	370,456	395,551
Commodities	13,036	12,509	12,560	18,491	16,272	21,483	18,893
Capital Outlay	-	37,120	-	40,000	37,000	56,000	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 666,190**	**$ 925,109**	**$ 920,396**	**$1,085,920**	**$1,147,384**	**$1,319,639**	**$1,338,697**
Personnel Summary:							
Storm Water and Environmental Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Environmental/Civil Engineer II	-	-	-	-	1.00	1.00	1.00
Environmental/Civil Engineer I	-	1.00	1.00	1.00	-	-	-
Storm Water Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Civil Engineering Technician II	-	-	-	-	-	1.00	1.00
Storm Water Engineering Technician II	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Storm Water Engineering Technician I	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**4.00**	**5.00**	**5.00**	**5.00**	**5.00**	**6.00**	**6.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
1/2 Ton 4WD Truck	1	2025	Purchase	$ 37,000	$ -	$ -
1/2 Ton 4WD Truck	1	2026	Purchase	-	45,000	-
Hydro Seeder	1	2026	Purchase	-	11,000	-
Total Capital Outlay				**$ 37,000**	**$ 56,000**	**$ -**

Activity: **Street Cleaning**	Department: **Public Works**	Program: **Enterprise**

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Summary:							
Personal Services	$ 90,751	$ 84,638	$ 99,399	$ 108,334	$ 108,273	$ 111,957	$ 116,473
Contractual Services	32,116	21,477	42,061	44,660	42,741	44,253	45,809
Commodities	21,810	36,958	42,971	52,393	48,847	51,606	53,459
Capital Outlay	-	-	-	-	-	-	-
Debt Service	25,584	32,719	65,438	65,438	65,438	65,438	65,438
Total Expenditures	**$ 170,261**	**$ 175,792**	**$ 249,869**	**$ 270,825**	**$ 265,299**	**$ 273,254**	**$ 281,179**
Personnel Summary:							
Equipment Operator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Street Sweeper	1	2023	Reserve	$ 65,438	$ 65,438	$ 65,438
Total Capital Outlay				**$ 65,438**	**$ 65,438**	**$ 65,438**

Capital Outlay Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Storm Water							
Annual Storm Water Replacement Program	$ 403,768	$ 355,892	$ 154,550	$ 450,000	$1,104,232	$1,332,500	$1,862,500
Tradition Park Detention Basin Flood Repair	-	(135,373)	-	-	-	-	-
North Creek Channel Flood Repair	(4,439)	-	-	-	-	-	-
Sawgrass Park Dam Improvements	45	-	11,942	267,500	412,744	350,000	-
Four Mile Creek Channel Stabilization – NE 47th Street to NE 54th Street	1,777	40,848	7,114	1,145,000	288,476	531,500	263,250
High Trestle Trail Channel Stabilization – Phase 1	81,830	579,242	267,182	-	28,646	-	-
Tributary to Four Mile Creek Stabilization	8,496	194,615	33,891	-	96,353	-	-
SE 3rd Street Area Trunk Storm Sewer Improvements	69,564	681,100	610,174	677,500	724,422	368,240	-
SE 3rd Street Area Collection Storm Sewer Improvements	-	-	358	95,000	-	95,000	805,000
Westwinds Storm Sewer Extension	35,278	5,817	237,952	-	23,523	-	-
SE Creekview Drive Wetland	-	2,500	870	-	8,928	-	-
Diamond Hills Greenway Stream Stabilization	-	-	-	37,500	-	-	40,000
Four Mile Creek Channel Stabilization – Downstream of East 1st Street	-	-	-	-	-	-	80,000
Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street	-	-	-	-	219,500	477,000	257,500
Saylor Creek Tributary Channel Improvements	-	-	-	-	-	95,000	200,000
Four Mile Creek Channel Stabilization – Heritage Park	-	-	-	-	69,000	184,500	115,500
NW 17th Street Storm Sewer and Pavement Improvements	-	-	8,500	460,000	-	470,000	470,000
SW Des Moines Street Utility Improvements	-	-	101,667	852,500	841,483	1,162,500	470,000
Total Storm Water	**$ 596,319**	**$1,724,641**	**$1,434,200**	**$3,985,000**	**$3,817,307**	**$5,066,240**	**$4,563,750**

Capital Budget Impact on Operating Budget

Although the City prepares the capital budget separate from the operating budget, the two budgets are linked. These links include ongoing operating, maintenance and repair costs associated with new or renovated facilities and infrastructure. Occasionally, capital improvement program projects also necessitate the addition of new personnel required to staff or maintain new facilities. On the other hand, capital improvement program projects may produce new revenues in the form of fees paid for the use of new or renovated facilities or they may produce operational savings from efficiencies gained as a result.

The fiscal year 2026 operating costs shown below are incorporated in the City's adopted operating budget. In addition to current year operating budget impacts, future operating costs associated with current and planned projects are identified in the capital budget process to aid in long-range planning.

Project	2025-26 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
Annual Storm Water Replacement Program	$ 1,332,500	$ -	$ (12,000)	$ -	$ (12,000)
Sawgrass Park Dam Improvements	350,000	-	(500)	-	(500)
Four Mile Creek Channel Stabilization – NE 47th Street to NE 54th Street	531,500	-	-	-	-
SE 3rd Street Area Trunk Storm Sewer Improvements	368,240	-	(2,000)	-	(2,000)
SE 3rd Street Area Collection Storm Sewer Improvements	95,000	-	-	-	-
Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street	477,000	-	-	-	-
Saylor Creek Tributary Channel Improvements	95,000	-	-	-	-
Four Mile Creek Channel Stabilization – Heritage Park	184,500	-	-	-	-
NW 17th Street Storm Sewer and Pavement Improvements	470,000	-	-	-	-
SW Des Moines Street Utility Improvements	1,162,500	-	-	-	-
Total	**$ 5,066,240**	**$ -**	**$ (14,500)**	**$ -**	**$ (14,500)**

Golf Course Fund

Description of the Fund

The fund accounts for the operations and activities of the City's municipal 18-hole golf course.

The fund is divided into the following activities for budget management purposes:

Golf Course Maintenance – is responsible for the maintenance and upkeep of the grounds and facilities.

Golf Course Pro Shop – is responsible for the management of the club house and golf course.

Golf Course Banquet Services – is responsible for the management of the Tin Cup Bar and Grille, a full-service restaurant, and the Pinnacle Club banquet facilities.

Council Goal	Fund Goal	Indicators	CY 2021 Actual	CY 2022 Actual	CY 2023 Actual	CY 2024 Estimated	CY 2025 Projected
Enhance Quality of Life	To maintain greens, tees, roughs and common areas including irrigation, plant health and pest prevention services	Golf course acreage	200.6	200.6	200.6	200.6	200.6
		Maintenance expenditures per acre [1]	$2,829	$3,316	$3,442	$4,103	$4,109
	To provide customers a great experience while playing the golf course and to develop lifelong golfers	Number of rounds of golf played	33,629	33,148	35,306	34,750	34,750
		Utilization of available tee times	55%	57%	60%	56%	57%
		Junior Golf Program participants	260	340	340	340	340
	To provide outstanding banquet services to citizens and businesses	Number of banquet rentals	80	73	81	75	80

[1] *Reported for the fiscal year*

Activities and Accomplishments	
Recent Accomplishments	
	• Continued to operate as a premier public golf course with 36,265 rounds played in 2024, an increase from 35,306 rounds in 2023.
In Progress Activities	
	• Complete Otter Creek Golf Course clubhouse renovations, including new carpet, paint, wall coverings, bridal suite, audio/visual upgrades and exterior doors.
Upcoming Activities	
	• Complete Otter Creek Golf Course clubhouse exterior renovations.

Trends and Issues	
	• Recruiting, training and retaining quality seasonal staff.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The golf course fund is projected to generate $2,540,000 in revenues for fiscal 2026 with membership fees, greens fees and cart rental accounting for 49.45%; food and beverage and beer and alcohol sales for 22.95%; driving range for 7.95% and pro shop merchandise sales for 5.12% as detailed on the Golf Course Fund Revenue Summary.

Golf Course Fund Revenue Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Interest	$ 1,366	$ 32,591	$ 104,588	$ 75,000	$ 111,000	$ 92,000	$ 80,000
Commissions	2,123	1,051	1,008	1,000	1,000	1,000	1,000
Facility Rental	30,610	28,729	24,291	27,000	13,000	27,000	28,000
Equipment Rental	2,877	3,604	3,230	3,000	2,500	3,000	3,000
Membership Fees	114,336	109,799	110,772	109,000	110,000	112,000	114,000
Greens Fees	662,097	757,386	824,833	669,000	709,000	717,000	725,000
Recreation Programming	25,074	27,770	28,930	25,000	26,000	26,000	26,000
Trail Fees	-	(3,826)	3,826	-	-	-	-
Driving Range	183,347	216,763	224,926	201,000	200,000	202,000	204,000
Cart Rental	398,453	446,538	470,217	399,000	422,000	427,000	432,000
Gift Certificates	9,425	3,447	10,517	-	-	-	-
Miscellaneous Service Charges	21,486	26,649	25,582	50,000	38,000	74,000	74,000
Pro Shop Merchandise	115,259	150,417	141,340	125,000	128,000	130,000	132,000
Food and Beverage	242,698	292,505	306,141	245,000	267,000	270,000	273,000
Beer and Alcohol Sales	286,436	332,814	332,115	289,000	309,000	313,000	317,000
Salvage Sales	-	-	38	-	-	-	-
Program Sponsorships	1,263	2,144	2,035	2,000	2,000	2,000	2,000
Refunds	-	-	598	-	-	-	-
Other Reimbursements	1,980	1,172	2,288	1,000	3,273	1,000	1,000
Overages/Shortages	(37)	(1,145)	(1,372)	-	-	-	-
Sales Tax	42,081	46,635	48,454	40,000	42,000	43,000	44,000
Miscellaneous	83,505	98,678	96,318	100,000	100,000	100,000	100,000
Total	$2,224,379	$2,573,721	$2,760,675	$2,361,000	$2,483,773	$2,540,000	$2,556,000

Budgeted expenditures total $2,420,922 for fiscal year 2026, of which $824,355 is for maintenance, $802,722 for pro shop and $793,845 for banquet services. Personnel authorized for the fiscal year 2026 budget will remain unchanged. Capital outlay purchases include the replacement of a heavy-duty utility vehicle in golf course maintenance. Equipment reserve payments continue for numerous pieces of equipment in golf course maintenance and the pro shop, which included the fiscal year 2023 replacement of the golf cart fleet.

Estimated Ending Fund Balance

The estimated ending fund balance of the golf course fund at June 30, 2026, is $2,404,332, an increase of $119,078, or 5.21%. The profitability of the golf course is heavily dependent on weather conditions, highlighting the importance of maintaining an adequate fund balance to manage fluctuations caused by weather-related impacts.

Looking Ahead to Fiscal Year 2027 and Beyond

The golf course fund continues to face the ongoing challenge of managing structural deficits, where expenditures occasionally exceed revenues. However, based on an average golf season, the fund is projected to increase by $41,476 in fiscal year 2027. This positive growth supports continued course improvements while advancing efforts toward achieving a more balanced budget.

Golf Course Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 806,980	$1,276,187	$1,823,641	$1,817,459	$2,410,754	$2,285,254	$ 2,404,332
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	36,976	65,975	133,117	106,000	127,500	123,000	112,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,414,218	1,584,526	1,699,603	1,453,000	1,505,000	1,558,000	1,575,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	773,185	923,220	927,955	802,000	851,273	859,000	869,000
Total Revenues	$2,224,379	$2,573,721	$2,760,675	$2,361,000	$2,483,773	$2,540,000	$ 2,556,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$3,031,359	$3,849,908	$4,584,316	$4,178,459	$4,894,527	$4,825,254	$ 4,960,332
Expenditures:							
Golf Course Maintenance	$ 567,523	$ 665,176	$ 690,424	$ 839,224	$ 823,143	$ 824,355	$ 852,891
Golf Course Pro Shop	587,503	680,032	749,502	762,889	777,211	802,722	842,282
Golf Course Banquet Services	600,146	681,059	733,636	970,793	1,008,919	793,845	819,351
Total Expenditures	$1,755,172	$2,026,267	$2,173,562	$2,572,906	$2,609,273	$2,420,922	$ 2,514,524
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$1,276,187	$1,823,641	$2,410,754	$1,605,553	$2,285,254	$2,404,332	$ 2,445,808

Activity: Golf Course Maintenance	Department: Parks and Recreation	Program: Enterprise

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	1,980	1,172	1,275	1,000	3,273	1,000	1,000
Total Revenues	**$ 1,980**	**$ 1,172**	**$ 1,275**	**$ 1,000**	**$ 3,273**	**$ 1,000**	**$ 1,000**
Expenditure Summary:							
Personal Services	$ 345,050	$ 379,041	$ 387,559	$ 493,170	$ 459,197	$ 513,151	$ 534,297
Contractual Services	51,264	91,664	54,137	68,057	81,301	72,383	75,856
Commodities	134,118	136,081	135,989	186,620	192,569	188,694	183,652
Capital Outlay	-	22,415	82,836	67,622	66,321	34,654	53,911
Debt Service	37,091	35,975	29,903	23,755	23,755	15,473	5,175
Total Expenditures	**$ 567,523**	**$ 665,176**	**$ 690,424**	**$ 839,224**	**$ 823,143**	**$ 824,355**	**$ 852,891**
Personnel Summary:							
Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Mechanic	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Groundskeeper	-	-	-	1.00	1.00	1.00	1.00
Seasonal Laborer (10 Month)	1.66	1.66	1.66	-	-	-	-
Seasonal Laborer (8 Month)	2.00	2.00	2.00	2.66	2.66	2.66	2.66
Seasonal Laborer (4 Month)	0.66	0.66	0.66	0.66	0.66	0.66	0.66
Total Full Time Equivalents	**6.32**	**6.32**	**6.32**	**6.32**	**6.32**	**6.32**	**6.32**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Greens Mower	1	2020	Reserve	$ 3,159	$ -	$ -
Fairway Mower	1	2021	Reserve	10,246	5,123	-
Fairway Mower	1	2022	Reserve	10,350	10,350	5,175
Bunker Rake	1	2025	Purchase	24,032	-	-
Sidewinder Mower	1	2025	Purchase	42,289	-	-
Heavy-Duty Utility Vehicle	1	2026	Purchase	-	34,654	-
Heavy-Duty Utility Vehicle	1	2027	Purchase	-	-	36,654
Utility Vehicle	1	2027	Purchase	-	-	17,257
Total Capital Outlay				**$ 90,076**	**$ 50,127**	**59,086**

Activity: Golf Course Pro Shop	Department: Parks and Recreation				Program: Enterprise		
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	5,786	36,415	108,365	78,000	114,000	95,000	83,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,395,264	1,560,516	1,677,405	1,424,500	1,488,500	1,525,000	1,542,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	158,708	198,739	191,747	167,000	172,000	175,000	178,000
Total Revenues	**$1,559,758**	**$1,795,670**	**$1,977,517**	**$1,669,500**	**$1,774,500**	**$1,795,000**	**$1,803,000**
Expenditure Summary:							
Personal Services	$ 269,443	$ 308,610	$ 347,309	$ 363,845	$ 367,841	$ 382,605	$ 399,712
Contractual Services	171,643	201,042	210,816	228,089	237,519	245,501	250,774
Commodities	93,646	126,308	156,003	135,581	136,477	139,242	142,472
Capital Outlay	-	-	-	-	-	-	13,950
Debt Service	52,771	44,072	35,374	35,374	35,374	35,374	35,374
Total Expenditures	**$ 587,503**	**$ 680,032**	**$ 749,502**	**$ 762,889**	**$ 777,211**	**$ 802,722**	**$ 842,282**
Personnel Summary:							
Head Golf Professional	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
Golf Carts	70	2023	Reserve	$ 35,374	$ 35,374	$ 35,374
Utility Vehicle - Range Picker	1	2027	Purchase	-	-	13,950
Total Capital Outlay				**$ 35,374**	**$ 35,374**	**$ 49,324**

Activity: Golf Course Banquet Services	Department: Parks and Recreation	Program: Enterprise

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	31,190	29,559	24,751	28,000	13,500	28,000	29,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	18,955	24,009	22,198	28,500	16,500	33,000	33,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	612,498	723,309	734,932	634,000	676,000	683,000	690,000
Total Revenues	**$ 662,643**	**$ 776,877**	**$ 781,881**	**$ 690,500**	**$ 706,000**	**$ 744,000**	**$ 752,000**
Expenditure Summary:							
Personal Services	$ 342,951	$ 376,464	$ 411,333	$ 436,991	$ 436,991	$ 449,370	$ 464,373
Contractual Services	72,997	83,866	94,609	310,921	316,151	116,933	122,206
Commodities	184,198	220,729	227,694	222,881	222,777	227,542	232,772
Capital Outlay	-	-	-	-	33,000	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$ 600,146**	**$ 681,059**	**$ 733,636**	**$ 970,793**	**$ 1,008,919**	**$ 793,845**	**$ 819,351**
Personnel Summary:							
Food & Beverage Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Full Time Equivalents	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

Capital Outlay Summary:	Quantity	Schedule Year	Purchase/ Reserve	2024-25 Revised	2025-26 Budget	2026-27 Projected
A/V System and Televisions	Various	2024	Purchase	$ 23,000	$ -	$ -
Clubhouse Furniture	Various	2025	Purchase	10,000	-	-
Total Capital Outlay				**$ 33,000**	**$ -**	**$ -**

CAPITAL PROJECTS FUND



city of Ankeny

Special Assessments Fund

Description of the Fund

The fund accounts for the collection of special assessments placed against a property in order to help pay for public improvements that benefit the property. Special assessments are used to abate construction costs or debt service payments associated with the improvements.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The special assessments fund generates revenue based on a schedule of assessments; however, for agricultural properties, collections are deferred until development occurs. Due to the unpredictability of revenue timing, both revenues and expenditures are budgeted at $0 for fiscal year 2026. Transfers out totaling $200,000 are planned to fund the NW 36th Street Reconstruction – NW Irvinedale Drive to NW Abilene Road project.

Estimated Ending Fund Balance

The ending balance is budgeted at $2,562,924 as of June 30, 2026, following the transfer of funds.

Looking Ahead to Fiscal Year 2027 and Beyond

Fund balance will be transferred to the capital projects fund for future special assessment projects.

Special Assessments Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ -	$ -	$ 22,158	$ 501,847	$ 1,559,434	$ 2,762,924	$ 2,562,924
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	277,158	1,537,276	-	1,203,490	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ -	$ 277,158	$ 1,537,276	$ -	$ 1,203,490	$ -	$ -
Transfers In	-	-	-	-	-	-	-
Funds Available	$ -	$ 277,158	$ 1,559,434	$ 501,847	$ 2,762,924	$ 2,762,924	$ 2,562,924
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	255,000	-	-	-	200,000	700,000
Ending Balance, June 30	$ -	$ 22,158	$ 1,559,434	$ 501,847	$ 2,762,924	$ 2,562,924	$ 1,862,924

2025-2029 Capital Improvement Program

Introduction

The capital improvement program serves as a guide for the provision of public improvements and outlines the timing and financing of projects for a five-year period. The capital budget is a significant portion of the fiscal year 2026 budget. It includes the costs associated with the 2025 capital projects, the first year of the 2025-2029 Capital Improvement Program.

The capital improvement program identifies capital needs, establishes priorities and identifies secured and potential funding sources. Key resources used in formulating the capital improvement program include The Ankeny Plan 2040, as well as professional studies of facilities, transportation, utilities and drainage needs.

The capital improvement program neither appropriates funds nor authorizes projects. The city council must act to initiate projects. Proceedings to initiate capital improvement program projects are presented to the council when sources of funding are available and the project is set for design and/or construction.

Annually, staff performs an extensive evaluation of capital project requirements, updates the adopted capital improvement program document, incorporates recommended changes and submits the revised program to the city council for consideration, modification and adoption as a part of the annual budget process.

During the preparation of the recommended capital improvement program, city staff employs judgment to identify which projects can be accomplished within a given year and within the city's financial constraints. As would be expected, project expenditures and revenue estimates for the earlier years are more precise than the later years.

Fiscal Overview

The 2025-2029 Capital Improvement Program reflects a $9,029,045 decrease in project expenditures compared to last year's program. This decrease is attributed to the construction of the Fire Station No. 4 project in the municipal buildings category and the Northwest Water Tower project in the water towers/storage category in 2024.

Goals

The city council's goals provide policy guidance for the evaluation of capital improvement program projects. These goals include:



In addition to these goals, The Ankeny Plan 2040 serves as the basis for many of the city's policy decisions related to a wide range of issues including capital projects. The Ankeny Plan 2040 community goals related to the 2025-2029 Capital Improvement Program include:

1. Provide infrastructure investments that correspond to the community's growth potential;
2. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmental responsibility and adheres to the city's long-term growth goals;
3. Assure that the transportation system is adequate to meeting future demands; and
4. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.

Capital Improvement Program Process

The capital improvement program process includes the submittal of request forms that gather information about capital projects including information on the department, project type and purpose, funding sources, underlying studies and reasons for the project's timing. This information is combined with other factors such as relevance to city council goals, method of financing and whether or not it is a new or replacement project.

The projects are then evaluated based on the information provided on the forms. The following criteria may be considered when evaluating capital projects:

- Meets legal mandates
- Reduces hazards and improves public safety
- Advances a council goal or priority
- Improves efficiency
- Maintains standards of service
- Supports economic development
- Improves services and convenience
- Affordability
- Improves the quality of life or aesthetic values

These criteria are used as general guidelines that help determine priorities among the capital project requests. Projects are then evaluated and presented to the city council for consideration based on priorities and financial guidelines.

Since the 2025 capital improvement program projects will become part of the adopted fiscal year 2026 budget, the emphasis in the capital improvement program process is on the 2025 capital program. The projects for the remaining four years of the program become part of the city's long-term financial program. Although not an official part of the capital improvement program, an overall summary is included that contains an additional five years of high priority projects.

Program Overview

For 2025-2029, the capital improvement program totals $235,836,955. Of this total, 54.15% is identified for transportation projects, 29.54% for municipal utilities (water, sewer and storm water) projects, 10.94% for municipal buildings, 3.07% for park facilities, 1.28% for sidewalks/trails and 1.02% for operating/construction equipment.

Capital spending authorizations by project category for the 2025-2029 Capital Improvement Program include:

Project Category	2025	2026	2027	2028	2029	Total
Bridge/Box Culvert	$ -	$ 850,000	$ 2,050,000	$ 2,952,500	$ 7,000,000	$ 12,852,500
Municipal Buildings	240,000	1,950,000	17,375,000	6,249,000	-	25,814,000
Operating/Construction Equipment	-	-	-	-	2,400,000	2,400,000
Park Facilities	1,396,000	1,131,000	1,931,000	875,000	1,900,000	7,233,000
Sanitary Sewers	2,590,000	6,437,500	2,001,000	3,951,500	5,370,000	20,350,000
Sidewalks/Trails	620,000	600,000	600,000	600,000	600,000	3,020,000
Storm Water	4,628,500	5,582,500	3,545,000	6,785,000	5,200,000	25,741,000
Streets	17,773,000	24,643,955	25,010,000	20,625,000	16,337,500	104,389,455
Traffic Control	2,215,000	2,475,000	1,715,000	2,190,000	1,865,000	10,460,000
Water Mains	2,325,000	1,689,000	1,836,000	1,400,000	1,725,000	8,975,000
Water Towers/Storage	400,000	5,375,000	5,240,000	1,387,000	2,200,000	14,602,000
Total	**$ 32,187,500**	**$50,733,955**	**$61,303,000**	**$47,015,000**	**$ 44,597,500**	**$235,836,955**

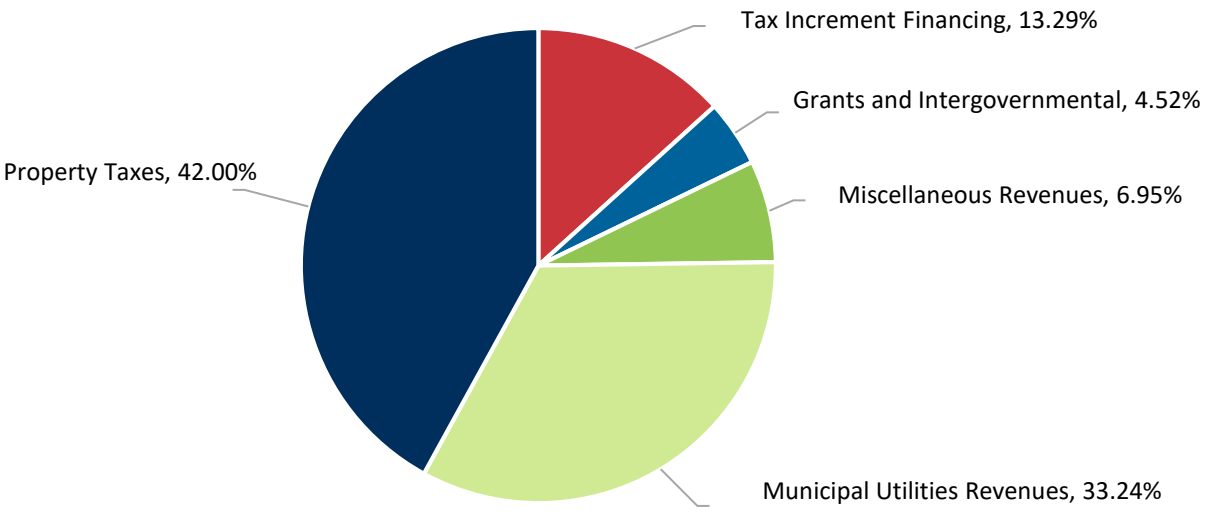
Financial Plan

The program represents a concerted effort to ensure that needed capital projects are in place in a timely manner to accommodate growth and development. Staff has worked to mitigate the impact that debt service requirements have on the debt service levy by careful review of the need for and the timing of projects.

The financial plan presents a diversified approach to funding the 2025-2029 Capital Improvement Program with 58.00% coming from sources other than property taxes. The plan focuses on finding revenue sources from outside the community to lessen the burden on taxpayers and aggressively seeks partnerships for enhancing the city's infrastructure. The capital improvement program financial plan relies on regular general obligation debt with substantial reinvestment in infrastructure. Typically, any infrastructure reinvestment, such as street rehabilitation, is funded primarily by property taxes from the debt service levy.

Funding sources for the 2025-2029 Capital Improvement Program are shown in the following graphs and charts:

Funding Sources



Funding Sources	2025	2026	2027	2028	2029	Total
Capital Projects Fund	$ 3,805,000	$ 2,949,000	$ 430,000	$ 530,000	$ 180,000	$ 7,894,000
Capital Reserve Fund	150,000	1,150,000	150,000	-	-	1,450,000
County Contributions	185,000	-	-	-	-	185,000
FHWA/IDOT Grants	767,640	-	1,600,000	1,400,000	-	3,767,640
GO Bonds	15,953,000	16,968,955	16,765,000	19,142,500	18,327,500	87,156,955
GO Bonds – Referendum	-	-	8,724,438	3,165,111	-	11,889,549
GO Bonds – Storm Water	3,310,167	2,400,833	1,770,000	4,960,000	3,350,000	15,791,000
GO Bonds – TIF	940,000	7,796,000	9,513,500	4,325,000	8,755,000	31,329,500
Hotel/Motel Tax Fund	233,500	306,000	681,000	-	500,000	1,720,500
MPO/STBG Grants	-	1,500,000	1,346,500	1,250,000	1,720,000	5,816,500
Other Grants	-	-	400,000	-	500,000	900,000
Park Dedication Fund	100,000	100,000	100,000	100,000	100,000	500,000
Private Contributions	1,214,860	90,000	-	-	-	1,304,860
Road Use Tax Fund	200,000	1,000,000	200,000	200,000	200,000	1,800,000
Sewer Fund	1,711,667	6,570,834	7,318,681	5,652,262	5,315,000	26,568,444
Special Assessments	-	200,000	700,000	825,000	-	1,725,000
Storm Water Fund	600,000	2,050,000	1,675,000	1,825,000	1,850,000	8,000,000
Water Fund	1,941,666	900,000	1,100,000	1,200,000	1,300,000	6,441,666
Water Revenue Bonds	1,075,000	6,752,333	8,828,881	2,440,127	2,500,000	21,596,341
Total	**$ 32,187,500**	**$ 50,733,955**	**$ 61,303,000**	**$ 47,015,000**	**$ 44,597,500**	**$235,836,955**

Property Taxes – specifically those collected through the City's debt service levy, are the largest source of revenue for the capital improvement program representing $99,046,504, or 42.00%, of the overall financial plan. Property tax revenue is used to make principal and interest payments on general obligation debt issued by the city to pay for infrastructure projects.

There are seven types of general obligation debt issued by the City with all types backed by the full faith and credit of the City's taxing authority:

1. Regular general obligation debt – debt service levy
2. Road use tax-abated general obligation debt – reimbursement received from road use tax fund
3. Tax increment financing-abated general obligation debt – reimbursement received from tax increment financing fund
4. Water-abated general obligation debt – reimbursement received from water fund
5. Sewer-abated general obligation debt – reimbursement received from sewer fund
6. Storm water-abated general obligation debt – reimbursement received from storm water fund
7. Referendum approved general obligation debt – additional debt service levy authority for capital projects approved by a vote of a super-majority of voters

Grants – includes opportunities outside of the normal funding mechanisms (property taxes and utility rates) to assist with the construction of infrastructure projects. These opportunities can include awards of federal and state grants, regional resources, or assistance from other governments. The proposed capital improvement program financial plan identifies $10,669,140 to be received from grant awards or intergovernmental assistance, representing 4.52% of all revenue sources.

The projects most dependent upon grants and intergovernmental support are the West 1st Street Widening and Improvements – Phase 2, South Ankeny Boulevard and SE Oralabor Road Intersection Improvements and SW Oralabor Road and SW Irvinedale Drive Intersection Improvements. Staff has secured $2,600,000 from the Iowa Department of Transportation (DOT) and $5,566,500 from the Des Moines Area Metropolitan Planning Organization (MPO) for these projects.

For 2025, staff has secured $85,000 from Polk County and $767,640 from the Iowa DOT for the Annual Traffic Signal Improvement Program – SW State Street and NW 72nd Place westbound right turn lane and traffic signal upgrade and SE Creekview Drive Extension projects. The City has also applied for a Polk County Development grant for the High Trestle Trail Experience Park.

Tax Increment Financing (TIF) – abatements represent 13.29% of the funding sources, or $31,329,500. The Interstate 35 and NE 36th Street Interchange Improvements project is planned for preliminary design in 2025 and the Uptown Lighting Fixture Upgrades and Uptown Parking Improvements projects are planned for construction in 2025. These projects are located within the Ankeny 1991 Urban Renewal Area and Ankeny Northeast Urban Renewal Area.

Municipal Utilities (Water, Sewer and Storm Water) – help support numerous infrastructure projects to ensure each utility can adequately provide service to Ankeny's utility customers. Resources from the utility funds make up $78,397,451, or 33.24%, of the capital improvement program financial plan.

Projects within the annual utility programs for 2025 include:

- NW Northlawn Area utility improvements;
- Westlawn Place Area utility improvements;
- Sanitary sewer spot repairs, manhole repairs and slip lining;
- Sanitary sewer and water main oversizing; and
- Storm water projects include maintenance and storm sewer improvements along Saylor Creek near Vintage Business Park and in the Vintage Greenway; intake replacement – 3110 block of SW Logan Street; pipe replacement – 700 block of NE 5th Street; flared-end section ditching – SE Corporate Woods Drive; Tradition Detention Basin grate replacement; Michael Park erosion repairs; North Creek Park subdrain repairs; pipe repair – 1500 block of NW Linwood Drive; detention basin improvements – South Ankeny Boulevard and SE 16th Street; and other minor storm water management and storm sewer improvements and repairs.

Major utility projects planned for 2025 construction include the SE 3rd Street Trunk Sewer Extension, Trestle Ridge Trunk Sewer Cost Share, Sawgrass Park Dam Improvements, Four Mile Creek and Tributary Channel Stabilization – NE 47th Street to NE 54th Street, SE 3rd Street Area Trunk Storm Sewer Improvements, Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street, Four Mile Creek Channel Stabilization – Heritage Park, SW Des Moines Street Utility Improvements and SW Walnut Street and SW Ordnance Road Water Main Improvements.

Miscellaneous – totals $16,394,360, or 6.95%, of the 2025-2029 Capital Improvement Program. This includes capital project fund cash balances, capital reserve fund cash balances, hotel/motel tax fund revenues, park dedication fund cash balances, private contributions, road use tax fund revenues and special assessment revenues.

Conclusion

The 2025-2029 Capital Improvement Program represents the culmination of a systematic process employed by the city council and staff to develop a five-year program of infrastructure projects critical to the growth of the Ankeny community.

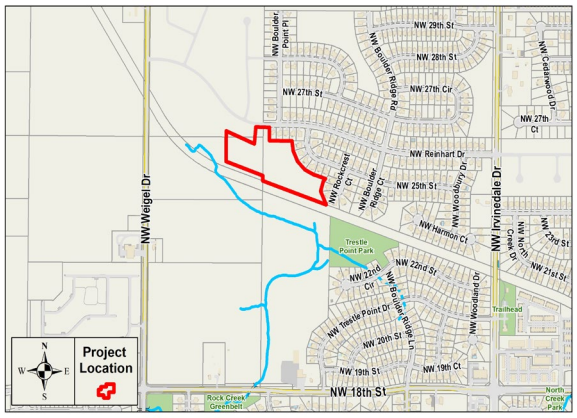
Projects proposed for completion from 2025-2029 will sustain existing infrastructure and support the expansion of new economic development opportunities. It is noted, however, that a significant number of projects will need to be considered in the future. With this in mind, the capital improvement program represents a balanced approach, making prudent investments while targeting construction in areas essential to sustaining Ankeny's commitment to attracting businesses, managing growth, and improving the quality of life.

Several large capital projects are planned for the calendar year 2025 construction season as described here. For more information regarding the City's capital improvement program, please refer to the 2025-2029 Capital Improvement Program that is available on the City's website at https://www.ankenyiowa.gov/210/Capital-Improvement-Program.

Annual Park Development Program

Trestle Ridge Park

Department	Parks and Recreation
Type	Improvement
Useful Life	20 Years
Category	Park Facilities
Council Goal	Upgrade Essential Infrastructure Enhance Quality of Life



Description	The Annual Park Development Program consists of improvements to existing park facilities or construction of new parks. Improvements include such amenities as shelters, play structures, picnic amenities, trail connections, landscaping, etc.
Justification	The following park development projects are planned for 2025-2029: 2025: Trestle Ridge Park – playground, shelter, High Trestle Trail connection, parking lot and landscaping. 2026: Crossings at Deer Creek Park – playground, shelter, trail loop, parking lot and landscaping. 2027: Kimberley Crossing Park – playground, shelter, trail loop, parking lot and landscaping. 2028 and 2029: Other projects to be determined.

	2025	2026	2027	2028	2029	Total
Expenditures						
Engineering	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 250,000
Construction	750,000	775,000	800,000	825,000	850,000	4,000,000
Total	$ 800,000	$ 825,000	$ 850,000	$ 875,000	$ 900,000	$ 4,250,000
Funding Sources						
G.O. Bonds	$ 700,000	$ 725,000	$ 750,000	$ 775,000	$ 800,000	$ 3,750,000
Park Dedication Fund	100,000	100,000	100,000	100,000	100,000	500,000
Total	$ 800,000	$ 825,000	$ 850,000	$ 875,000	$ 900,000	$ 4,250,000

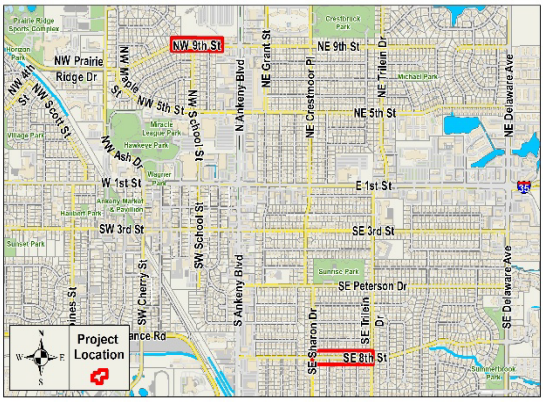
Operating Budget Impact	Construction will have a minimal impact on operating and maintenance costs.

Annual Street Replacement Program

SE 8th Street – SE Sharon Drive to SE Trilein Drive

NW 9th Street – NW School Street to NW Logan Street

Department	Public Works
Type	Improvement
Useful Life	40 Years
Category	Streets
Council Goal	Upgrade Essential Infrastructure



Description

Projects include pavement reconstruction with C-SUD concrete mix, rock subbase and longitudinal subdrain, along with spot replacement of deteriorated storm sewers, sanitary sewers and undersized water mains.

Scheduled projects include:

2025: SE 8th Street – SE Sharon Drive to SE Trilein Drive and NW 9th Street – NW School Street to NW Logan Street.

2026: NE Trilein Drive – NE 3rd Street to NE 7th Street and NE Chambers Parkway – 200 feet south of NE Williamsburg Drive to NE 16th Street.

2027: NE Trilein Drive – East 1st Street to NE 3rd Street and NE Trilein Drive – NE Bristol Drive to just north of NE Castleton Court.

2028 and 2029: Projects to be determined based on future pavement studies and field evaluations.

Justification

The older parts of Ankeny, built in the 1970's, have streets that are deteriorating due to their age, with many showing significant cracks, spalls and poor subgrade conditions. Additionally, streets in the newer parts of Ankeny, constructed in the 1990's, are experiencing accelerated deterioration, largely because the concrete mixes used during that period do not perform well when exposed to salt and brine in the winter. These newer streets often have joint failures, asphalt cold patching and a lack of proper rock subbase and longitudinal subdrain. The Public Works Engineering department has identified these and others locations for replacement.

	2025	2026	2027	2028	2029	Total
Expenditures						
Construction	$ 2,300,000	$ 1,800,000	$ 1,600,000	$ 2,000,000	$ 2,000,000	$ 9,700,000
Total	$ 2,300,000	$ 1,800,000	$ 1,600,000	$ 2,000,000	$ 2,000,000	$ 9,700,000
Funding Sources						
Capital Projects Fund	$ 800,000	$ -	$ -	$ -	$ -	$ 800,000
G.O. Bonds	1,500,000	1,800,000	1,600,000	2,000,000	2,000,000	8,900,000
Total	$ 2,300,000	$ 1,800,000	$ 1,600,000	$ 2,000,000	$ 2,000,000	$ 9,700,000
Operating Costs						
Maintenance Costs	$ (30,000)	$ (35,000)	$ (40,000)	$ (45,000)	$ (50,000)	$ (200,000)
Total	$ (30,000)	$ (35,000)	$ (40,000)	$ (45,000)	$ (50,000)	$ (200,000)

Operating Budget Impact

This program will help reduce the City's annual maintenance costs by eliminating the need for less effective preventative measures, such as cold patching, on existing pavements. Additionally, projects that include utility repair or replacement will further reduce maintenance expenses by addressing deteriorated structures and pipes, minimizing the need for ongoing repairs by the Public Works and Municipal Utilities departments.

SW Des Moines Street Utility Improvements

Department	Storm Water Utility
Type	Improvement
Useful Life	40 Years
Category	Storm Water
Council Goal	Upgrade Essential Infrastructure



Description

Construction of storm sewer infrastructure improvements along SW Des Moines Street between SW Kenworthy Drive and SW Ordnance Road. The project will include replacing the existing sanitary sewer and constructing a new sanitary sewer at a lower depth; replacing the existing 4-inch water main with 8-inch water main; constructing footing drain and sump pump collector lines; and replacing the existing 30-foot wide street with a new 31-foot wide PCC pavement and associated driveway and sidewalk replacement. The proposed project will be coordinated with the Municipal Utilities department.

Justification

The purpose of the project is to replace the existing storm sewer infrastructure, originally constructed in the 1940's and 1950's, that has significantly deteriorated. The installation of new sump pump collector lines and storm sewers will address drainage concerns and reduce flooding on both public and private properties. Additionally, the project includes replacing the existing sanitary sewer and upgrading the water main to minimize future maintenance needs and ensure adequate water flow for fire protection. To accommodate these upgrades, the right-of-way along the project corridor has been standardized through the acquisition of additional sidewalk easements where necessary. The pavement within the project area was rated as "poor" by the Iowa Pavement Management Program in 2021, further underscoring the need for these improvements. Construction is scheduled to occur over two years, with approximately 60% of the work planned for 2025 and the remaining 40% in 2026. Funding for this project will be evenly divided among storm water, sanitary sewer and water funds.

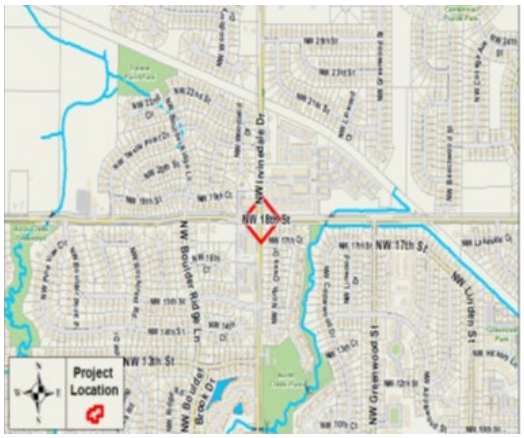
	2025	2026	2027	2028	2029	Total
Expenditures						
Engineering	$ 135,000	$ 90,000	$ -	$ -	$ -	$ 225,000
Construction	1,250,000	850,000	-	-	-	2,100,000
Total	$ 1,385,000	$ 940,000	$ -	$ -	$ -	$ 2,325,000
Funding Sources						
G.O. Bonds – Storm Water	$ 461,667	$ 313,333	$ -	$ -	$ -	$ 775,000
Sewer Fund	461,667	313,334	-	-	-	775,001
Water Fund	461,666	-	-	-	-	461,666
Water Revenue Bonds	-	313,333	-	-	-	313,333
Total	$ 1,385,000	$ 940,000	$ -	$ -	$ -	$ 2,325,000
Operating Costs						
Maintenance Costs	$ -	$ -	$ (9,000)	$ (9,000)	$ (9,000)	$ (27,000)
Total	$ -	$ -	$ (9,000)	$ (9,000)	$ (9,000)	$ (27,000)

Operating Budget Impact

In the long term, replacing the deteriorated storm sewer infrastructure, sanitary sewer, water main and street pavement will reduce annual maintenance costs for the Public Works and Municipal Utilities departments.

NW Irvinedale Drive and NW 18th Street Intersection Improvements

Department	Public Works
Type	Improvement
Useful Life	40 Years
Category	Streets
Council Goal	Upgrade Essential Infrastructure



Description

Reconstruction of the NW Irvinedale Drive and NW 18th Street intersection to improve traffic capacity, mobility and safety. The reconstruction will provide dedicated left-turn lanes, right-turn lanes and an urban cross section on all legs of the intersection. The reconstruction will remove the existing traffic signal system and install a new traffic signal system with associated street lighting at the intersection. Storm sewer infrastructure and subdrain are also included with the proposed improvements.

Justification

NW Irvinedale Drive and NW 18th Street are arterial streets that serve a large portion of the traffic in the northwest part of the City. The intersection's current geometry creates bottlenecks due to the lack of left and right turn lanes. Additionally, there are locations along NW Irvinedale Drive with steep side slopes that are considered potential safety issues should a driver errantly leave the road.

	2025	2026	2027	2028	2029	Total
Expenditures						
Engineering	$ 350,000	$ -	$ -	$ -	$ -	$ 350,000
Construction	4,090,000	-	-	-	-	4,090,000
Street Lighting	180,000	-	-	-	-	180,000
Land/ROW Acquisition	30,000	-	-	-	-	30,000
Total	$ 4,650,000	$ -	$ -	$ -	$ -	$ 4,650,000
Funding Sources						
G.O. Bonds	$ 4,650,000	$ -	$ -	$ -	$ -	$ 4,650,000
Total	$ 4,650,000	$ -	$ -	$ -	$ -	$ 4,650,000
Operating Costs						
Maintenance Costs	$ -	$ 500	$ 500	$ 500	$ 500	$ 2,000
Utilities	-	1,000	1,000	1,000	1,000	4,000
Total	$ -	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 6,000

Operating Budget Impact

The additional public street pavement will increase the City's maintenance costs, as it will require increased winter maintenance and street sweeping. Over time, the expanded pavement and storm sewer infrastructure will add to the annual maintenance responsibilities of the City's Public Works department. In addition, the installation of new streetlights will result in higher electricity costs for the City.

North Ankeny Boulevard Improvements – 1st Street to 11th Street

Department	Public Works
Type	Improvement
Useful Life	40 Years
Category	Streets
Council Goal	Upgrade Essential Infrastructure



Description

This is a joint project with the Iowa Department of Transportation (DOT) to add right-turn lanes, repair failing pavement, replace aged traffic signal infrastructure, upgrade pedestrian ramps and replace existing landscaping at the intersections with low maintenance plantings on North Ankeny Boulevard between 1st Street and 11th Street.

Justification

The Iowa DOT had already planned for a PCC inlay of northbound North Ankeny Boulevard between 1st Street and 5th Street along with a PCC inlay of southbound North Ankeny Boulevard between 1st Street and 11th Street in 2025. The Iowa DOT agreed to expand the scope of their project to include right-turn lanes on North Ankeny Boulevard and the side streets, in conjunction with the City's streetscaping and traffic signal improvements at the 5th, 9th and 11th Street intersections. The Iowa DOT will be responsible for the costs associated with designing and constructing the PCC inlays and right-turn lanes on North Ankeny Boulevard. The City will be responsible for the costs associated with designing and constructing the right-turn lanes on the side streets and the landscaping and traffic signal improvements at the intersections. The DOT will also be responsible for the construction administration and construction observation on the project except for the traffic signal work and the City owned utilities. The Iowa DOT and City improvements, excluding landscaping, will be bid as one project with an Iowa DOT letting utilizing separate divisions for construction staging efficiency and economy of scale.

	2025	2026	2027	2028	2029	Total
Expenditures						
Engineering	$ 92,000	$ 77,948	$ -	$ -	$ -	$ 169,948
Construction	2,211,000	1,481,007	-	-	-	3,692,007
Total	$ 2,303,000	$ 1,558,955	$ -	$ -	$ -	$ 3,861,955
Funding Sources						
G.O. Bonds	$ 1,653,000	$ 1,558,955	$ -	$ -	$ -	$ 3,211,955
G.O. Bonds – Storm Water	490,000	-	-	-	-	490,000
Water Fund	160,000	-	-	-	-	160,000
Total	$ 2,303,000	$ 1,558,955	$ -	$ -	$ -	$ 3,861,955
Operating Costs						
Maintenance Costs	$ -	$ -	$ 750	$ 750	$ 750	$ 2,250
Utilities	-	-	1,000	1,000	1,000	3,000
Total	$ -	$ -	$ 1,750	$ 1,750	$ 1,750	$ 5,250

Operating Budget Impact

The Iowa DOT is responsible for maintenance and snow removal on North Ankeny Boulevard, so additional pavement maintenance and snow removal costs for the City will be limited to the new right-turn lanes on the side streets. Replacing the traffic signal equipment with more energy efficient equipment may reduce maintenance and electric utility costs in the long term. The existing landscaping in the medians is difficult to maintain and the proposed landscaping at the intersections is low maintenance. Therefore, the additional landscape maintenance cost for the Public Works Operations Division is considered negligible. The new irrigation system will require normal maintenance and irrigating the intersection corners will result in additional water usage by the City during the spring and summer months.

SW Walnut Street and SW Ordnance Road Water Main

Department	Water Utility
Type	New Construction
Useful Life	40 Years
Category	Water Mains
Council Goal	Upgrade Essential Infrastructure



Description	Install approximately 3,600 LF of 8-inch water main along the west side of SW Walnut Street from SW 3rd Street to the north side of SW Ordnance Road and along SW Ordnance Road from SW Cherry Street to an existing main adjacent to the police station. The project will provide increased reliability of the distribution system within this area, as the main will be upsized from 4-inch to 8-inch. The project will utilize mostly boring with a small amount of open cut construction methods.
Justification	The existing 4-inch water main within the area is undersized by current standards. Installation of the larger water main, along with connection to surrounding main(s) provides a reliable looped system and helps to maintain better distribution system pressures and fire flows within the area. This project will be coupled with a parking improvement project within the Uptown area which includes improvements along SW Walnut Street, SW Cherry Street and SW 2nd Street. The cost for these improvements is estimated at $375,000.

	2025	2026	2027	2028	2029	Total
Expenditures						
Engineering	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000
Construction	1,300,000	-	-	-	-	1,300,000
Total	$1,450,000	$ -	$ -	$ -	$ -	$1,450,000
Funding Sources						
G.O. Bonds – TIF	$ 375,000	$ -	$ -	$ -	$ -	$ 375,000
Water Revenue Bonds	1,075,000	-	-	-	-	1,075,000
Total	$1,450,000	$ -	$ -	$ -	$ -	$1,450,000
Operating Costs						
Utilities	$ 255	$ -	$ -	$ -	$ -	$ -
Total	$ 255	$ -	$ -	$ -	$ -	$ -

Operating Budget Impact	The operating impact is expected to be minimal, as the project primarily enhances fire flow capacity in the area. Approximately 56,500 gallons will be required to fill and flush the new water main.

Capital Projects Fund

Description of the Fund

The fund accounts for the collection and disbursement of funds related to capital improvements or significant capital equipment.

The five-year capital improvement program is developed on a calendar year basis to align with the construction season. Project costs are allocated to a fiscal year based on the project schedule. The first year is adopted as the capital budget within the business type activities/enterprise and capital projects funds. The remaining years serve as a planning tool and are reviewed and updated annually.

Capital Expenditure – The purchase of equipment or the improvement of land or buildings that is greater than $5,000, is not an ordinary repair or maintenance expenditure and has a useful life of three years or more. A capital improvement is budgeted in the capital projects fund if it is greater than $50,000 and has a useful life of ten years or more and if funded through general obligation bonds.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Budgeted revenues for fiscal year 2026 are $28,989,823, of which $1,250,000 is expected from interest income, $1,242,046 from intergovernmental revenues, $1,303,610 from private contributions and $25,194,167 from bond proceeds. In addition, transfers in total $4,756,000, as detailed in the table below:

From		Amount
General Fund	$	1,150,000
Hotel/Motel Tax Fund		306,000
Road Use Tax Fund		1,000,000
Park Dedication Fund		100,000
Water Fund		1,000,000
Sewer Fund		1,000,000
Special Assessments Fund		200,000
Total Transfers In	$	4,756,000

Budgeted expenditures total $29,219,591, including contractual services budgeted at $140,000 and capital outlay at $29,079,591. Capital outlay expenditures are detailed by category on the Capital Outlay Summary.

Estimated Ending Fund Balance

The estimated ending fund balance of the capital projects fund is $24,432,357, an increase of $4,021,232, or 19.70%. The fund balance fluctuates based on the size of the capital improvement program and the timing of capital expenditures.

Looking Ahead to Fiscal Year 2027 and Beyond

The five-year capital improvement program calls for the annual issuance of general obligation bonds.

Capital Projects Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 41,188,467	$ 46,145,091	$ 35,629,809	$ 26,562,944	$ 35,549,048	$ 20,411,125	$ 24,432,357
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	227,157	448,040	1,385,601	1,073,000	1,450,000	1,250,000	1,100,000
Intergovernmental	6,110,655	480,338	6,072,954	2,468,614	1,918,622	1,242,046	1,500,000
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	726,871	50,373	2,297,076	1,270,000	368,825	1,303,610	90,000
Other Financing Sources	18,081,978	14,827,554	16,429,011	18,762,000	17,734,833	25,194,167	35,515,000
Total Revenues	$ 25,146,661	$ 15,806,305	$ 26,184,642	$ 23,573,614	$ 21,472,280	$ 28,989,823	$ 38,205,000
Transfers In	3,405,000	5,565,786	3,469,101	985,000	3,193,500	4,756,000	10,331,562
Funds Available	$ 69,740,128	$ 67,517,182	$ 65,283,552	$ 51,121,558	$ 60,214,828	$ 54,156,948	$ 72,968,919
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	122,424	123,758	159,679	140,000	140,000	140,000	140,000
Commodities	-	-	-	-	-	-	-
Capital Outlay	23,472,613	31,476,084	29,574,825	35,282,067	39,288,703	29,079,591	40,207,520
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 23,595,037	$ 31,599,842	$ 29,734,504	$ 35,422,067	$ 39,428,703	$ 29,219,591	$ 40,347,520
Transfers Out	-	287,531	-	842,000	375,000	505,000	-
Ending Balance, June 30	$ 46,145,091	$ 35,629,809	$ 35,549,048	$ 14,857,491	$ 20,411,125	$ 24,432,357	$ 32,621,399

Capital Outlay Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Bridge/Box Culvert							
NE 54th Street Bridge Replacement and Trail	$ 667	$ -	$ -	$ -	$ -	$ -	$ -
NE Four Mile Drive RCB Culvert – Deer Creek	766,296	378,885	-	-	-	-	-
SE Frisk Drive RCB Culvert for Four Mile Creek	-	-	-	-	-	-	25,000
NE Frisk Drive Bridge over Deer Creek	-	-	90,000	-	-	-	-
NE 18th Street Bridge over Interstate 35	-	-	-	237,500	-	350,000	700,000
NE Spectrum Drive RCB Culvert for Otter Creek	-	-	-	-	-	75,000	725,000
NE 62nd Street RCB Culvert for Four Mile Creek Tributary	-	-	120,542	350,000	507,001	-	-
Total Bridge/Box Culvert	**$ 766,963**	**$ 378,885**	**$ 210,542**	**$ 587,500**	**$ 507,001**	**$ 425,000**	**$ 1,450,000**
Prairie Trail							
SW Des Moines Street – SW Prairie Trail Parkway to SW Magazine Road	$ 190,347	$ 15,332	$ -	$ -	$ -	$ -	$ -
Total Prairie Trail	**$ 190,347**	**$ 15,332**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Municipal Buildings							
Ankeny Kirkendall Public Library	$ 3,338	$ -	$ -	$ 10,400	$ 10,400	$ -	$ -
Ankeny Public Services Remodel	440,267	-	-	-	-	-	-
Park Maintenance Facility Renovations	689,619	45,857	-	-	-	-	-
Community Entrance Signs	-	-	-	75,000	-	-	-
Senior Community Center	2,492,426	50,001	18,782	-	92,756	-	-
HVAC Replacement – City Hall	230,295	35,007	-	-	-	-	-
City Hall Council Chambers Renovation	53,992	-	-	-	-	-	-
Fire Station No. 4	-	254,172	965,244	5,629,563	6,071,213	475,211	-
Lakeside Center Repurposing	-	-	6,664	-	3,204	-	-
Public Works Satellite Salt Storage Facility	-	-	-	262,500	45,000	445,000	400,000
East of Interstate 35 Land Acquisition	-	-	-	330,000	330,000	-	-
Public Works Maintenance Facility Expansion	-	-	-	500,000	-	500,000	9,112,500
City Facility Parking Lot Improvements	-	-	-	-	75,000	150,000	150,000
Total Municipal Buildings	**$ 3,909,937**	**$ 385,037**	**$ 990,690**	**$ 6,807,463**	**$ 6,627,573**	**$ 1,570,211**	**$ 9,662,500**
Park Facilities							
Park Land Acquisition	$ 2	$ -	$ -	$ -	$ -	$ -	$ -
Annual Park Development Program	560,244	456,313	466,750	645,000	1,059,246	812,500	837,500
Ankeny Market and Pavilion	21,751	-	410	-	-	-	-
Miracle Field	-	74,730	3,434	-	4,246	-	-
Prairie Ridge Sports Complex – Drainage Improvements	4,416	18,140	32,407	-	-	-	-
Parks Renovation Plan	212,604	-	-	-	-	-	-
High Trestle Trail Trailhead and Parking Lot	239,228	8,616	4,351	-	-	-	-
Hawkeye Park Sports Complex Tennis Courts Reconstruction	-	-	-	462,500	-	-	-
Signature Park	7,000	-	-	-	-	-	-
Ankeny Kirkendall Public Library Playground	11,336	-	-	-	-	-	-
High Trestle Trail Trailhead Restroom and Amenities	137,500	50,000	135,000	-	-	-	-

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Des Moines Street Parks Development	38,389	489,447	1,279,885	1,033,585	1,545,645	-	-
Prairie Ridge Sports Complex – Softball Bleacher Canopies	-	139,096	-	-	-	-	-
High Trestle Trail Experience Park	-	34,309	17,091	739,200	642,284	463,888	400,000
Cherry Glen Ballfield	15,139	458,777	188,137	-	3,500	-	-
Prairie Ridge Sports Complex Tennis Courts Overlay	-	-	-	-	286,165	-	-
Sunrise Park Parking Lot Overlay	-	-	-	75,000	75,000	75,000	-
Prairie Ridge Sports Complex Softball Batting Cage Replacement	-	-	-	-	123,000	123,000	-
Prairie Ridge Sports Complex Baseball Infield Reconstruction	-	-	-	-	-	153,000	293,500
Total Park Facilities	**$ 1,247,609**	**$ 1,729,428**	**$ 2,127,465**	**$ 2,955,285**	**$ 3,739,086**	**$ 1,627,388**	**$ 1,531,000**
Sidewalks/Trails							
Street and Sidewalk Oversizing	$ 59,271	$ 101,440	$ 56,284	$ 50,000	$ 60,000	$ 60,000	$ 60,000
Annual Sidewalk/Trail Construction Program	216,768	609,477	340,139	525,000	643,574	470,000	540,000
High Trestle Trail Extension – SW Ordnance Road to SE Oralabor Road	2,362,374	965,775	78,735	-	7,634	-	-
Oralabor Gateway Trail – SW State Street Grade-Separated Crossing	116,794	137,616	-	-	-	-	-
Rock Creek Trail and Native Plantings	-	175,280	51,061	-	23,306	-	-
High Trestle Trail Overlay – West 1st Street to NW 18th Street	-	-	-	-	80,000	80,000	-
Total Sidewalks/Trails	**$ 2,755,207**	**$ 1,989,588**	**$ 526,219**	**$ 575,000**	**$ 814,514**	**$ 610,000**	**$ 600,000**
Streets							
Annual PCC Street Patching Program	$ 857,368	$ 1,682,664	$ 1,209,295	$ 1,662,500	$ 2,193,284	$ 2,087,500	$ 2,387,500
Annual Asphalt Street Resurfacing Program	47,501	332,321	386,128	425,000	650,908	462,500	487,500
Annual Pavement Preservation Program	347,882	799,439	155,835	725,000	917,028	700,000	825,000
Annual Street Replacement Program	1,031,814	1,327,388	1,158,050	1,775,000	2,448,101	2,050,000	1,700,000
East 1st Street and I-35 Interchange Reconstruction	753,233	1,573,550	666,667	-	-	-	-
NE Delaware Avenue Reconstruction – NE 5th Street to NE 18th Street	381,088	1,919,297	5,506,612	3,660,269	4,370,374	-	-
South Ankeny Boulevard and SE Shurfine Drive/SW Prairie Trail Parkway Intersection	3,411	-	-	-	-	-	-
NW 18th Street Extension – NW Weigel Drive to NW Spruce Drive	2,915,383	1,373,015	196,679	-	-	-	-
SW Oralabor Road and SW Irvinedale Drive Intersection Improvements	-	-	-	100,000	125,000	425,000	2,537,500
West 1st Street Widening and Improvements – Phase 1	3,199,309	2,490,710	191,901	-	4,676	-	-
North Ankeny Boulevard and 18th Street Intersection Improvements	30,748	64,062	686,848	-	51,376	-	-
NW 36th Street Reconstruction – NW Irvinedale Drive to NW Abilene Road	-	-	-	-	-	100,000	500,000
NW 18th Street Extension – NW Spruce Drive to Iowa Highway 415	-	-	-	-	-	-	125,000
Prairie Ridge Sports Complex – Parking Lot Access Improvements	32,613	-	-	-	-	-	-

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
SE Hulsizer Road Realignment	192,105	480	155,145	-	-	-	-
NW 36th Street and NW Weigel Drive Asphalt Overlay	-	44,254	862,441	1,225,000	945,549	-	-
SW Oralabor Road and SW Edgewood Lane Intersection Improvements	-	-	2,621	125,000	217,571	-	-
South Ankeny Boulevard and SW Magazine Road Safety Improvements	524,129	31,813	897	-	-	-	-
SE Crosswinds Drive/SE 77th Street Improvements – Phase 1 & 2	579,512	1,836,909	367,371	-	-	-	-
NW 26th Street Widening	-	-	-	-	250,000	-	-
NW 36th Street and NW State Street Interim Improvements	118,608	757,716	-	-	-	-	-
NW 18th Street Reconstruction – NW Ash Drive to North Ankeny Boulevard	233,833	1,250,727	4,133,556	-	54,325	-	-
NW 36th Street Widening – NW Ash Drive to North Ankeny Boulevard	511,774	3,286,687	1,077,740	-	27,838	-	-
SE Delaware Avenue Widening	127,890	951,567	79,398	-	-	-	-
SE Delaware Avenue and SE Corporate Woods Drive Intersection Improvements	381,816	-	-	-	-	-	-
SW Oralabor Road and SW State Street Intersection Improvements	60,783	265,768	2,804,726	3,525,416	3,543,289	795,602	-
SW State Street Reconstruction – SW Ordnance Road to West 1st Street (Southbound Lanes)	-	134,852	1,394,977	-	-	-	-
NE 18th Street Asphalt Overlay – NE Meadow View Court to County NE 38th Street	142,621	-	-	-	-	-	-
NW Irvinedale Drive and NW 18th Street Intersection Improvements	-	6,597	118,030	2,135,000	2,825,956	2,400,000	-
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	-	-	-	62,500	75,000	212,500	437,500
Uptown Parking Improvements	-	78,560	201,234	-	-	-	-
NE 36th Street Reconstruction – Interstate 35 to NE Four Mile Drive	1,082,766	5,305,328	916,018	-	51,433	-	-
West 1st Street Widening and Improvements – Phase 2	-	-	72,639	687,500	746,603	2,376,584	4,975,000
NW 18th Street Reconstruction – NW State Street to NW Ash Drive	-	-	-	50,000	100,000	280,000	2,657,500
North Ankeny Boulevard Improvements – 1st Street to 11th Street	-	-	532,844	3,000,000	1,561,265	1,948,254	781,520
NW State Street Extension Preliminary Design	-	97,119	365,321	-	40,459	-	-
South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street	-	24,745	581,010	637,500	364,760	1,337,500	2,112,500
SW Magazine Road and SW State Street Intersection Improvements	-	-	109,641	232,500	296,469	-	-
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	-	-	-	232,500	288,479	1,814,052	1,770,000
NE Chambers Parkway Pavement and Pedestrian Ramp Improvements	-	-	-	75,000	-	-	-
SE Creekview Drive Extension	-	-	-	2,025,000	177,500	1,870,000	-

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Interstate 35 and NE 36th Street Interchange Improvements	-	-	-	-	225,000	2,275,000	2,050,000
SE Delaware Avenue Capacity Improvements	-	-	-	-	-	-	50,000
Local Public Streets Enhanced Pavement Design Standards	-	-	-	-	1,500,000	1,500,000	1,500,000
Total Streets	**$ 13,556,187**	**$ 25,635,568**	**$ 23,933,624**	**$ 22,360,685**	**$ 24,052,243**	**$ 22,634,492**	**$ 24,896,520**
Traffic Control							
Annual Traffic Signal Improvement Program	$ 1,033,249	$ 1,194,858	$ 1,363,878	$ 1,247,000	$ 2,410,196	$ 995,000	$ 1,450,000
Elementary Schools Walkability Improvements	13,114	147,388	148,186	-	-	-	-
Fiber Optic Network Upgrade	-	-	224,998	556,634	678,653	795,000	350,000
SE Corporate Woods Drive and SE Crosswinds Drive Traffic Signal	-	-	49,223	192,500	326,937	-	-
Uptown Lighting Fixture Upgrades	-	-	-	-	102,500	12,500	-
SW Magazine Road and SW District Drive Traffic Signal	-	-	-	-	30,000	410,000	255,000
Adaptive Traffic Signal Control Systems	-	-	-	-	-	-	12,500
Total Traffic Control	**$ 1,046,363**	**$ 1,342,246**	**$ 1,786,285**	**$ 1,996,134**	**$ 3,548,286**	**$ 2,212,500**	**$ 2,067,500**
Total	**$ 23,472,613**	**$ 31,476,084**	**$ 29,574,825**	**$ 35,282,067**	**$ 39,288,703**	**$ 29,079,591**	**$ 40,207,520**

Capital Budget Impact on Operating Budget

Although the City prepares the capital budget separate from the operating budget, the two budgets are linked. These links include ongoing operating, maintenance and repair costs associated with new or renovated facilities and infrastructure. Occasionally, capital improvement program projects also necessitate the addition of new personnel required to staff or maintain new facilities. On the other hand, capital improvement program projects may produce new revenues in the form of fees paid for the use of new or renovated facilities or they may produce operational savings from efficiencies gained as a result.

The fiscal year 2026 operating costs shown below are incorporated in the City's adopted operating budget. In addition to current year operating budget impacts, future operating costs associated with current and planned projects are identified in the capital budget process to aid in long-range planning.

Project	2025-26 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
NE 18th Street Bridge over Interstate 35	$ 350,000	$ -	$ -	$ -	$ -
NE Spectrum Drive RCB Culvert for Otter Creek	75,000	-	-	-	-
Fire Station No. 4	475,211	2,018,946	228,750	7,000	2,254,696
Public Works Satellite Salt Storage Facility	445,000	-	-	-	-
Public Works Maintenance Facility Expansion	500,000	-	-	-	-
City Facility Parking Lot Improvements	150,000	-	(1,250)	-	(1,250)
Annual Park Development Program	812,500	-	-	-	-
High Trestle Trail Experience Park	463,888	-	1,500	750	2,250
Sunrise Park Parking Lot Overlay	75,000	-	-	-	-
Prairie Ridge Sports Complex Softball Batting Cage Replacement	123,000	-	-	-	-
Prairie Ridge Sports Complex Baseball Infield Reconstruction	153,000	-	-	-	-
Street and Sidewalk Oversizing	60,000	-	-	-	-
Annual Sidewalk/Trail Construction Program	470,000	-	3,800	-	3,800
High Trestle Trail Overlay – West 1st Street to NW 18th Street	80,000	-	-	-	-
Annual PCC Street Patching Program	2,087,500	-	(84,000)	-	(84,000)

Project	2025-26 Capital Budget	Personnel Costs	Maintenance Costs	Utilities Costs	Total Operating Cost
Annual Asphalt Street Resurfacing Program	462,500	-	(16,000)	-	(16,000)
Annual Pavement Preservation Program	700,000	-	(20,000)	-	(20,000)
Annual Street Replacement Program	2,050,000	-	(35,000)	-	(35,000)
SW Oralabor Road and SW Irvinedale Drive Intersection Improvements	425,000	-	-	-	-
NW 36th Street Reconstruction – NW Irvinedale Drive to NW Abilene Road	100,000	-	-	-	-
SW Oralabor Road and SW State Street Intersection Improvements	795,602	-	500	-	500
NW Irvinedale Drive and NW 18th Street Intersection Improvements	2,400,000	-	500	1,000	1,500
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	212,500	-	-	-	-
West 1st Street Widening and Improvements – Phase 2	2,376,584	-	-	-	-
NW 18th Street Reconstruction – NW State Street to NW Ash Drive	280,000	-	-	-	-
North Ankeny Boulevard Improvements – 1st Street to 11th Street	1,948,254	-	-	-	-
South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street	1,337,500	-	-	-	-
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	1,814,052	-	-	-	-
SE Creekview Drive Extension	1,870,000	-	1,000	2,500	3,500
Interstate 35 and NE 36th Street Interchange Improvements	2,275,000	-	250	-	250
Local Public Streets Enhanced Pavement Design Standards	1,500,000	-	-	-	-
Annual Traffic Signal Improvement Program	995,000	-	-	6,900	6,900
Fiber Optic Network Upgrade	795,000	-	-	-	-
Uptown Lighting Fixture Upgrades	12,500	-	(300)	(2,000)	(2,300)
SW Magazine Road and SW District Drive Traffic Signal	410,000	-	-	-	-
Total	**$ 29,079,591**	**$ 2,018,946**	**$ 79,750**	**$ 16,150**	**$ 2,114,846**

INTERNAL SERVICE FUNDS



city of Ankeny

Central Garage Fund

Description of the Fund

The fund accounts for the activities of the central garage, which is responsible for the repair and maintenance of the City's fleet and includes the operation of the fueling station. Parts are charged directly to user departments, while personnel and overhead costs are allocated quarterly to each department based upon their respective share of repair activity.

Diesel and unleaded fuel are available 24/7 for City vehicles and the Ankeny Community School District, with fuel costs reimbursed based on the average cost per gallon.

Council Goal	Fund Goal	Indicator	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 20256 Projected
Deliver Exceptional Service 	To maximize the availability, serviceability, safety and appearance of the City's vehicles and equipment by providing scheduled maintenance, replacement and repairs.	Percent of vehicle and equipment maintenance and repair completed in-house	98%	98%	98%	98%	98%

Activities and Accomplishments

Recent Accomplishments

- Completed approximately 98% of all service, maintenance and repairs for City vehicles and equipment using in-house fleet technicians, resulting in reduced downtime and lower maintenance costs.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Budgeted revenues for fiscal year 2026 are estimated to be $1,738,208, of which $25,000 is from interest income, $1,685,208 from user charges and $28,000 from fuel tax refunds.

Expenditures of $1,738,208 are budgeted for operating costs, including $960,000 allocated for fuel—the fund's largest operating expense. Additionally, the budget provides for the replacement of the tire balancer to accommodate larger tires used on ambulances, fire trucks and all other City vehicles

Estimated Ending Fund Balance

The ending fund balance for the central garage fund is expected to remain unchanged at $719,743.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Central Garage Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 582,887	$ 562,249	$ 611,249	$ 611,249	$ 719,743	$ 719,743	$ 719,743
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	717	11,850	33,154	22,000	30,000	25,000	21,000
Intergovernmental	-	-	-	-	1,919	-	-
Service Charges	1,315,013	1,432,121	1,488,776	1,809,144	1,565,454	1,685,208	1,766,709
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	27,741	28,302	14,829	28,000	42,000	28,000	28,000
Total Revenues	$1,343,471	$1,472,273	$1,536,759	$1,859,144	$ 1,639,373	$ 1,738,208	$ 1,815,709
Transfers In	-	-	-	-	-	-	-
Funds Available	$1,926,358	$2,034,522	$2,148,008	$2,470,393	$ 2,359,116	$ 2,457,951	$ 2,535,452
Expenditures:							
Personal Services	$ 423,609	$ 427,392	$ 526,780	$ 581,828	$ 583,034	$ 608,913	$ 636,996
Contractual Services	26,904	28,844	65,040	44,316	45,082	46,295	47,713
Commodities	893,371	943,736	836,445	1,227,000	1,005,257	1,067,000	1,131,000
Capital Outlay	20,225	23,301	-	6,000	6,000	16,000	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$1,364,109	$1,423,273	$1,428,265	$1,859,144	$ 1,639,373	$ 1,738,208	$ 1,815,709
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 562,249	$ 611,249	$ 719,743	$ 611,249	$ 719,743	$ 719,743	$ 719,743

Activity: **Central Garage**			Department: **Public Works**			Program: **Non-Program**	
	2021-22 Actual	**2022-23 Actual**	**2023-24 Actual**	**2024-25 Budget**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Revenue Summary:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	717	11,850	33,154	22,000	30,000	25,000	21,000
Intergovernmental	-	-	-	-	1,919	-	-
Service Charges	1,315,013	1,432,121	1,488,776	1,809,144	1,565,454	1,685,208	1,766,709
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	27,741	28,302	14,829	28,000	42,000	28,000	28,000
Total Revenues	**$1,343,471**	**$1,472,273**	**$1,536,759**	**$1,859,144**	**$1,639,373**	**$1,738,208**	**$1,815,709**
Expenditure Summary:							
Personal Services	$ 423,609	$ 427,392	$ 526,780	$ 581,828	$ 583,034	$ 608,913	$ 636,996
Contractual Services	26,904	28,844	65,040	44,316	45,082	46,295	47,713
Commodities	893,371	943,736	836,445	1,227,000	1,005,257	1,067,000	1,131,000
Capital Outlay	20,225	23,301	-	6,000	6,000	16,000	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	**$1,364,109**	**$1,423,273**	**$1,428,265**	**$1,859,144**	**$1,639,373**	**$1,738,208**	**$1,815,709**
Personnel Summary:							
Fleet Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lead Fleet Technician	-	1.00	1.00	1.00	1.00	1.00	1.00
Lead Mechanic	1.00	-	-	-	-	-	-
Fleet Technician	-	2.00	3.00	3.00	3.00	3.00	3.00
Mechanic	2.00	-	-	-	-	-	-
Total Full Time Equivalents	**4.00**	**4.00**	**5.00**	**5.00**	**5.00**	**5.00**	**5.00**

Capital Outlay Summary:	**Quantity**	**Schedule Year**	**Purchase/ Reserve**	**2024-25 Revised**	**2025-26 Budget**	**2026-27 Projected**
Refrigerant Machine	1	2025	Purchase	$ 6,000	$ -	$ -
Tire Balancer	1	2026	Purchase	-	16,000	-
Total Capital Outlay				**$ 6,000**	**$ 16,000**	**$ -**

Risk Management Fund

Description of the Fund

The fund accounts for the City's risk management and insurance activities. Risk management activities include general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, property, inland marine, boiler and machinery and workers' compensation. Additionally, other miscellaneous forms of insurance coverage and any extraordinary expenses related to litigation are included in the fund.

The risk management fund is used to allocate the cost of these activities to other funds and departments. Workers' compensation costs are allocated using estimated payroll costs, workers' compensation rates and job classifications, while other insurance costs are allocated using the estimated value of property within the budget activity.

Council Goal	Fund Goal	Indicators	CY 2021 Actual	CY 2022 Actual	CY 2023 Actual	CY 2024 Estimated	CY 2025 Projected
Deliver Exceptional Service 	To provide risk management and loss control services	Number of risk management claims handled	32	45	30	35	37
		Days off due to workers' comp injuries	1	266	48	50	50
		Workers' comp mod factor rating (<1.0 desired)	0.57	0.60	0.62	0.59	0.72
		Workers' comp good experience bonus	0.80	0.80	0.80	0.80	0.80

Activities and Accomplishments	
Recent Accomplishments	
	• Completed the Iowa Communities Assurance Pool (ICAP) cyber risk assessment.
	• Submitted pre-renewal information for property and liability insurance and workers' compensation.
Upcoming Activities	
	• Review general liability, property and excess liability deductible limits.
Trends and Issues	
	• Workers' compensation experience modification factor decreased from 0.62 to 0.59.
	• Stabilization of property value inflation adjustments.
	• Increase in law enforcement liability claims.
	• Implementation of wind and hail deductible for catastrophic weather events.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Revenues include $16,000 from interest income, $2,076,000 from internal service charges for general insurance and workers' compensation and $111,000 from miscellaneous revenues. Miscellaneous revenues vary annually based on the number of insurance claims and other reimbursements.

Expenditures include $820,000 for workers' compensation premiums, $1,300,000 for workers' compensation medical services, legal services, general insurance premiums, property and liability claims and unemployment claims and $83,000 for vehicle replacement.

Estimated Ending Fund Balance

The projected ending fund balance of the risk management fund is budgeted to remain at $1,022,430 for the fiscal year ending June 30, 2026.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Risk Management Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$1,158,401	$1,188,948	$ 960,958	$ 925,958	$1,022,430	$1,022,430	$1,022,430
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	1,421	25,225	42,001	27,000	19,000	16,000	14,000
Intergovernmental	117,929	944,757	-	-	192,145	-	-
Service Charges	1,121,000	1,237,999	1,435,000	1,705,000	1,939,000	2,076,000	2,276,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	40,498	146,405	105,252	127,000	232,000	111,000	123,000
Total Revenues	$1,280,848	$2,354,386	$1,582,253	$1,859,000	$2,382,145	$2,203,000	$2,413,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$2,439,249	$3,543,334	$2,543,211	$2,784,958	$3,404,575	$3,225,430	$3,435,430
Expenditures:							
Personal Services	$ 497,499	$ 581,221	$ 660,054	$ 706,000	$ 745,000	$ 820,000	$ 902,000
Contractual Services	694,668	1,945,486	804,142	1,074,000	1,558,145	1,300,000	1,424,000
Commodities	(1,178)	963	-	-	-	-	-
Capital Outlay	59,312	54,706	56,585	79,000	79,000	83,000	87,000
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$1,250,301	$2,582,376	$1,520,781	$1,859,000	$2,382,145	$2,203,000	$2,413,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$1,188,948	$ 960,958	$1,022,430	$ 925,958	$1,022,430	$1,022,430	$1,022,430

Health Insurance Fund

Description of the Fund

The fund accounts for health, dental and vision insurance, as well as the employee wellness program. The plan is funded by both employee and employer contributions and is administered as an internal service fund. Cash reserves are accumulated to pay medical and dental claims and the City has purchased stop-loss insurance to reduce its exposure to large losses.

Council Goal	Fund Goal	Indicators	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
Become the Employer of Choice 	To provide employees with affordable health insurance including medical, dental and vision coverage	Number of employees in the health plan	273	292	299	314	330
		Total amount of claims paid (in millions)	$4.19	$4.68	$4.08	$4.49	$4.94
		Average claims paid per employee	$15,339	$16,041	$13,649	$14,299	$14,980
	To administer the wellness program, helping our employees become knowledgeable health care consumers	Wellness plan participation	79%	66%	67%	70%	70%

Activities and Accomplishments

Recent Accomplishments

- Maintained health insurance contributions for the plan year July 1, 2024 – June 30, 2025, based on plan utilization and strong reserves.
- Added eligible expenses to the wellness reimbursement program.
- Offered biometric screenings, blood drives, flu shots and lunch-and-learn events.

Upcoming Activities

- Review the benefits package, including health, dental, life, long-term disability and other voluntary insurance coverages.
- Provide a health insurance premium holiday as a result of prudent fund management and efficient healthcare utilization.
- Evaluate a potential increase to the stop-loss deductible to achieve premium savings.

Trends and Issues

- Rising healthcare costs and increased focus on mental health.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

Revenues total $6,287,000 and include $280,000 from interest income and $6,007,000 from health insurance contributions (employee, employer and retiree). Expenditures total $6,833,000, of which $6,822,000 is projected for health, dental and vision premiums and claims. Other expenditures include fees related to the employee wellness program. The employee wellness program offers fitness reimbursements and incentives, flu shots, biometric screenings and lunch-and-learn events

designed to reduce the cost of health insurance claims. Employees contribute 11% of health insurance premiums; a reduction of 2% may be earned for meeting the participation requirements of the wellness program.

Estimated Ending Fund Balance

The projected ending fund balance of the health insurance fund at June 30, 2026, is $6,188,236, a decrease of 8.11%. Fund balance is reserved for future claims.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Health Insurance Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 6,455,292	$ 6,489,230	$ 6,437,221	$ 6,589,153	$ 7,470,265	$ 6,734,236	$ 6,188,236
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	8,195	142,161	351,393	253,000	336,000	280,000	241,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	4,744,462	5,175,814	5,402,002	5,392,000	5,721,000	6,007,000	6,307,000
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	53,126	76,659	203,932	-	57,971	-	-
Total Revenues	$ 4,805,783	$ 5,394,634	$ 5,957,327	$ 5,645,000	$ 6,114,971	$ 6,287,000	$ 6,548,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 11,261,075	$ 11,883,864	$ 12,394,548	$ 12,234,153	$ 13,585,236	$ 13,021,236	$ 12,736,236
Expenditures:							
Personal Services	$ 4,136	$ 6,020	$ 6,926	$ 9,000	$ 9,000	$ 9,000	$ 9,000
Contractual Services	4,767,530	5,439,138	4,916,481	6,379,000	6,840,000	6,822,000	7,164,000
Commodities	179	1,485	876	2,000	2,000	2,000	2,000
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 4,771,845	$ 5,446,643	$ 4,924,283	$ 6,390,000	$ 6,851,000	$ 6,833,000	$ 7,175,000
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 6,489,230	$ 6,437,221	$ 7,470,265	$ 5,844,153	$ 6,734,236	$ 6,188,236	$ 5,561,236

Sustainability Revolving Loan Fund

Description of the Fund

The fund provides no-interest loans for energy efficiency projects such as energy-efficient building retrofits and commissioning; the incremental cost of purchasing fuel-efficient hybrid vehicles compared to conventional vehicles for the City's fleet; and other modest energy-efficiency improvement projects.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The sustainability revolving loan fund was created with $20,000 obtained through a U.S. Department of Energy – Energy Efficiency and Conservation Block Grant (EECBG) designated to pay the incremental cost of purchasing fuel-efficient hybrid vehicles in place of conventional vehicles. An additional $25,279 was transferred to the revolving loan fund from other energy efficiency projects.

To date, the grant has been used to offset the cost of six hybrid vehicles in the Police, Community Development, Parks and Recreation, Public Works and Municipal Utilities departments. In addition, funds were used to purchase four solar trash compactors for use at various parks and recreation facilities to educate the public on energy efficiency initiatives.

For fiscal year 2026, the revolving loan fund is projected to receive $1,100 from interest income. Loan repayments have been completed as shown in the Sustainability Revolving Loan Fund Summary – By Program and Activity. No expenditures are planned for fiscal year 2026.

Sustainability Revolving Loan Fund Summary – By Program and Activity

		2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Revised	2025-26 Budget	2026-27 Projected
Code Enforcement	2016 Ford Fusion FWD Hybrid	$ 717	$ -	$ -	$ -	$ -	$ -
Park Administration	2011 Ford Fusion FWD Hybrid	619	619	-	-	-	-
		$ 1,336	$ 619	$ -	$ -	$ -	$ -

Estimated Ending Fund Balance

The projected ending fund balance for fiscal year 2026 is $33,667, an increase of $1,100 from the revised fiscal year 2025 budget.

Looking Ahead to Fiscal Year 2027 and Beyond

Future energy efficiency projects will be assessed based on emerging needs. Additionally, the City is considering a proposal to reallocate the funds for alternative uses, such as installing vehicle charging stations.

Sustainability Revolving Loan Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 27,128	$ 28,498	$ 29,729	$ 31,129	$ 31,267	$ 32,567	$ 33,667
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	34	612	1,538	1,100	1,300	1,100	900
Intergovernmental	-	-	-	-	-	-	-
Service Charges	1,336	619	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 1,370	$ 1,231	$ 1,538	$ 1,100	$ 1,300	$ 1,100	$ 900
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 28,498	$ 29,729	$ 31,267	$ 32,229	$ 32,567	$ 33,667	$ 34,567
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 28,498	$ 29,729	$ 31,267	$ 32,229	$ 32,567	$ 33,667	$ 34,567

Economic Development Revolving Loan Fund

Description of the Fund

The fund provides capital to retain or expand employment, expand the tax base and encourage new business investment in the community. Eligible projects include inventory, machinery and equipment, building or land purchases, building renovations or expansions and working capital.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The City has completed development agreements with Accelerated Ag Technologies, Moeller Engineering and WCEC Industrial Services. These agreements provided direct financial assistance in the form of five-year loans, structured with 50 percent forgivable and 50 percent repayable.

Total budgeted revenues for fiscal year 2026 are $10,000 from interest income. Loan repayments have been completed as shown in the Economic Development Revolving Loan Fund Summary – Repayment Schedule. No expenditures are planned for fiscal year 2026.

Economic Development Revolving Loan Fund Summary – Repayment Schedule

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Revised	2025-26 Budget	2026-27 Projected
Accelerated Ag Technologies	$ 2,400	$ 2,400	$ -	$ -	$ -	$ -
Accelerated Ag Technologies	2,600	2,600	2,600	-	-	-
Moeller Engineering	3,600	(2,000)	-	-	-	-
WCEC Industrial Services	5,500	-	-	-	-	-
	$ 14,100	$ 3,000	$ 2,600	$ -	$ -	$ -

Estimated Ending Fund Balance

The fund balance is projected to be $312,000 at fiscal year ending June 30, 2026.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Economic Development Revolving Loan Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$ 250,044	$ 264,465	$ 273,191	$ 288,791	$ 290,000	$ 302,000	$ 312,000
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	321	5,726	14,209	10,000	12,000	10,000	9,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	14,100	3,000	2,600	-	-	-	-
Total Revenues	$ 14,421	$ 8,726	$ 16,809	$ 10,000	$ 12,000	$ 10,000	$ 9,000
Transfers In	-	-	-	-	-	-	-
Funds Available	$ 264,465	$ 273,191	$ 290,000	$ 298,791	$ 302,000	$ 312,000	$ 321,000
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$ 264,465	$ 273,191	$ 290,000	$ 298,791	$ 302,000	$ 312,000	$ 321,000

Equipment Reserve Fund

Description of the Fund

The fund provides low interest loans for the purchase of vehicles and equipment. Loans carry a 2.50% interest rate with a five-year repayment schedule. The repayment period spans six fiscal years with a half payment due in the first fiscal year and a half payment due in the last fiscal year.

Financial Highlights of the Fiscal Year 2025 and 2026 Budgets

The equipment reserve fund is projected to receive $483,224 in revenues for fiscal year 2026. Of those revenues $443,224 will come from equipment reserve payments as detailed in the Equipment Reserve Fund Summary – By Program and Activity. The remaining $40,000 will be received from interest income. No expenditures are planned for fiscal year 2026.

Equipment Reserve Fund Summary – By Program and Activity

		2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Revised	2025-26 Budget	2026-27 Projected
FY 17 Equipment Reserve Program							
Street Cleaning	Street sweeper	$ 25,584	$ -	$ -	$ -	$ -	$ -
Golf Course Maintenance	Greens mower	3,210	-	-	-	-	-
FY 18 Equipment Reserve Program							
Information Technology	Phone system	17,713	8,857	-	-	-	-
Golf Course Maintenance	Grounds master mower	6,163	3,082	-	-	-	-
Golf Course Pro Shop	Golf carts (72)	52,771	26,385	-	-	-	-
FY 19 Equipment Reserve Program							
Golf Course Maintenance	Tee mower	5,980	5,980	2,990	-	-	-
FY 20 Equipment Reserve Program							
Golf Course Maintenance	Greens mower	6,318	6,318	6,318	3,159	-	-
FY 21 Equipment Reserve Program							
Golf Course Maintenance	Fairway mower	10,246	10,246	10,246	10,246	5,123	-
FY 22 Equipment Reserve Program							
Golf Course Maintenance	Fairway mower	5,175	10,350	10,350	10,350	10,350	5,175
FY 23 Equipment Reserve Program							
Fire Suppression	Fire engine	-	-	-	80,314	160,628	160,628
Street Cleaning	Street sweeper	-	32,719	65,438	65,438	65,438	65,438
Golf Course Pro Shop	Golf carts (70)	-	17,687	35,374	35,374	35,374	35,374
FY 24 Equipment Reserve Program							
Fire Suppression	Fire engine	-	-	-	83,156	166,313	166,313
		$ 133,160	$ 121,622	$ 130,715	$ 288,036	$ 443,224	$ 432,927

Estimated Ending Fund Balance

The projected ending fund balance for fiscal year 2026 is $1,562,703, an increase of $483,224 or 44.76% from the revised fiscal year 2025 budget due to the repayment of the two fire engines.

Looking Ahead to Fiscal Year 2027 and Beyond

No long-term financial plans have been developed.

Equipment Reserve Fund Summary

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Budget	2026-27 Projected
Cash Balance, July 1	$2,334,191	$2,420,889	$2,083,944	$2,266,659	$2,267,159	$1,079,479	$1,562,703
Revenues:							
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non-Property Taxes	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Use of Money & Property	1,900	12,500	52,500	45,000	52,000	40,000	35,000
Intergovernmental	-	-	-	-	-	-	-
Service Charges	133,160	121,622	130,715	287,305	288,036	443,224	432,927
Special Assessments	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total Revenues	$ 135,060	$ 134,122	$ 183,215	$ 332,305	$ 340,036	$ 483,224	$ 467,927
Transfers In	-	-	-	-	-	-	-
Funds Available	$2,469,251	$2,555,011	$2,267,159	$2,598,964	$2,607,195	$1,562,703	$2,030,630
Expenditures:							
Personal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contractual Services	-	-	-	-	-	-	-
Commodities	-	-	-	-	-	-	-
Capital Outlay	48,362	471,067	-	1,520,880	1,527,716	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	$ 48,362	$ 471,067	$ -	$1,520,880	$1,527,716	$ -	$ -
Transfers Out	-	-	-	-	-	-	-
Ending Balance, June 30	$2,420,889	$2,083,944	$2,267,159	$1,078,084	$1,079,479	$1,562,703	$2,030,630

GLOSSARY AND ACRONYMS



city of Ankeny

Glossary

28E Agreement – A formal agreement between two or more governmental entities to jointly provide a service. Formed pursuant to Iowa Code Chapter 28E.

Account Number – The eleven-digit number assigned to a budget line item identifying the fund, program and activity, and object from which the expenditure is made and recorded. For example: the account number 100.1114.4211 identifies the fund 100 (general fund), program and activity 1114 (public safety and police support services) and object 4211 (contractual services and consulting and management).

Accrual Basis – A basis of accounting in which revenue is recognized when earned and expenses are recognized when incurred, as opposed to when cash is received or spent.

Activity – The second set of numbers (four digits) of the account number that identifies the program and activity (e.g., police support services is 1114).

American Federation of State, County and Municipal Employees – The union representing the City's golf course maintenance, municipal utilities, park maintenance and public works employees.

Ankeny Career Firefighters Union – The union representing the City's full-time firefighters.

Annual Comprehensive Financial Report – The report summarizing the City's financial operations as of the fiscal year end. The report is issued in accordance with generally accepted accounting principles, which prescribes a basis of accounting that differs from the budgetary basis of accounting (cash basis).

Ankeny Police Department Employees Union – The union representing the City's police department personnel.

Appropriation – A legal authorization to make expenditures or enter into obligations for specific purposes.

Assessed Valuation – The valuation set upon real estate, utilities and certain personal property by the County Assessor as a basis for levying property taxes.

Asset – Resources owned or held by a government which have monetary value.

Audit – An official inspection of an organization's accounts, typically by an independent body.

Authorized Positions – Employee positions, which are authorized in the adopted budget.

Balanced Budget – A budget in which current revenues equal current expenditures. The City's annual budget is considered balanced if the cash reserve requirements, the working capital requirements and the revenue and expenditure requirements have been met.

Base Budget – Cost of continuing the existing levels of service in the current budget year.

Bond – A long-term promise to pay a sum of money on a specific date at a specified interest rate.

Bond Refunding – Bonds issued to buy back outstanding bonds in order to realize savings due to lower interest rates.

Current Refunding – A financing structure under which previously issued bonds are called or mature within 90 days of the issuance of new refunding bonds.

Advanced Refunding – A financing structure in which new bonds are issued to repay previously issued bonds prior to its first call date. The money realized from the sale of the new issue is invested in securities which are placed in escrow.

Budget – A plan of financial activity for a specified period of time (fiscal year) indicating all planned revenues and expenditures for the budget period.

Budget Amendment – A revision of the adopted budget by resolution following a public hearing to ensure that total appropriations do not exceed actual expenditures in the nine major budget programs. An amendment resolution can be approved at any time during the fiscal year prior to June 1st.

Budget Calendar – The schedule of key dates which a government follows in the preparation and adoption of the budget.

Budget Cycle – The four phases of the budget cycle are preparation (staff), approval (city council review and adoption), implementation (administration, accounting and reporting) and evaluation (accountability and auditing).

Budget Message – The letter of transmittal from the City Manager to the Mayor and City Council which summarizes the most important aspects of the budget and any changes from previous fiscal years.

Budget Programs – The following are the state mandated nine major budget programs:

Public Safety includes police, school crossing guards, animal control, emergency preparedness, fire, emergency medical services and code enforcement.

Health and Social Services includes special populations.

Culture and Recreation includes library, parks, recreation, community centers, aquatic centers, sports complexes and cemetery.

Public Works includes street lighting, public works engineering and operations, snow and ice control, traffic engineering and aviation authority.

Community and Economic Development includes housing authority, development engineering, community development and economic development.

General Government includes communications, mayor and city council, human resources, city manager, city clerk, finance, information technology and city hall building.

Debt Service includes the debt service fund.

Business Type Activities/Enterprise includes all enterprise funds and internal service funds. Enterprise funds include solid waste, water, sewer, storm water and golf course. Internal service funds include central garage, risk management, health insurance, sustainability revolving loan, economic development revolving loan and equipment reserve.

Capital Projects includes special assessments and capital projects funds.

Budgetary Basis – This refers to the basis of accounting used to estimate financing sources and uses in the budget. This generally takes one of three forms: generally accepted accounting principles, cash or modified accrual.

Budgetary Control – The control or management of a government in accordance with the approved budget for the purpose of keeping expenditures within limitations of available appropriations and resources.

Capital Asset – Asset of significant value and having a useful life of several years.

Capital Expenditure – The purchase of equipment or the improvement of land or buildings that is greater than $5,000, is not an ordinary repair or maintenance expenditure and has a useful life of three years or more. A capital improvement is budgeted in the capital projects fund if it is greater than $50,000 and has a useful life of ten years or more and if funded through general obligation bonds.

Capital Improvement – Expenditures related to the acquisition, expansion or rehabilitation of an element of the government's physical plant; sometimes referred to as infrastructure.

Capital Improvement Program – A plan for capital outlay to be incurred each year over a fixed number of years to meet capital needs arising from the government's long-term needs.

Capital Loan Notes – Are usually issued to finance specific capital projects. If issued as limited obligations, the debt is retired by specific revenue, such as tax increment financing or utility revenue. It can be issued as general obligations supported by the general taxing authority of the issuer.

Capital Project – Major construction, acquisition or renovation activities which add value to a government's physical assets or significantly increase their useful life. Also called capital improvement.

Cash Basis – A basis of accounting in which income is recorded when cash is received and expenses are recorded when cash is paid out.

Collective Bargaining Agreement – A legal contract between the employer and a verified representative of a recognized bargaining unit for specific terms and conditions of employment (e.g., hours, working conditions, salary, fringe benefits and matters affecting health and safety of employees).

Commercial and Industrial Replacement ("Backfill") – A limited appropriation from the state to reimburse local governments for the loss of revenue due to the reduction in taxable value for commercial and industrial property.

Commodities – Include various materials, parts and supplies with a short life expectancy which are used for the continuing operations of the City.

Consolidated Tax Rate – The total levy rate in dollars the property owner must pay for every $1,000 of taxable valuation that includes levies from the city, county, school district, state and special districts.

Contractual Services – Services rendered to a government by private firms, individuals or other governmental agencies. Examples include consulting and engineering services.

Cost of Living Adjustment – An increase in salaries to offset the adverse effect of inflation on compensation.

Credit Rating – A formal evaluation of credit history and capability of repaying obligations. Bond ratings are assigned by Moody's Investors Service, Standard & Poor's or Fitch Ratings.

Debt Limitation – The state constitution requires that no city may become indebted in an amount exceeding 5% of the actual value of taxable property within its jurisdiction. This applies to general obligation indebtedness, which is backed by the full faith and credit of the city. The limit does not apply to debt of revenue or special assessment bonds.

Debt Margin – The difference between the debt limit and the applicable outstanding debt.

Debt Service – The cost of paying principal and interest on borrowed money according to a predetermined payment schedule.

Deferred Compensation – Income deferred until retirement age.

Deficit – The excess of an entity's liabilities over its assets or the excess of expenditures or expenses over revenues during a single accounting period.

Department – The organizational unit of government which is functionally unique in its delivery of services.

Depreciation – Expiration in the service life of capital assets attributable to wear and tear, deterioration, action of the physical elements, inadequacy or obsolescence.

Distinguished Budget Presentation Award Program – A voluntary awards program administered by the Government Finance Officers Association to encourage governments to prepare effective budget documents.

Employee (Fringe) Benefits – Contributions made by a government to meet commitments or obligations for employee fringe benefits. Included are the government's share of costs for social security and the various pension, medical and life insurance plans.

Equivalent Residential Unit (ERU) – Used as the basis for determining storm water management fees. Less than or equal to four thousand square feet of impervious surface shall be one ERU. Every additional one square foot to two thousand square feet of impervious surface shall be one-half ERU.

Expenditure – Money spent or cost incurred in governmental funds, which use the modified accrual basis of accounting.

Expense – Money spent or cost incurred in proprietary and fiduciary funds, which use the accrual basis of accounting.

Financial Policy – A government's policy with respect to revenues, spending and debt management as these relate to government services, programs and capital investment. Financial policies provide an agreed-upon set of principles for the planning and programming of government budgets and their funding.

Fiscal Year – A twelve-month period designated as the operating year for accounting and budgeting purposes in an organization.

Capital Assets – Assets of long-term character that are intended to continue to be held or used, such as land, buildings, machinery, furniture and other equipment.

Full Faith and Credit – A pledge of a government's taxing power to repay debt obligations.

Full-Time Equivalent – A part-time position converted to the decimal equivalent of a full-time position based on 2,080 hours per year. This unit of measurement is applied to authorized permanent positions and not to actual worked hours.

Fund – A fiscal entity with revenues and expenses which are segregated for the purpose of carrying out a specific purpose or activity.

Fund Balance – Fund balance, as budgeted, represents the cash balance or cash-on-hand for a particular fund.

General Obligation Bonds – Tax supported bonds of two types:

- **Essential Corporate Purpose** – does not require an election for bond issue approval. Approval to issue is by resolution following a public hearing. Usually used to finance street construction and repair, traffic signals, sidewalks, street lights, sewer facilities, bridges, capital equipment, etc.
- **General Corporate Purpose** – usually requires a 60% approval bond issue vote of the people. Normally used to finance public improvements such as city hall, fire and police stations, aquatic centers, parks, recreational facilities, etc.

Generally Accepted Accounting Principles – Uniform minimum standards for financial accounting and recording, encompassing the conventions, rules and procedures that define accepted accounting principles.

Goal – A statement of broad Council direction, purpose or intent based on the needs of the community. A goal is general and timeless.

Governmental Accounting Standards Board – The authoritative body that establishes the accounting principles and rules for governmental entities.

Governmental Fund Types – are the following:

- **General Fund** – is the chief operating fund and is used to account for all tax receipts and other receipts that do not have to be reported by law or contractual agreement in some other fund. The general fund provides for all the general operating disbursements and the fixed charges and capital improvement costs that are not paid through other funds.
- **Special Revenue Funds** – are funds utilized to account for receipts derived from specific sources that are usually required by law or regulation to be accounted for in separate funds.
- **Debt Service Fund** – is used to report accumulations of resources to meet current and future long-term debt service requirements such as lease obligations, bond principal, interest and related costs.
- **Capital Projects Funds** – are utilized to record resources for the acquisition and construction of major capital facilities.

Grant – A contribution by a government or other organization to support a particular function. Grants may be classified as either operational or capital, depending upon the grantee.

Impervious Surface Area – Those surfaces which prevent or impede the natural infiltration of storm water into the soil which existed prior to development, such as rooftops, sidewalks, driveways, patios, parking lots and compacted gravel surfaces.

In Progress Activities – Departmental projects or issues to be addressed during the current fiscal year.

Indicator – A measurable and verifiable activity performed in relation to specific departmental or fund goals which assesses workload, effectiveness and efficiency.

Infrastructure – The physical assets of a government (e.g., streets, water, sewer, public buildings and parks).

Interest – Compensation paid or to be paid for the use of money.

Interfund Transfers – The movement of monies between funds of the same governmental entity.

Intergovernmental Revenue – Funds received from federal, state and other local government sources in the form of grants, shared revenues and payments in lieu of taxes.

Iowa Communities Assurance Pool – The organization the City holds membership to cover its liability insurance.

Iowa Public Employees Retirement System – The pension system that covers all full-time, part-time and most temporary employees with the exception of full-time firefighters and police officers.

Levy – To impose taxes for the support of government activities.

Licenses and Permits – Issued to monitor certain activities such as the sale of alcohol and cigarettes, building construction, garbage hauling, door-to-door solicitation and pet licensing.

Line Item – A separate financial reporting unit within the budget that has a specific appropriation from which purchases are made and recorded.

Line Item Budget – A budget prepared along departmental lines that focuses on what is to be purchased.

Long Term Debt – Debt with a maturity of more than one year after the date of the balance sheet.

Long-Range Forecasting – An internal evaluation tool for staff to project possible outcomes based on a set of variables and assumptions.

Major Fund – Those funds whose revenues, expenditures/expenses, assets or liabilities are at least 10 percent of the total of their fund category, governmental or enterprise, and 5 percent of the aggregate of all governmental and enterprise funds in total.

Mission Statement – The mission of the City defines the purpose and values of the organization.

Modified Accrual Basis – A basis of accounting in which revenues are recognized in the period they become available and measurable and expenditures are recognized in the period the associated liability is incurred.

Moody's Investors Service – One of several national investor services that independently rate the creditworthiness of issuer's bonds. Their rating opinion is an assessment of the ability and willingness of an issuer of debt to make full and timely payments of principal and interest on the debt security over the course of its maturity schedule. The rating influences the interest rates bid for the bonds, thus having an economic impact on a project's ultimate cost.

Municipal Fire and Police Retirement System of Iowa – The pension system that covers all full-time firefighters and police officers.

Object Code – The last four digits of the account number that identifies specific line item objects of expenditure or revenue.

Object Code Types and Sources – Groups of line item accounts of a similar nature within the budget. Expenditure *types* include personal services, contractual services, commodities, capital outlay and debt service; and revenue *sources* include property taxes, tax increment financing, non-property taxes, licenses and permits, use of money and property, intergovernmental, service charges, special assessments, miscellaneous and bond proceeds.

Operating Expenses – The cost of personnel, materials and equipment required for a department function.

Operating Revenue – Funds received as income to pay for ongoing operations.

Other Financing Sources – An accounting term for financial inflows to the City and to funds that do not provide an economic change to the City's or the fund's financial position. The primary examples are bond proceeds and operating transfers in.

Pay Plan – Classifications and corresponding salary ranges of positions within the City government.

Personal Services – Expenditures for salaries, wages and fringe benefits of a government's employees.

Principal – The face amount of a bond, exclusive of interest.

Proprietary Fund Types – are the following:

Enterprise Funds – are utilized to finance and account for all resources used in the acquisition, operation and maintenance of governmental facilities and services that are supported by user charges.

Internal Service Funds – are used to account for the financing of goods and services provided by one department or agency to other departments or agencies within the government, on a cost reimbursement basis.

Recent Accomplishments – Departmental accomplishments completed during the past fiscal year.

Reserve – An account used either to set aside budgeted revenues that are not required for expenditure in the current budget year or to earmark revenues for a specific future purpose.

Resolution – A special or temporary order of a legislative body; an order of a legislative body requiring less legal formality than an ordinance or statute.

Resources – Total amounts available for appropriation including estimated revenues, fund transfers and beginning balances.

Revaluation – Each odd year the state reviews residential and commercial property values to determine if assessed values should be changed from those submitted by the County Assessor.

Revenue – Sources of income financing the operation of government.

Revenue Bonds – Bonds which are repaid in both principal and interest from the revenues of a specific enterprise or project such as utility operations.

Revitalize Iowa's Sound Economy – Grant that is funded by the Iowa Department of Transportation for the purpose of providing infrastructure for economic development projects.

Rollback – A mechanism in the state law, which limits the state growth of taxable valuation by class (residential, commercial, industrial, utilities and agricultural) to 3% per year. Assessed valuations are "rolled back" to reflect no more than a 3% increase.

Service Charges – Are direct fees charged to the public for the specific services provided by the City, such as solid waste, water, sewer, storm water and golf course.

Special Assessment – A levy against a property to pay for all or part of the cost of an improvement benefiting that property.

State Budget Forms – State mandated budget forms that must be prepared, certified and submitted to the Department of Management and County Auditor's Office by April 30th.

STBG-SWAP – Surface Transportation Block Grant (STBG) where federal funding will be swapped with Primary Road Funds on a dollar-for-dollar basis.

Strategic Plan – An organization's process of defining its strategy, or direction and making decisions on allocating its resources to pursue this strategy.

Supplemental Budget – Requests for new personnel and equipment or increased service levels above the base budget.

Tax Increment – The amount of taxable value in excess of the base or beginning value of the property located within a defined district. The consolidated tax rate applied to the excess is remitted to the City for urban renewal or economic development purposes with the exception of the debt service and capital asset levies of all of the jurisdictions with taxing authority in the district.

Tax Increment Financing District – A defined area of development in which property is eligible to be taxed in excess of the base value of the property. The excess taxable value is known as tax increment.

Tax Rate – The dollar per thousand rate determined by the City, through the budget process, that is applied to the taxable valuation.

Taxable Valuation – The percentage of assessed valuation cities may collect taxes on. Determined by the process of property tax equalization and rollback.

Taxes – Compulsory charges levied by a government for the purpose of financing services performed for the common benefit of the people. This term does not include specific charges made against a particular person or property for current or permanent benefits, such as special assessments.

Property Taxes – are calculated based upon the taxable valuation of the property and tax rate.

Non-Property Taxes – are based on services, transactions and goods other than property such as hotel/motel taxes, mobile home taxes, utility excise and franchise taxes.

TIME-21 Fund – The Transportation Investment Moves the Economy in the 21st Century Fund consists of monies appropriated by the State of Iowa to fund construction and maintenance of Iowa's public roadway system.

Transfer In/Out – Amounts transferred from one fund to another to assist in financing the services for the recipient fund.

Trends and Issues – Opportunities or concerns that may impact current and future budgets.

Unbudgeted Funds – These are funds or expenditures that the State of Iowa does not require to be certified as a part of the City's annual budget. Unbudgeted funds include internal service funds.

Upcoming Activities – Departmental projects or issues that may be addressed in the next fiscal year.

Use of Money and Property – Revenue received from interest and dividends as well as from renting, leasing or loaning property.

User Charges (Fees) – The payment of a fee for direct receipt of a public service by the party whom benefits from the service.

Vision Statement – The vision statement outlines and guides initiatives for the next fifteen years. Our preferred future is defined by value-based principles that can guide policies, decisions and operations.

Voice over Internet Protocol (VoIP) – A technology that allows you to make voice calls using a broadband internet connection instead of a regular analog phone line.

Working Capital – Current assets minus current liabilities.

Acronyms

ABIC	Ankeny Business and Industry Collaborative
ACFR	Annual Comprehensive Financial Report
ADA	Americans with Disabilities Act
AED	Automatic External Defibrillator
AFSCME	American Federation of State, County and Municipal Employees
ALI	Ankeny Leadership Institute
ALPR	Automatic License Plate Reader
ALS	Advanced Life Support
AMR	Automatic Meter Reader
APWA	American Public Works Association
AVL	Automatic Vehicle Locating
AWWA	American Water Works Association
BLS	Basic Life Support
BMP	Best Management Practices
CCTV	Closed-Circuit Television
CFAC	Cascade Falls Aquatic Center
CGFL	Combined General Fund Levy
CIP	Capital Improvement Program
CIWW	Central Iowa Water Works
COSESCO	Construction Site Erosion and Sediment Control Ordinance
CPI	Consumer Price Index
CRP	Carbon Reduction Program
CRS	Community Rating System
CY	Calendar Year
DMACC	Des Moines Area Community College
DNR	Department of Natural Resources
DOT	Department of Transportation
EECBG	Energy Efficiency and Conservation Block Grant
EFT	Electronic Funds Transfer
EMS	Emergency Medical Services
EPA	Environmental Protection Agency
ERU	Equivalent Residential Unit
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FICA	Federal Insurance Contributions Act
FS1	Fire Station No. 1
FS2	Fire Station No. 2
FS3	Fire Station No. 3
FT	Full-Time
FTE	Full-Time Equivalent
FY	Fiscal Year
GAAFR	Governmental Accounting, Auditing and Financial Reporting
GAAP	Generally Accepted Accounting Principles
GASB	Governmental Accounting Standards Board
GFOA	Government Finance Officers Association
GIS	Geographic Information System
GO	General Obligation
IAWA	Iowa Association of Water Agencies
IAWEA	Iowa Water Environment Association
ICAP	Iowa Community Assurance Pool
ICAAP	Iowa Clean Air Attainment Program
IDOT	Iowa Department of Transportation
IEDA	Iowa Economic Development Authority
IJR	Interchange Justification Report
IPERS	Iowa Public Employees Retirement System
IRWA	Iowa Rural Water Association
IT	Information Technology
LCRR	Lead and Copper Rule Revisions
MFA	Multi-Factor Authentication
MFPRSI	Municipal Fire and Police Retirement System of Iowa
MGD	Million Gallons per Day
MPO	Metropolitan Planning Organization

MS4	Municipal Separate Storm Sewer System
NPDES	National Pollutant Discharge Elimination System
O&M	Operations and Maintenance
PCAA	Polk County Aviation Authority
PCC	Portland Cement Concrete
PRAC	Prairie Ridge Aquatic Center
PT	Part-Time
PTO	Paid Time Off
RCB	Reinforced Concrete Box
RFP	Request for Proposal
RISE	Revitalize Iowa's Sound Economy
ROW	Right of Way
SCADA	Supervisory Control and Data Acquisition
SRO	School Resource Officer
STBG	Surface Transportation Block Grant
SUDAS	Statewide Urban Design Standards and Specifications
TAP	Transportation Alternatives Program
TIF	Tax Increment Financing
TIME-21	Transportation Investment Moves the Economy in the 21st Century
TMP	Transportation Master Plan
TSIP	Traffic Safety Improvement Program
U-STEP	Urban-State Traffic Engineering Program
VoIP	Voice over Internet Protocol
WRA	Wastewater Reclamation Authority













city of
Ankeny

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 purchase of a 2026 Chevrolet Silverado 3500 Truck for the Fire Department for an amount not to exceed $53,298.75.

ORIGINATING DEPARTMENT
Finance

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

The approved FY 2026 budget for the Fire Department includes the replacement of Unit #106, a 2005 Chevrolet Silverado 3500. Pricing was obtained from State Bid Contract #23225 HPU 9.2, awarded to Karl Chevrolet through the Iowa Department of Administrative Services (DAS). The new truck has the following upgrades noted below, as well as a plow blade, emergency lighting, and decals which will be purchased and installed separately and approved by purchase order.

Base Bid: $58,613.75
E85 Gas Option: ($7,150.00)
Trailer Tow Package: $1,485.00
Snow Plow Prep Package: $350.00
Total: $53,298.75

The trade-in value of the existing truck will be subtracted from the total purchase price and determined once the new vehicle is received.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approval of the purchase of a 2026 Chevrolet Silverado 3500 Truck for the Fire Department in an amount not to exceed $53,298.75.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The FY 2026 budget allocates $68,000 for the replacement of the truck and upgrades, including $53,298.75 for the truck, $8,000 for the plow, $2,000 for the emergency lighting and decals, and a $4,000 trade-in value.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Bid

HPU Group 9 - Crew Cab 4X2 and 4X4 DRW Heavy Pickup
Automatic Transmission

Silverado 3500

KARL CHEVROLET INC

	4X2	4X4
Make:	CHEVROLET	CHEVROLET
Model Name:	SILVERADO	SILVERADO
Exact Model Code:	CC30943	CK30943
Trim Pkg. Common Name:	WT	WT
Exact Trim Pkg. Code:	WT	WT
Engine Code:	L5P	L5P
Payload Capacity:	TBD	TBD
Towing Capacity:	20000	20000

BASE VEHICLE SPECIFICATIONS

Body & Chassis	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)
Gross Vehicle Weight Rating	13,000 lb. GVWR minimum	**STATE GVWR:** 14000
Wheelbase length	Minimum 167-172 inches; 56 inch CA	**STATE LENGTH:158.94**
Bed	LONG BOX	**STATE LENGTH: 82.25**
Engine		
Engine Upgrade	Turbocharged Diesel, minimum 6.6L displacement - Must be rated minimum 350 HP, minimum 750 lb./ft. torque with HD automatic transmission. Include all required options and other pertinent information.	**Cylinders: 8 Liters: 6.6 HP: 470 Torque:975**
Engine Block Heater		K05
Drive Axle		
Rear Axle	Locking differential must be provided if available; limited slip acceptable if locking differential not available.	**STATE RATIO:3.73** Locking or Limited Slip provided?YES
Rear Axle (4X4)	Optional lower ratio (higher numerically); must provide if available	**STATE RATIO:** 3.42
Transfer Case (4X4)	With Hi/Lo ranges; if available must provide	NQH
Transfer Case (4X4)	Shift-on-the-fly	STD
Electrical		
Power Point	Located in Driver Area	STD
Doors & Windows		
Doors	Power locks with remote keyless entry	STD
Key Sets with Fobs	2 Fobs with push button start; 2 keys and fobs w/o push button start	STD
Windows	Power	STD
Window	Rear defroster, if available must provide	C49
Wipers	Intermittent	STD
Exterior		
Bumper	Rear Step	STD
License Plate Holders	Front and Rear License Plate Holders	STD
Mirrors	Power, if available must provide; manual acceptable if power not available	STD
Recovery Hooks (4X4)	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD
Tailgate	Locking, if not standard	STD
Trailer tow mirrors	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	DWI - DLN N/A on DRW
Trailer tow package #1	Class IV receiver hitch, 2-inch shaft, 7-wire trailer wiring receptacle at hitch. Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD
Floor		
Floor Covering	Full floor covering, rubber or vinyl acceptable	STD
Interior		
Air Conditioning	AC with all required options.	STD
Bluetooth	Factory preferred but dealer installed acceptable	STD
Radio	AM/FM with internal clock	STD
Steering Column	Tilt / Cruise Control	K34
Trim Package	Interior, with insulating headliner, full door and back of cab panels, dome lamp. Split bench seat (3-pass) w/cloth upholstery, folding center seat/armrest/storage box.	STD
Safety		
Brakes	Power 4 Wheel Anti-lock	STD
Daytime Running Lights	If available, must provide.	STD
Rearview Camera	Factory installed only.	STD
Suspension		
Suspension Package (4X4)	4x4 off-road suspension and undercarriage protection package (heavy-duty shocks, skid plates, etc.); Skid plates only accepted in lieu of suspension package only when suspension package is not available.	NZZ
Tires & Wheels		
Tires (4X2)	All Season Radial	STD
Tires (4X4)	Heavy-duty, "LT" ("P" passenger not acceptable) all-terrain radial tires; All-season M&S tires acceptable only when "LT" all terrain radials not available. ON/OFF Road tires acceptable only when "LT" all terrain radials not available.	All Terrain, M&S or On/Off Road tires provided? YES
Spare	If available, must provide.	Is spare full size?YES

	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE FOR 4X2:	**$56,423.43**
	Delivery Cost to Department of Administrative Services, Des Moines:	**$0.00**
HPU GROUP 9.1	**TOTAL VEHICLE PRICE FOR 4X2 INCLUDING BASE COST AND DELIVERY:**	**$56,423.43** Final Bid Price

	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE FOR 4X4:	**$58,613.75**
	Delivery Cost to Department of Administrative Services, Des Moines:	**$0.00**
HPU GROUP 9.2	**TOTAL VEHICLE PRICE FOR 4X4 INCLUDING BASE COST AND DELIVERY:**	**$58,613.75** Final Bid Price

Silverado 3500

KARL CHEVROLET INC

ADDITIONAL OPTIONS

Engine	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)	Cost
Engine Block Heater		**DEDUCT COST:**	**-$25.00**
Base Engine	Base V8 or V10 Engine (E85 FFV, if available in V8 or V10, must be provided) **E85 FFV Engine?**	**Cylinders: 8 Liters: 6.6 HP: 401 Torque:464**	**-$7,150.00**
Drive Axle			
Rear Axle	Optional lower ratio (higher numerically)	**STATE RATIO:** 3.73	**$0.00**
OnStar Remote Access			
OnStar, Additional		R9L	300
Doors & Windows			

Key Sets, Additional	2 Fobs with push button start; 2 keys and fobs w/o push button start	5H1/DI		695
Exterior				
Bed Liner	Spray In, Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	CGN	Factory installed?YES	545
Bed Insert	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	N/A	Factory installed?NO	0
Bed Mat	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	DI	Factory installed?NO	195
Cargo Tie Downs	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD	Factory installed?YES	0
Mud flaps	OEM or OEM authorized flexible heavy duty, behind all wheels. No dealer logo on mud flaps. Dealer installed acceptable.	N/A with DRW		$0.00
Recovery Hooks	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD	Factory installed?YES	$795.00
Running Boards	Tubular, Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	VTP	Factory installed?YES	$750.00
Tonneau Cover	Soft material style, rolling or trifold; dealer installed acceptable	5JY		$1,595.00
Tonneau Cover	Hard surface, locking; dealer installed acceptable	V0Z		$275.00
Trailer Brake Controller	OEM integrated; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	INC	Factory installed?YES	0
Trailer tow package #2	Gooseneck Trailer Hitch; Includes 7 way trailer wiring, steel, powder coated finish(if available must provide), must meet all OEM fastening requirements, Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	CMT	Factory installed?YES	1485
Floor				
Floor Mats	All Weather; dealer installed acceptable	RIA		**$230.00**
Safety				
Alarm	Backup alarm, Factory preferred but dealer installed acceptable	8S3	Factory installed? YES	**$138.00**
Reverse Sensing System	Factory preferred but dealer installed acceptable	INC	Factory installed? YES	**$0.00**
Suspension				
Snow Plow Prep Package	Increased capacity front suspension and other components necessary for increased load caused by installation of a front snow plow. Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	VYU	Factory installed?YES	**$350.00**
Other				
Options not listed above	Discount percentage off MSRP for options $2,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded.	**Enter Percentage Discount MSRP:**		**1%**

DELIVERY				
Delivery FOB	Price per mile to deliver vehicle anywhere in State of Iowa		**Per Mile Charge**	**$2.75**
Delivery Cost	Delivery Cost to Department of Administrative Services, in Des Moines, IA	**Enter miles in whole number:**	**0.00**	**$0.00**

ANKENY CITY COUNCIL

Ankeny City Council Agenda

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

ITEM NAME

Consider motion to approve the side letter agreement with the Ankeny Police Department Teamsters Local Union #238 amending the parental leave language and to authorize the City Manager to execute the agreement.

ORIGINATING DEPARTMENT
Human Resources

COUNCIL GOAL
Become the Employer of Choice

ACTION REQUESTED
Motion
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The city approved of the new parental leave policy July 1, 2025, in the employee handbook and is extending that policy to the police union employees to preserve the internal equity in this group compared to all other groups of employees.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approval of the side letter agreement with the Ankeny Police Department Teamsters Local Union #238 amending the parental leave language and to authorize the City Manager to execute the agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Parental leave side letter 07.25

Ankeny Police Department Teamsters Local Union #238

and the City of Ankeny, Iowa

Side Letter – Memorandum of Understanding

DATE: July 22, 2025
RE: Parental Leave

The parties agree to amend the current language in the contract for parental leave beginning July 1, 2025, to be consistent with the new parental leave policy in the employee handbook.

ARTICLE 11: PAID TIME OFF (PTO)
Section 9. Medical Leave Bank.

Remove the following paragraph.

Employees shall be permitted to use up to ten (10) days of accrued Medical Leave Bank for parental leave. Parental leave may only be used in connection with the birth of the employee's child, to assist the employee's spouse in recovery from childbirth, or for placement of a child for adoption or foster care. Parental leave must be used within thirty (30) calendar days immediately following the birth or placement of the child. Parental leave will be treated as FMLA leave and counted against the employee's FMLA leave entitlement.

ARTICLE 12: LEAVE OF ABSENCE
Section 5. Paid and/or Unpaid Leaves.

Add new section C.
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

Dated this 22th day of July, 2025.

Steve Young
For the Ankeny Police Department Employees' Union
Steven Young, Union Steward

Mike Schrock
For the City of Ankeny, Iowa
Mike Schrock, Interim City Manager

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 Public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located in Northstar Power Plat 1 and associated with the development of the New Horizon Cuisine Site Plan at 7405 SE Northstar 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. Easement

Preparer Information: Laura Hutzell, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: 515-965-6445

RESOLUTION

RESOLUTION ACCEPTING A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT LOCATED IN NORTHSTAR POWER PLAT 1 AND ASSOCIATED WITH THE DEVELOPMENT OF THE NEW HORIZON CUISINE SITE PLAN AT 7405 SE NORTHSTAR 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 Northstar Power Plat 1 and associated with the development of the New Horizon Cuisine Site Plan at 7405 SE Northstar 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 Northstar Power Plat 1 and associated with the development of the New Horizon Cuisine Site Plan at 7405 SE Northstar Drive is hereby accepted.

PASSED AND APPROVED this 4th day of August, 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: Alexandria A. Greim, Mark Gray Law, PLC, 416 SW 3rd Street, Ankeny, Iowa 50023 515-964-3633

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 **Nextera Properties, 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:

> Northstar Power Plat 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa,

(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:

   > Outlot Y, Northstar Power Plat 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa,

   (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 the Benefitted Property shall be responsible for the proportionate share (as further described within that certain Maintenance Cost-Sharing Agreement dated September 11, 2024, and filed at Book 19910, Page 737, hereinafter, the "Cost-Sharing Agreement") 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 the Easement Area 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 within the Cost-Sharing Agreement.

    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 21st day of July, 2025.

Grantor: Nextera Properties, LLC, a North Dakota limited liability company

By: _____
Michael R. Vannett, President

STATE OF North Dakota **COUNTY OF** Cass, **ss:**

On this 21st day of July, 2025, before me, the undersigned, a Notary Public in and for said County and State personally appeared Michael R. Vannett, to me personally known, who being by me duly sworn, did say that they are the President of Nextera Properties, LLC, a North Dakota limited liability company, executing the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed of the Grantor, by it and by them voluntarily executed.

CHRISTA GRONWOLD
Notary Public
State of North Dakota
My Commission Expires Mar. 4, 2026

Christa Gronwold
Notary Public in and for the State of ~~Iowa~~ North Dakota

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: General Manager

STATE OF IOWA, COUNTY OF POLK, ss:

On this 28 day of July, 2025, before me, the undersigned, a Notary Public in and for the said State, personally appeared Jake Gretz, to me personally known, who being by me duly sworn, did say that he is the Authorized Agent 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 Jake Gretz _____, 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

Mayra Guadalupe Loera Ruiz
Commission Number 863509
My Commission Expires
March 24, 2028

CONSENT BY BENEFITED PROPERTY OWNER

The undersigned, hereby consents to the Storm Water Management Facility Maintenance Covenant And Permanent Easement Agreement.

Signed this 29th day of July, 2025

New Horizon Cuisine, an Iowa general partnership

By: _____

Name: Jake Gretz

Title: Authorized Agent

STATE OF Iowa **, COUNTY OF** polk **, ss:**

On this 28 day of July, 2025, before me, the undersigned, a Notary Public in and for said County and State personally appeared Jake Gretz, to me personally known, who being by me duly sworn, did say that they are the Authorized Agent, executing the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed of New Horizon Cuisine by it and by them voluntarily executed.

_____

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
Mayra Guadalupe Loera Ruiz
Commission Number 863509
My Commission Expires
March 29, 2028

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 Nextera Properties, 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:

Outlot Y, Northstar Power Plat 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa,

and applies to the property described as:

Northstar Power Plat 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa,

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:
Nextera Properties, LLC, a North Dakota limited liability company

By: _____
Michael R. Vannett, President

Date 7-21-25

Witness Christa Cronwold

Name 7-21-25

LENDER NAME:

By: _____
Name: _____
Title: _____

PROPERTY OWNER NAME:
Nextera Properties, LLC, a North Dakota limited liability company

By: _____
Michael R. Vannett, President

Date _____

Witness _____

Name _____

LENDER NAME:

By: _____
Name: Luke Paulson
Title: VP- Commercial Lending

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 Public Storm Water Management Facility Maintenance and Permanent Easement Agreement, located on Lot 21, Ankeny Industrial Park Plat 1 and Lot 1, Ankeny Industrial Park Plat 2 E. 440', W. 515', N. 520', S631.7' of Sec. 25-80-24, in the City of Ankeny Iowa and associated with the development of the Mrs. Clark's Foods West Production Facility Site Plan at 700 SE Dalbey 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. Easement

Preparer Information: Laura Hutzell, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: 515-965-6445

RESOLUTION

RESOLUTION ACCEPTING A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT LOCATED ON LOT 21, ANKENY INDUSTRIAL PARK PLAT 1 AND LOT 1, ANKENY INDUSTRIAL PARK PLAT 2 E. 440', W. 515', N. 520', S631.7' OF SEC. 25-80-24, IN THE CITY OF ANKENY IOWA AND ASSOCIATED WITH THE DEVELOPMENT OF THE MRS CLARK'S FOODS WEST PRODUCTION FACILITY SITE PLAN AT 700 SE DALBEY 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 Lot 21, Ankeny Industrial Park Plat 1 and Lot 1, Ankeny Industrial Park Plat 2 E. 440', W. 515', N. 520', S631.7' of Sec. 25-80-24, in the City of Ankeny Iowa and associated with the development of the Mrs. Clark's Foods West Production Facility Site Plan at 700 SE Dalbey 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:
That the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement located on Lot 21, Ankeny Industrial Park Plat 1 and Lot 1, Ankeny Industrial Park Plat 2 E. 440', W. 515', N. 520', S631.7' of Sec. 25-80-24, in the City of Ankeny Iowa and associated with the development of the Mrs. Clark's Foods West Production Facility Site Plan at 700 SE Dalbey Drive is hereby accepted.

PASSED AND APPROVED this 4th day of August, 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:
Robert Andeweg, 700 Walnut St., Suite 1300, Des Moines, IA 50309 Telephone: (515) 283-3106

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 **MCF Realty 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:

See Exhibit "B" attached hereto

(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 "C" attached hereto

   (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") of the Benefited Property 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 **Lot 1, Ankeny Industrial Park Plat 2** 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:

    1/2 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 30th day of July, 2025

Grantor: MCF REALTY, LLC

By: _____

Name: Mark Hoppe

Title: Managing Partner

STATE OF IOWA, COUNTY OF Polk **, ss:**

On this 30 day of 2025, before me, the undersigned, a Notary Public in and for said County and State personally appeared Mark Hoppe, to me personally known, who being by me duly sworn, did say that he is Mark Hoppe, executing the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed of the limited liability company, by it and by him voluntarily executed.

NOTARIAL SEAL IOWA
ALLISON MARTIN
Commission Number 813751
My Commission Expires
November 14, 2027

Allison Martin
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

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 MCF Realty, LLC, hereinafter referenced the PROPERTY OWNER.

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 "C" attached hereto

and applies to the property described as:

See Exhibit "B" attached hereto

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: MCF REALTY, LLC

By _____

Name MARK HOPPE

Date _____ MANAGING PARTNER

Witness _____

Name BRAD MILLS

LENDER NAME:

By: _____

Name: _____

Title: _____

Exhibit "B"
Benefited Property

(WARRANTY DEED BOOK 14532, PAGE 96)
LOT 1 IN ANKENY INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 21 , EXCEPT THE EAST 805.28 FEET, IN ANKENY INDUSTRIAL PARK, AN OFFICIAL PLAT; AND THE NORTH 520.0 FEET OF THE SOUTH 631.75 FEET OF EAST 440.0 FEET OF THE WEST 515.00 FEET OF THE NW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF ANKENY BY QUIT CLAIM DEED RECORDED BOOK 5795 PAGE 562; ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

Exhibit "C"
Storm Water Management Facility

See attached exhibit

PREPARED FOR:
MRS.CLARK'S FOODS
740 SE DALBEY DRIVE
ANKENY, IA 50021
CONTACT PERSON: DAVID SPEED
DSPEED@MRSCLARKS.COM
PH: 515-299-6423

PROPERTY OWNERS:
MCF REALTY LLC
MK FUND
740 SE DALBEY DRIVE
ANKENY, IA 50021
CONTACT PERSON: MARK HOPPE
MHOPPE@MKFUNDS.COM
PH: 630-967-0077

EXHIBIT 'C'
STORM WATER MANAGEMENT EASEMENT
LOT 21, ANKENY INDUSTRIAL PARK PLAT 1
LOT 1, ANKENY INDUSTRIAL PARK PLAT 2
E. 440', W. 515', N. 520', S631.7' OF SEC. 25-80-24
ANKENY, IA

LEGAL DESCRIPTION: PROPERTY
(WARRANTY DEED BOOK 14532, PAGE 96)
LOT 1 IN ANKENY INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 21 , EXCEPT THE EAST 805.28 FEET, IN ANKENY INDUSTRIAL PARK, AN OFFICIAL PLAT; AND THE NORTH 520.0 FEET OF THE SOUTH 631.75 FEET OF EAST 440.0 FEET OF THE WEST 515.00 FEET OF THE NW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF ANKENY BY QUIT CLAIM DEED RECORDED BOOK 5795 PAGE 562; ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

LEGAL DESCRIPTION: STORM WATER MANAGEMENT EASEMENT

SEE SHEET #2

NOTES
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.

CERTIFICATION

PROFESSIONAL LAND SURVEYOR
JEFFREY A. GADDIS
18381
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

July 15, 2025
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 - 4

LEGEND

———	PROPOSED EASEMENT LINES
——— – – ———	LOT LINES
——— ———	EASEMENT LINES
●	FOUND PROPERTY CORNER (⅝" I.R. W/BLUE CAP #18381)
⊙	SET ⅝" I.R. W/BLUE CAP #18381
I.P.	IRON PIPE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
(777)	ADDRESS

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1"=10'
0' 2' 4' 6' 8' 10' 20'

NORTH

DATE: July 15, 2025
DESIGNED BY: JAG
DRAWN BY: LJH

SHEET 1 OF 4
A-2278

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LEGAL DESCRIPTION: STORM WATER MANAGEMENT EASEMENT

A STORM WATER MANAGEMENT EASEMENT IN LOT 21, ANKENY INDUSTRIAL PARK, AN OFFICIAL PLAT RECORDED IN BOOK 'P', PAGE 261 AT THE POLK COUNTY RECORDER'S OFFICE AND IN LOT 1, ANKENY INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 'AA', PAGE 894 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 21; THENCE S89°55'28"E, 440.36 FEET ALONG THE NORTH LINE OF SAID LOT 21 TO THE NW CORNER OF SAID LOT 1; THENCE S89°54'44"E, 256.17 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S00°28'15"W, 174.74 FEET ALONG SAID EAST LINE TO A POINT; THENCE N89°55'28"W, 76.82 FEET TO A POINT; THENCE N00°03'45"E, 69.79 FEET TO A POINT ON A LINE THAT COINCIDES WITH THE SOUTH LINE OF THE NORTH 105.00 FEET OF SAID LOT 21; THENCE N89°55'28"W, 541.80 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S54°00'00"W, 95.68 FEET TO A POINT ON THE WEST LINE OF SAID LOT 21; THENCE N00°18'15"E, 161.34 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING

AND

A STORM WATER MANAGEMENT EASEMENT IN THE NORTH 520 FEET OF THE SOUTH 631.7 FEET OF THE EAST 440 FEET OF THE WEST 515 FEET OF THE NW1/4 SE1/4 OF SECTION 25, RANGE 80 NORTH, TOWNSHIP 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 5, HICKLIN INDUSTRIAL PARK PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 7073, PAGE 140 AT THE POLK COUNTY RECORDER'S OFFICE, SAID NW CORNER ALSO BEING THE SW CORNER OF SAID NORTH 520 FEET OF THE SOUTH 631.7 FEET OF THE EAST 440 FEET OF THE WEST 515 FEET OF THE NW1/4 SE1/4 OF SECTION 25; THENCE N00°17'41"E, 171.93 FEET ALONG THE WEST LINE OF SAID NORTH 520 FEET OF THE SOUTH 631.7 FEET OF THE EAST 440 FEET OF THE WEST 515 FEET OF THE NW1/4 SE1/4 OF SECTION 25 TO A POINT; THENCE S89°42'19"E, 119.00 FEET TO A POINT; THENCE S00°17'41"W, 48.00 FEET TO A POINT; THENCE S35°00'00"W, 12.29 FEET TO A POINT; THENCE S00°17'41"W, 53.13 FEET TO A POINT; THENCE S57°00'00"E, 19.01 FEET TO A POINT; THENCE S00°17'41"W, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 520 FEET OF THE SOUTH 631.7 FEET OF THE EAST 440 FEET OF THE WEST 515 FEET OF THE NW1/4 SE1/4 OF SECTION 25, SAID SOUTH LINE COINCIDES WITH THE NORTH LINE OF SAID LOT 5; THENCE N89°53'23"W, 128.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

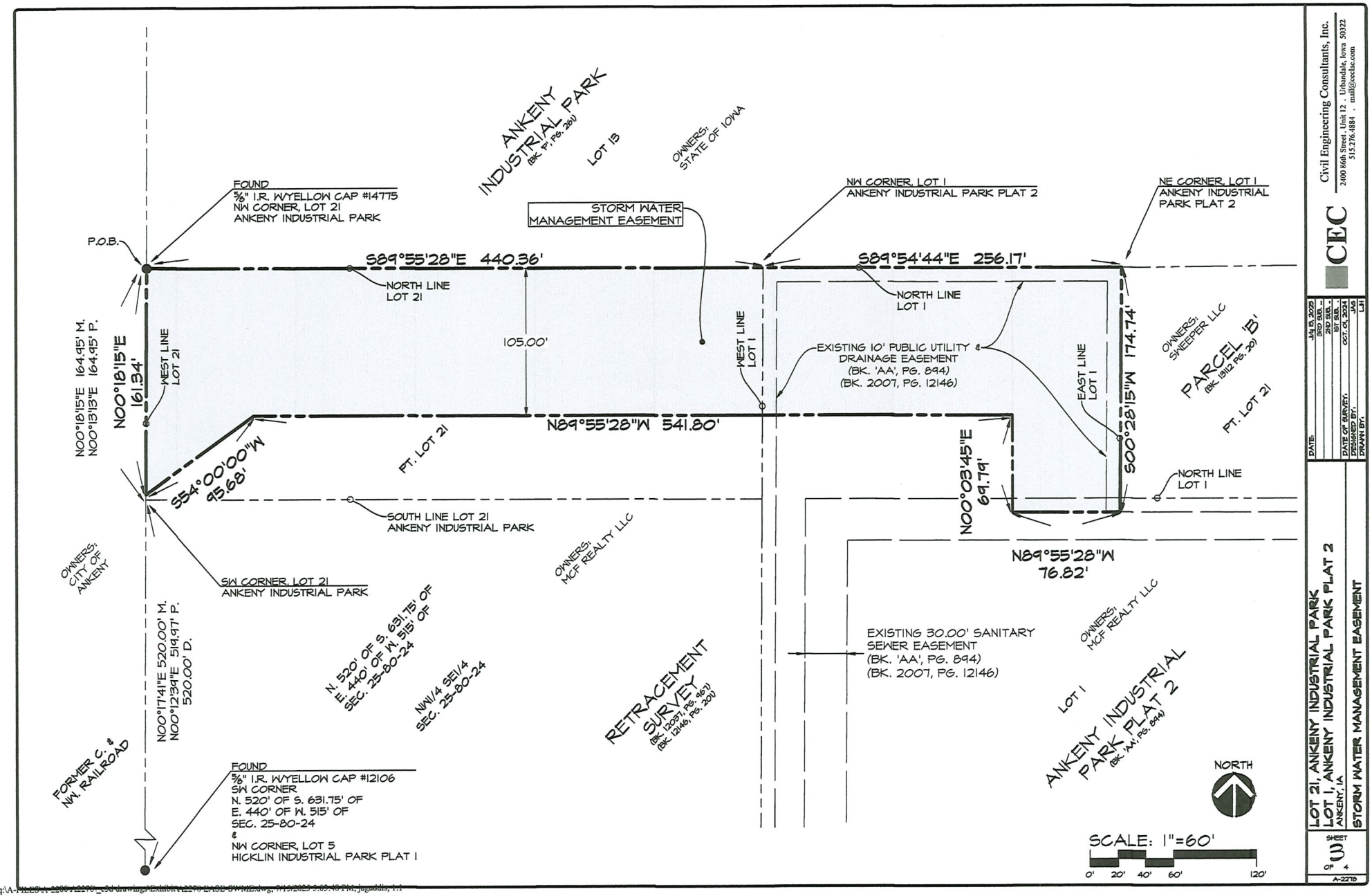
SCALE: 1"=10'
0' 2' 4' 6' 8' 10' 20'

NORTH

DATE: July 15, 2025
DESIGNED BY: JAG
DRAWN BY: LJH

SHEET 2 OF 4
A-2278

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Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Urbandale, Iowa 50322
515.276.4884 . mail@ceciae.com

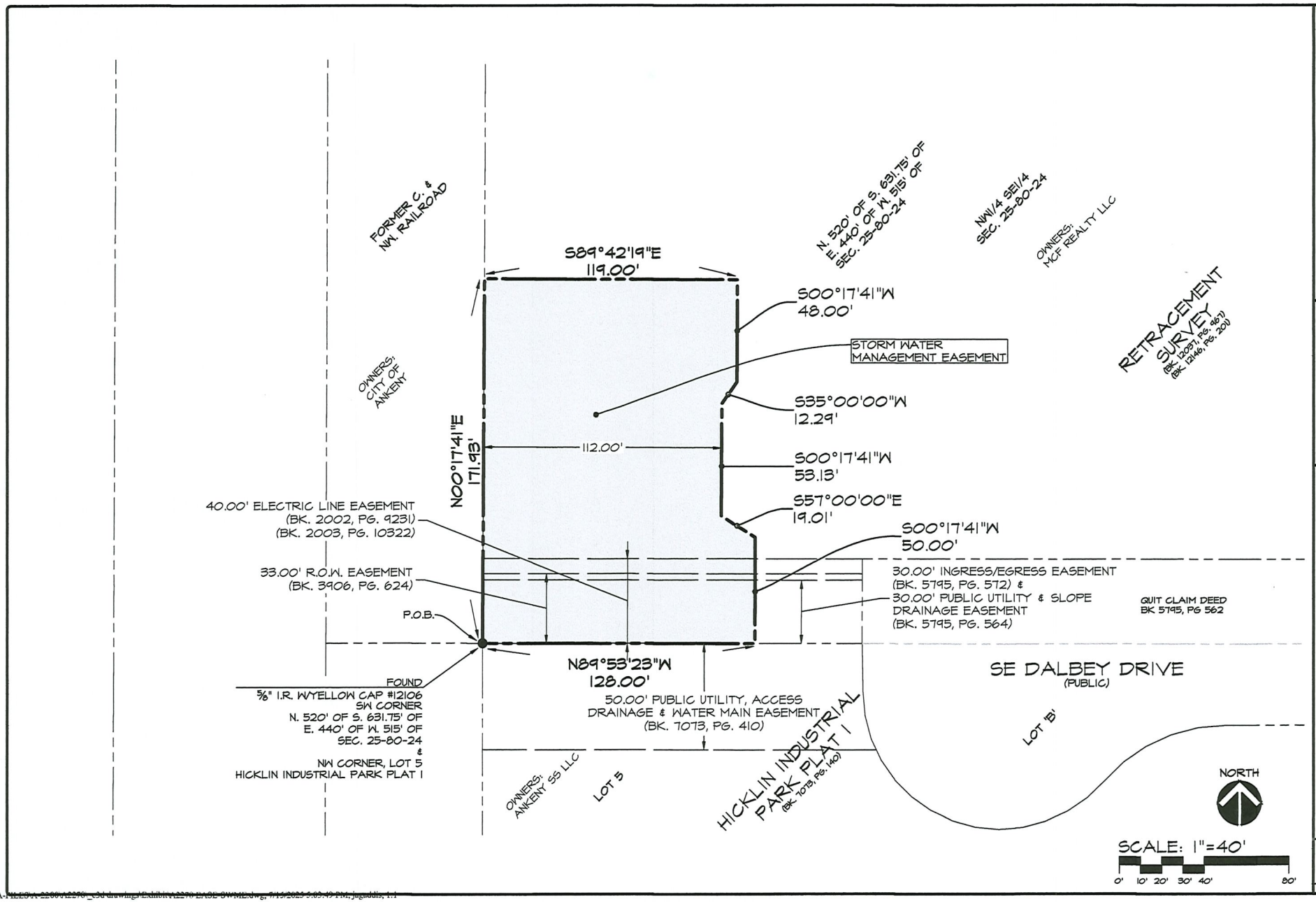
DATE:	
	JAN 15, 2025
	2ND SUB. -
	1ST SUB. -
DATE OF SURVEY:	OCT. 24, 2024
DESIGNED BY:	JAS
DRAWN BY:	LH

LOT 21, ANKENY INDUSTRIAL PARK
LOT 1, ANKENY INDUSTRIAL PARK PLAT 2
ANKENY, IA

STORM WATER MANAGEMENT EASEMENT

SHEET 4 OF 4

A-2276



CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Urbandale, Iowa 50322
515.276.4884 . mail@ccclac.com

DATE:	
JAN 15, 2025	SHEET ADDED
DEC 20, 2024	ADDED EASEMENTS
OCT. 01, 2024	
DATE OF SURVEY:	
DESIGNED BY:	JAG
DRAWN BY:	LJH

N 520' & 631.7' E 440' W 515' OF SEC. 25-80-24
ANKENY, IA
STORM WATER MANAGEMENT EASEMENT

SHEET 4 OF 4
A-2278

q:\A-PROJ\A-2200\2278_c3d drawings\ME.dwt\A2278 EASE-SWME.dwg, 1/15/2025 3:03:49 PM, jagaddis, 1:1

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa to consider a request to vacate a Public Utility Easement located on Lot 1, Harvest Ridge Plat 1 and Lot 1, Harvest Ridge Plat 2 (date of hrg: 8/18/2025 @ 5:30 p.m.)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Courtyards of Harvest Ridge, LLC has requested the vacation of a Public Utility Easement located on Lot 1, Harvest Ridge Plat 1 and Lot 1, Harvest Ridge Plat 2. These lots have been replatted and rotated with Courtyards at Harvest Ridge Plat 2. There are no utilities installed in these Public Utility Easements.

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. Notice
3. Vacation Exhibit
4. Applicant Letter

RESOLUTION

RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA TO CONSIDER A REQUEST TO VACATE A PUBLIC UTILITY EASEMENT LOCATED ON LOT 1, HARVEST RIDGE PLAT 1 AND LOT 1, HARVEST RIDGE PLAT 2

WHEREAS, the staff of the City of Ankeny has recommended that the City vacate the Public Utility Easement shown on the easement vacation exhibit, said easement being legally described as follows:

SEE ATTACHED EASEMENT VACATION PLAT

WHEREAS, City staff have reviewed the request and determined said easement vacation is appropriate; and

WHEREAS, the Code of Iowa provides that easements may be vacated only after notice and hearing as provided by law.

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

1. That a public hearing shall be held at 5:30 p.m. on the 18th day of August, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a request to vacate a Public Utility Easement, located on Lot 1, Harvest Ridge Plat 1 and Lot 1, Harvest Ridge Plat 2; and

2. That the City Clerk is hereby authorized and directed to publish notice of said hearing at the time and in the manner required by law.

PASSED AND APPROVED this 4th day of August 2025.

CITY OF ANKENY, IOWA

By: _____
Bobbi B. Bentz, Mayor

ATTEST:

By: _____
Michelle Yuska, City Clerk

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC UTILITY EASEMENT LOCATED ON LOT 1, HARVEST RIDGE PLAT 1 AND LOT 1, HARVEST RIDGE PLAT 2

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST, WHO, UNDER THE PROVISIONS OF SECTION 364.7, CODE OF IOWA, MAY BE ENTITLED TO NOTICE OF ANY PROPOSED RESOLUTION FOR THE VACATION OF AN EASEMENT OR A PORTION OF AN EASEMENT WITHIN THE CITY OF ANKENY, IOWA.

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider a request to vacate a Public Utility Easement, located on Lot 1, Harvest Ridge Plat 1 and Lot 1, Harvest Ridge Plat 2, lying over, under, across, and through those parts legally described as on file in the City Clerk's office.

NOTICE IS FURTHER GIVEN that said Easement on Lot 1, Harvest Ridge Plat 1 and Lot 1, Harvest Ridge Plat 2, is proposed to be vacated by the City of Ankeny and conveyed to Courtyards at Harvest Ridge, LLC. Said conveyance will be by Quit Claim Deed, and without payment of consideration.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the City Council will hold a public hearing at 5:30 p.m. on the 18th day of August 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider the request to vacate said Easement, at which time and place all citizens and all parties in interest shall have the opportunity to be heard.

DATED this 4th day of August 2025.

CITY OF ANKENY, IOWA

By: _____
Bobbi B. Bentz, Mayor

ATTEST:

By: _____
Michelle Yuska, City Clerk

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. LOT 1, LOT 2, & OUTLOT Z
COURTYARDS AT HARVEST RIDGE PLAT 1
SEC. 36-81-24
REQUESTED BY:
COURTYARDS AT HARVEST RIDGE LLC

EASEMENT VACATION PLAT

EASEMENT VACATION DESCRIPTION

THE EAST 5.00 FEET EXCEPT THE SOUTH 17.00 FEET AND THE NORTH 10.00 FEET OF LOT 1, HARVEST RIDGE PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

AND

THE WEST 5.00 FEET EXCEPT THE SOUTH 17.00 FEET AND THE NORTH 10.00 FEET EXCEPT THE EAST 10.00 FEET OF LOT 1, HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

DATE OF SURVEY

07/22/2025

OWNER

COURTYARDS AT HARVEST RIDGE LLC
3611 NE OTTERVIEW CIR STE 42
ANKENY, IA 50021-7775

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap # 19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊟	⊟
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline	— - — - —	
Section Line	——— — ———	
1/4 Section Line	—— — — ——	
1/4 1/4 Section Line	——— - - - ———	
Easement Line	—— ——— ——	

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS — Date 7/24/25

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. LOTS 1, 2, & OL Z, COURTYARDS AT HARVEST RIDGE PLAT 2

EASEMENT VACATION PLAT

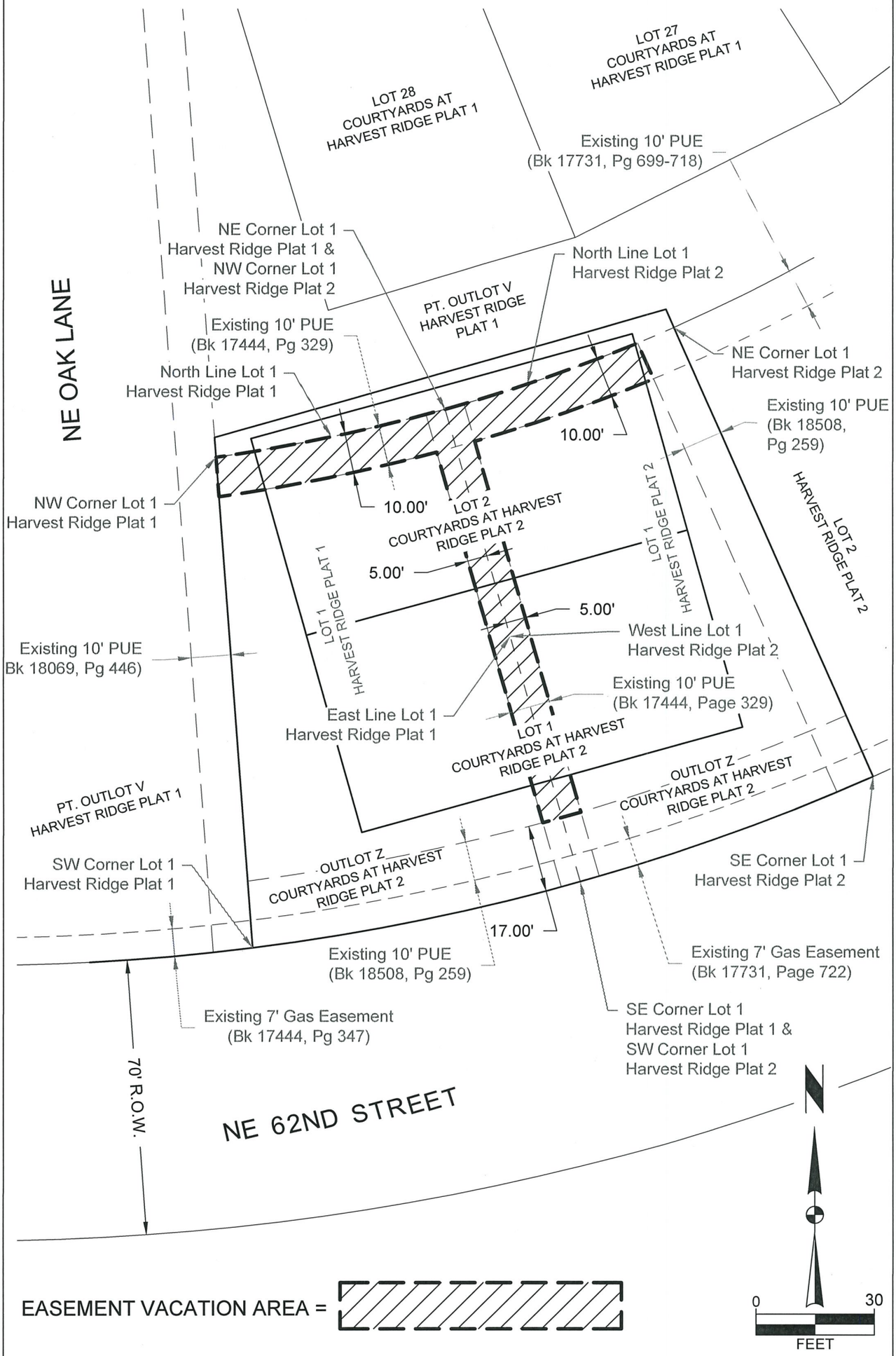
SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 1 OF 2
PN: 121.0143.01
T-R-S:81N-24W-36
DATE: 07/22/2025
PM/TECH: EDG/AJD

V:\Projects\2021\121.0143.01\CADD\VACN_1210143_PUE.dwg

EASEMENT VACATION PLAT



EASEMENT VACATION AREA =

PT. LOTS 1, 2, & OL Z, COURTYARDS AT HARVEST RIDGE PLAT 2

EASEMENT VACATION PLAT

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 2 OF 2	
PN: 121.0143.01	
T-R-S:81N-24W-36	
DATE: 07/22/2025	
PM/TECH: EDG/AJD	

V:\Projects\2021\121.0143.01\CADD\VACN_1210143_PUE.dwg

June 20, 2025

Honorable Mayor & City Council
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50023

RE: COURTYARDS AT HARVEST RIDGE PLAT 2
EASEMENT VACATION REQUEST
S&A PROJECT NO. 121.0143.01A

Dear Honorable Mayor and City Council Members:

On behalf of Courtyards of Harvest Ridge, LLC, please find the accompanying request to vacate a PUE on Lot 1 Harvest Ridge Plat 1 and Lot 1 Harvest Ridge Plat 2. These lots are being replatted and rotated with Courtyards at Harvest Ridge Plat 2.

There are no utilities installed in these PUE's to be vacated and new PUE's to replace these easements have been provided with Harvest Ridge Plat 2. We have received letters of authorization from Lumen/Centurylink and Mid-American Energy and are awaiting correspondence from Mediacom and Huxley Communications.

Please feel free to contact me at your convenience should you have any questions or comments. Thanks.

Sincerely,
SNYDER AND ASSOCIATES, INC.

Jon Hanson

Jon L. Hanson, P.E.

cc: Nick Jensen, Courtyards at Harvest Ridge, LLC
James Lindgren, Courtyards at Harvest Ridge, LLC
Justin Bauer, Clarity Construction
file

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 Public Utility Easement associated with the development of Canyon Landing Townhomes Plat 2.

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: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: (515) 963-3544

RESOLUTION

RESOLUTION ACCEPTING A PUBLIC UTILITY EASEMENT LOCATED ON OUTLOT X, CANYON LANDING TOWNHOMES PLAT 2

WHEREAS, the City Council approved the final plat for Canyon Landing Townhomes Plat 2 on August 25, 2023; and

WHEREAS, a Public Utility Easement associated with the development of Canyon Landing Townhomes Plat 2, as shown on the attached Easement Plat, has 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, that the Public Utility Easement associated with the development of Canyon Landing Townhomes Plat 2 is hereby accepted.

PASSED AND APPROVED this 4th day of August, 2025.

CITY OF ANKENY, IOWA

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:
City Clerk
410 W. 1st Street
Ankeny, Iowa 50023

Preparer Information: Marcus F. Abels, 400 Locust, Ste 400, Des Moines, IA 50309 (515) 288-5000

PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Stubbs Development, Inc.**, hereinafter referred to as "Grantor", in consideration of the sum of one dollar ($1.00), and other valuable consideration, in hand paid by the City of Ankeny, Iowa, receipt of which is hereby acknowledged, do hereby sell, grant and convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

See Exhibit "A"

That the above described easement is granted unto the City of Ankeny, Iowa for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

Public Utilities

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.

2. Change of Grade Prohibited. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.

3. Right of Access. The City 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 from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.

4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees, or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area,

the property abutting said Easement Area, nor the property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

6. Easement Benefit. This easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

8. Consent and Subordination of Mortgage Holder(s). By signing this Agreement, the undersigned lender, its successors and assigns consents to the terms of this agreement and hereby subordinates its interest in the Easement Area to the interest of the City and its successors and assigns.

9. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

That the Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Dated: July 25, 2025

STUBBS DEVELOPMENT, INC.

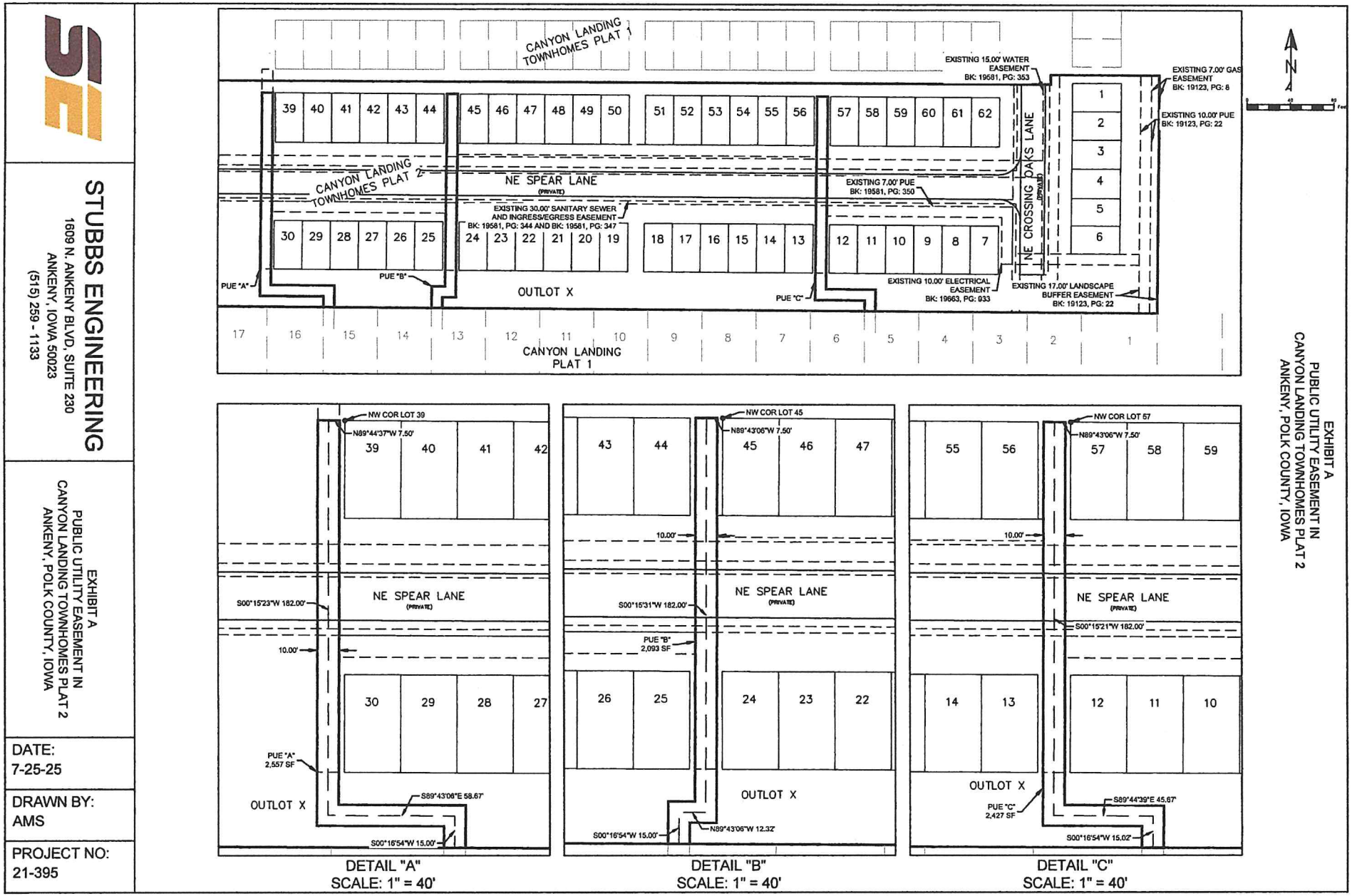
By: _____
David W. Stubbs, President

STATE OF IOWA)
ss.
COUNTY OF POLK)

This record was acknowledged before me on July 25th, 2025, by David W. Stubbs as President of Stubbs Development, Inc.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA




STUBBS ENGINEERING
1609 N. ANKENY BLVD, SUITE 230
ANKENY, IOWA 50023
(515) 259 - 1133
EXHIBIT A
PUBLIC UTILITY EASEMENT IN
CANYON LANDING TOWNHOMES PLAT 2
ANKENY, POLK COUNTY, IOWA
DATE:
7-25-25
DRAWN BY:
AMS
PROJECT NO:
21-395
CANYON LANDING TOWNHOMES PLAT 1
CANYON LANDING TOWNHOMES PLAT 2
NE SPEAR LANE
(PRIVATE)
NE CROSSING OAKS LANE
(PRIVATE)
OUTLOT X
EXISTING 15.00' WATER EASEMENT BK: 19581, PG: 353
EXISTING 7.00' GAS EASEMENT BK: 19123, PG: 8
EXISTING 10.00' PUE BK: 19123, PG: 22
EXISTING 7.00' PUE BK: 19581, PG: 350
EXISTING 30.00' SANITARY SEWER AND INGRESS/EGRESS EASEMENT BK: 19581, PG: 344 AND BK: 19581, PG: 347
EXISTING 10.00' ELECTRICAL EASEMENT BK: 19663, PG: 933
EXISTING 17.00' LANDSCAPE BUFFER EASEMENT BK: 19123, PG: 22
PUE "A"
PUE "B"
PUE "C"
CANYON LANDING PLAT 1
EXHIBIT A
PUBLIC UTILITY EASEMENT IN
CANYON LANDING TOWNHOMES PLAT 2
ANKENY, POLK COUNTY, IOWA
NW COR LOT 39
N89°44'37"W 7.50'
S00°15'23"W 182.00'
10.00'
PUE "A"
2,557 SF
S89°43'06"E 58.67'
S00°16'54"W 15.00'
DETAIL "A"
SCALE: 1" = 40'
NW COR LOT 45
N89°43'06"W 7.50'
S00°15'31"W 182.00'
PUE "B"
2,093 SF
S00°16'54"W 15.00'
N89°43'06"W 12.32'
DETAIL "B"
SCALE: 1" = 40'
NW COR LOT 57
N89°43'06"W 7.50'
S00°15'21"W 182.00'
PUE "C"
2,427 SF
S89°44'39"E 45.67'
S00°16'54"W 15.02'
DETAIL "C"
SCALE: 1" = 40'

PUBLIC UTILITY EASEMENT IN
CANYON LANDING TOWNHOMES PLAT 2
ANKENY, POLK COUNTY, IOWA

PUBLIC UTILITY EASEMENT "A" DESCRIPTION:

A PART OF OUTLOT "X' IN CANYON LANDING TOWNHOMES PLAT 2, AN OFFICIAL PLAT, AS RECORDED IN BOOK 19581, PAGE 335 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS A 10.00 FOOT EASEMENT BEING 5.00 FEET WIDE ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 39 OF SAID CANYON LANDING TOWNHOMES PLAT 2; THENCE NORTH 89°44'37" WEST, 7.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'23" WEST, 182.00 FEET; THENCE SOUTH 89°43'06" EAST, 58.67 FEET; THENCE SOUTH 00°16'54" WEST, 15.00 FEET TO THE POINT OF TERMINUS. SAID EASEMENT CONTAINS 2,557 SQUARE FEET (0.06 ACRES). THE SIDELINES OF SAID EASEMENT SHALL SHORTEN OR EXTEND TO THE SOUTH LINE OF SAID OUTLOT "X".

PUBLIC UTILITY EASEMENT "B" DESCRIPTION:

A PART OF OUTLOT "X' IN CANYON LANDING TOWNHOMES PLAT 2, AN OFFICIAL PLAT, AS RECORDED IN BOOK 19581, PAGE 335 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS A 10.00 FOOT EASEMENT BEING 5.00 FEET WIDE ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 45 OF SAID CANYON LANDING TOWNHOMES PLAT 2; THENCE NORTH 89°43'06" WEST, 7.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'31" WEST, 182.00 FEET; THENCE NORTH 89°43'06" WEST, 12.32 FEET; THENCE SOUTH 00°16'54" WEST, 15.00 FEET TO THE POINT OF TERMINUS. SAID EASEMENT CONTAINS 2,093 SQUARE FEET (0.05 ACRES). THE SIDELINES OF SAID EASEMENT SHALL SHORTEN OR EXTEND TO THE SOUTH LINE OF SAID OUTLOT "X".

PUBLIC UTILITY EASEMENT "C" DESCRIPTION:

A PART OF OUTLOT "X' IN CANYON LANDING TOWNHOMES PLAT 2, AN OFFICIAL PLAT, AS RECORDED IN BOOK 19581, PAGE 335 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS A 10.00 FOOT EASEMENT BEING 5.00 FEET WIDE ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 57 OF SAID CANYON LANDING TOWNHOMES PLAT 2; THENCE NORTH 89°43'06" WEST, 7.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'21" WEST, 182.00 FEET; THENCE SOUTH 89°44'39" EAST, 45.67 FEET; THENCE SOUTH 00°16'54" WEST, 15.02 FEET TO THE POINT OF TERMINUS. SAID EASEMENT CONTAINS 2,427 SQUARE FEET (0.06 ACRES). THE SIDELINES OF SAID EASEMENT SHALL SHORTEN OR EXTEND TO THE SOUTH LINE OF SAID OUTLOT "X".

STUBBS ENGINEERING
1609 N ANKENY BLVD. SUITE 230
ANKENY, IA 50023

DATE: JULY 25, 2025
SCALE: N/A
DRAWN BY: AMS
PROJECT NUMBER: 21-395

S:\2021 Projects\21-395\Easement

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 Public No Build Easement, located on Lot 1, Ankeny Industrial Park Plat 2; and associated with the development of Mrs. Clarks Food Warehouse West Food Production Facility Site Plan at 700 SE Dalbey 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. Easement

Preparer Information: Laura Hutzell, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: 515-965-6445

RESOLUTION

RESOLUTION ACCEPTING A NO BUILD EASEMENT LOCATED ON LOT 1, ANKENY INDUSTRIAL PARK PLAT 2 AND ASSOCIATED WITH THE DEVELOPMENT OF MRS CLARK'S FOODS WEST PRODUCTION FACILITY SITE PLAN AT 700 SE DALBEY DRIVE

WHEREAS, a No Build Easement is required for the purpose of no building or structure shall be constructed or placed over, on, through or across the Easement area on Lot 1 Ankeny Industrial Park Plat 2 and associated with the development of Mrs. Clark's Foods West Production Facility Site Plan at 700 SE Dalbey Drive.

WHEREAS, a No Build Easement 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 No Build Easement located on Lot 1 Ankeny Industrial Plat 2 and associated with the development of Mrs. Clark's Foods West Production Facility at 700 SE Dalbey Drive is hereby accepted.

PASSED AND APPROVED this 4th day of August, 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

Prepared by: Robert D. Andeweg, 700 Walnut Street, Suite 1300, Des Moines, IA 50309 Tel: (515) 283-3106

NO BUILD EASEMENT

KNOW TO ALL MEN BY THESE PRESENTS:

1. GRANT OF EASEMENT(S).

The undersigned, MCF Realty, LLC, an Iowa limited liability company, (hereinafter referred to as the "Grantor"), in consideration of the sum of One and 00/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, grant, and convey to the City of Ankeny, Iowa, a municipal Corporation (hereinafter referred to as "the City"), a permanent and perpetual easement (hereinafter referred to as "No Build Easement" or "Easement") and right-of-way upon, over, under, through and across the real property legally described as:

See Exhibit "A" attached hereto (the "Easement Area").

2. USE AND PURPOSE OF EASEMENT. No building or structure shall be constructed or placed over, on, through or across the Easement Area and a perpetual easement is hereby declared and established to preserve the Easement Area as described herein. The purpose and intent of establishing the Easement Area is so that the City shall recognize the Easement Area as meeting the applicable open space requirements regarding separation of structures.

3. LIABILITY. Except as may be caused by the willful acts or omissions of the City, its employees, agents or its representatives and to the extent permitted by law, the City shall not be liable for injury, improvements, obstructions or property damage occurring in or to the Easement Area nor the property abutting said Easement Area. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or

lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives occurring after the date of this easement as a result of the City's use of this easement.

4. EASEMENT BENEFIT AND TERM. This easement shall be for the benefit of the City, and shall be perpetual.

5. EASEMENT RUNS WITH LAND. This easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

6. APPROVAL BY CITY COUNCIL. This easement shall not be binding upon the City until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this easement by the City Clerk.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this easement by title in fee simple; (ii) that Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

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.

GRANTOR:

Dated: July 30, 2025

MCF REALTY, LLC

By: _____

Name and Title: Mark Hoppe Managing Partner

STATE OF IOWA, COUNTY OF POLK) ss:

This record was acknowledged before me on July 30, 2025, by Mark Hoppe, as Managing Partner of MCF Realty, LLC, an Iowa limited liability company.

NOTARIAL SEAL IOWA
ALLISON MARTIN
Commission Number 813751
My Commission Expires
November 14, 2027

Allison Martin
_____, Notary Public

ACCEPTANCE BY CITY

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

PREPARED FOR:
MRS.CLARK'S FOODS
740 SE DALBEY DRIVE
ANKENY, IA 50021
CONTACT PERSON: DAVID SPEED
DSPEED@MRSCLARKS.COM
PH: 515-299-6423

EXHIBIT 'A'
NO-BUILD EASEMENT
LOT 1, ANKENY INDUSTRIAL PARK PLAT 2
ANKENY, IA

PROPERTY OWNERS:
MCF REALTY LLC
MK FUND
740 SE DALBEY DRIVE
ANKENY, IA 50021
CONTACT PERSON: MARK HOPPE
MHOPPE@MKFUNDS.COM
PH: 630-967-0077

LEGAL DESCRIPTION: PROPERTY
(WARRANTY DEED BOOK 14532, PAGE 96)
LOT 1 IN ANKENY INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 21 , EXCEPT THE EAST 805.28 FEET, IN ANKENY INDUSTRIAL PARK, AN OFFICIAL PLAT; AND THE NORTH 520.0 FEET OF THE SOUTH 631.75 FEET OF EAST 440.0 FEET OF THE WEST 515.00 FEET OF THE NW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF ANKENY BY QUIT CLAIM DEED RECORDED BOOK 5795 PAGE 562; ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

LEGAL DESCRIPTION: NO BUILD EASEMENT
A NO BUILD EASEMENT IN LOT 1, ANKENY INDUSTRIAL PARK PLAT 2, AN OFFICIAL RECORDED IN BOOK 'AA', PAGE 894 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NW CORNER OF SAID LOT 1; THENCE S00°25'16"W, 141.05 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE S53°29'58"E, 63.36 FEET TO A POINT; THENCE S00°17'47"W, 138.21 FEET TO A POINT; THENCE S45°17'47"W, 72.43 FEET TO A POINT ON SAID WEST LINE OF LOT 1; THENCE N00°18'28"E, 202.86 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 21; THENCE CONTINUING ALONG SAID WEST LINE N00°25'16"E, 23.99 FEET TO THE POINT OF BEGINNING.

NOTES
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.

LEGEND

———	PROPOSED EASEMENT LINES
——— — — ———	LOT LINES
——— ———	EASEMENT LINES
●	FOUND PROPERTY CORNER (⅜" I.R. W/BLUE CAP #18381)
⊙	SET ⅝" I.R. W/BLUE CAP #18381
I.P.	IRON PIPE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
(777)	ADDRESS

CERTIFICATION

PROFESSIONAL LAND SURVEYOR — JEFFREY A. GADDIS 18381 — IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

July 15, 2025

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 2

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

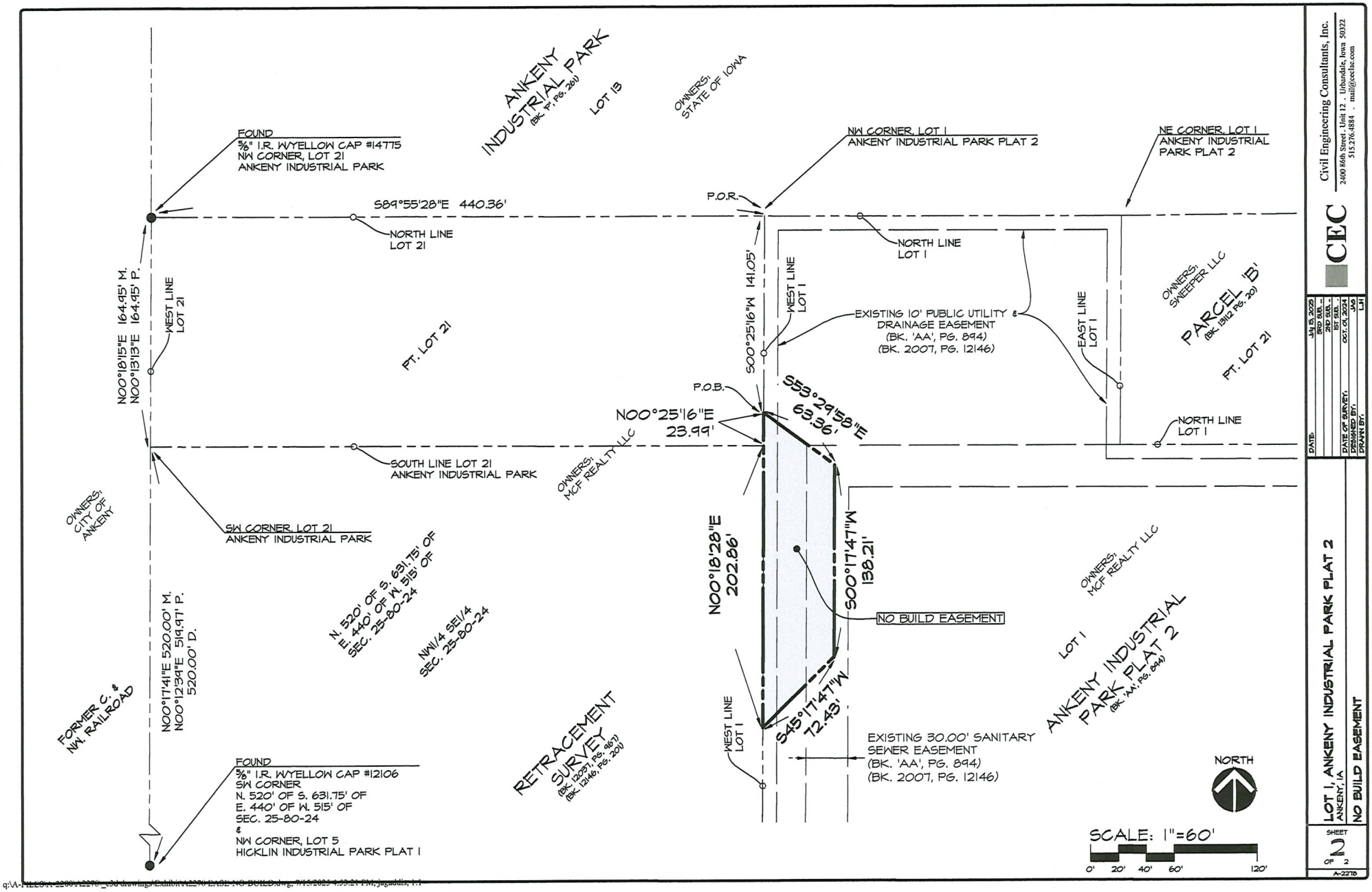
SCALE: 1"=10'
0' 2' 4' 6' 8' 10' 20'

NORTH

DATE: July 15, 2025
DESIGNED BY: JAG
DRAWN BY: LJH

SHEET 1 OF 2
A-2278

q:\A-FILES\A-2200\A2278_c3d drawings\Exhibit\A2278 EASE-NO-BUILD.dwg, 7/15/2025 4:53:20 PM, jagaddis, 1:1


ANKENY INDUSTRIAL PARK
(BK. 'F', PG. 261)
LOT 13
OWNERS: STATE OF IOWA
FOUND
5/8" I.R. WYELLOW CAP #14775
NW CORNER, LOT 21
ANKENY INDUSTRIAL PARK
S89°55'28"E 440.36'
NORTH LINE LOT 21
NW CORNER, LOT 1
ANKENY INDUSTRIAL PARK PLAT 2
NE CORNER, LOT 1
ANKENY INDUSTRIAL PARK PLAT 2
P.O.R.
NORTH LINE LOT 1
N00°18'15"E 164.95' M.
N00°13'13"E 164.95' P.
WEST LINE LOT 21
PT. LOT 21
S00°25'16"W 141.05'
WEST LINE LOT 1
EXISTING 10' PUBLIC UTILITY & DRAINAGE EASEMENT
(BK. 'AA', PG. 894)
(BK. 2007, PG. 12146)
EAST LINE LOT 1
OWNERS: SNEEPER LLC
PARCEL 'B'
(BK. 13112 PG. 20)
PT. LOT 21
P.O.B.
N00°25'16"E 23.99'
S53°29'58"E 63.36'
NORTH LINE LOT 1
SOUTH LINE LOT 21
ANKENY INDUSTRIAL PARK
OWNERS: MCF REALTY LLC
OWNERS: CITY OF ANKENY
SW CORNER, LOT 21
ANKENY INDUSTRIAL PARK
N00°18'28"E 202.86'
S00°17'47"W 138.21'
N. 520' OF S. 631.75' OF E. 440' OF W. 515' OF SEC. 25-80-24
NW1/4 SE1/4 SEC. 25-80-24
NO BUILD EASEMENT
OWNERS: MCF REALTY LLC
LOT 1
ANKENY INDUSTRIAL PARK PLAT 2
(BK. 'AA', PG. 894)
N00°17'41"E 520.00' M.
N00°12'34"E 519.97' P.
520.00' D.
FORMER C. & N.W. RAILROAD
RETRACEMENT SURVEY
(BK. 12057, PG. 467)
(BK. 12146, PG. 201)
WEST LINE LOT 1
S45°17'47"W 72.43'
EXISTING 30.00' SANITARY SEWER EASEMENT
(BK. 'AA', PG. 894)
(BK. 2007, PG. 12146)
FOUND
5/8" I.R. WYELLOW CAP #12106
SW CORNER
N. 520' OF S. 631.75' OF
E. 440' OF W. 515' OF
SEC. 25-80-24
&
NW CORNER, LOT 5
HICKLIN INDUSTRIAL PARK PLAT 1
NORTH
SCALE: 1"=60'
0' 20' 40' 60' 120'
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Urbandale, Iowa 50322
515.276.4884 · mail@ceclac.com
CEC
DATE:
JAN 15, 2025 3RD SUB.
DEC 18, 2024 2ND SUB.
OCT. 04, 2024 1ST SUB.
DATE OF SURVEY:
DESIGNED BY: JAG
DRAWN BY: LJH
LOT 1, ANKENY INDUSTRIAL PARK PLAT 2
ANKENY, IA
NO BUILD EASEMENT
SHEET 1 OF 2
A-2276

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 purchase agreement and approving documents for the acquisition of street right-of-way and temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (1st Street Flats, LLC)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting street right-of-way and temporary construction easement from 1st Street Flats, LLC to facilitate the construction of the West First Widening and Improvements - Phase 2 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt a RESOLUTION accepting street right-of-way and temporary construction easement from 1st Street Flats, LLC to facilitate the construction of the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 2, 2025: Council approved a Resolution authorizing the acquisition of property and property interests for the West First Widening and Improvements - Phase 2 project.

FISCAL IMPACT

The total compensation for the street right-of-way and temporary construction easement is $12,705.00. The cost for the street right-of-way and temporary construction easement is part of the project costs for the West First Widening and Improvements - Phase 2 project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

May 14, 2025: Property owners were notified of the upcoming Project Information Meeting that was held on May 27, 2025.

ACTION REQUESTED

ATTACHMENTS

1. P 68 - Resolution - Accepting Purchase and Approving Acquistion
2. P 68 - Purchase Agreement
3. P 68 - Warranty Deed
4. P 68 - Temporary Construction Easement

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF STREET RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT AT 2101 W 1ST STREET FOR THE WEST FIRST STREET WIDENING AND IMPROVEMENTS – PHASE 2 PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that street right-of-way and temporary construction easement be granted by 1st Street Flats, LLC at 2101 W 1st Street to facilitate the construction of the West First Street Widening and Improvements – Phase 2 project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said street right-of way and temporary construction easement necessary for the construction of the West First Street Widening and Improvements – Phase 2 project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said street right-of-way and temporary construction easement from 1st Street Flats, LLC at 2101 W 1st Street.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement, Warranty Deed, and Temporary Construction Easement for the completion of the West First Street Widening and Improvements – Phase 2 project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 4th day of August, 2025.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

CITY OF ANKENY, IOWA
OFFER AND CONTRACT TO PURCHASE

To Seller: 1st Street Flats, LLC, an Iowa limited liability company
13919 Briarwood Lane
Urbandale, IA 50323

1. Property Description. The City of Ankeny, Iowa (the "City"), intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s) (the "Property").

2. Purchase Price. The City of Ankeny agrees to pay $12,705.00, for the Acquisition of the Property or an interest in the Property as follows:

Fee Title (Warranty Deed):	303 SF x $6.00/SF x 100% =	$ 1,820.00
Permanent Easement (Sidewalk):	0 SF x $6.00/SF x 100% =	$ 00.00
Permanent Easement (All Others):	0 SF x $6.00/SF x 50% =	$ 00.00
Temporary Easement:	7,254 SF x $0.60/SF x 2.5 years =	$10,885.00
Other Considerations:	Cost to Cure =	$ 00.00
Total Compensation:	(Rounded Up)	$12,705.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting or title searches (if any), recording, and other fees and expenses involved with this Project.

3. Purpose of the Acquisition (the "Project"). The acquisition is for the improvement of the W 1st Street Widening & Improvement Phase 2 – 250 feet east of NW Greenwood Street to State Street Project.

4. Title. By executing this offer you are warranting that to the best of your knowledge you own the fee title to the Property and have authority to convey the Property or an interest in the Property as set forth in this Agreement.

5. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

6. Possession. Possession shall be upon receipt of funds.

7. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

8. Time is of the Essence. Time is of the essence in this contract.

9. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

10. Execution of Contract. This Contract is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

11. Temporary Easement Duration. The duration of the Temporary Easement shall be from approximately April 1, 2026 to October 1, 2028 to accommodate permanent surface restoration along with potential overseeding and/or reseeding if applicable.

Dated at Ankeny, Iowa, this 14th day of July, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 14th day of July, 2025

1ST STREET FLATS, LLC, an Iowa limited liability company

By: _____
Print CRAIG ANDERSON
Title: Mgr, owner

By: _____
Print _____

Title: _____

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Bobbi B. Bentz, Mayor

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa

WHEN RECORDED RETURN TO:
City of Ankeny
Attn: City Clerk
410 West First Street
Ankeny, IA 50023

Preparer Information: Pat Burk, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450
Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023 (515) 965-6400

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

The undersigned, 1st Street Flats, LLC, an Iowa limited liability company, hereinafter referred to as "Grantor", in consideration of the sum of one dollar ($1.00), and other valuable consideration, do hereby sell, grant, and convey unto the City of Ankeny, Iowa, a municipal corporation, of the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), the following described real estate in Polk County, Iowa:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF FRONTIER VILLAGE PLAT 3 AS RECORDED IN BOOK O, PAGE 293 IN THE POLK COUNTY RECORDER'S OFFICE, THENCE SOUTH 89° 33' 42" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST FIRST STREET, 489.67 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 44° 49' 17" WEST, 35.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST LINDEN STREET; THENCE NORTH 00° 04' 51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 24.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FIRST STREET; THENCE NORTH 89° 33' 42" EAST, 24.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 303 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever. The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 14th day of July, 20 25.

1st Street Flats, LLC, an Iowa limited liability company

Signed

Craig Anfinson, Mgr Owner
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 14th day of July, A.D. 20 25, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig Anfinson,

___ to me personally known
or X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporrer (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

PHIL SPORRER
Commission Number 756444
My Commission Expires
January 7, 2027

CAPACITY CLAIMED BY SIGNER:

| ___ INDIVIDUAL
| X CORPORATE
| Title(s) of Corporate Officer(s)
| Mgr Owner
| ___ Corporate Seal is affixed
| ___ No Corporate Seal procured
| ___ PARTNER(s):
| ___ Limited Partnership
| ___ General Partnership
| ___ ATTORNEY-IN-FACT
| ___ EXECUTOR(s) or TRUSTEE(s)
| ___ GUARDIAN(s) or CONSERVATOR(s)
| ___ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa

Index Legend	
City:	Ankeny
County:	Polk
Parcel ID:	181/00015-004-004
Description:	Section 22, Township 80 North, Range 24 West
Proprietor:	1st Street Flats LLC
Surveyor:	David J. Overman
Company:	Foth Infrastructure & Environment, LLC
Return To:	106 SW 7th Street, Suite 200 Des Moines, IA 50309 | (515) 254-1393

ACQUISITION PLAT

EXHIBIT 68-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF ANKENY
WEST FIRST ST WIDENING & IMPROVEMENTS - PHASE 2 - 250 FEET EAST OF NW GREENWOOD STREET TO STATE STREET
2101 W 1ST ST
PARCEL 68

PROPERTY OWNER:

1ST STREET FLATS LLC
13919 BRIARWOOD LN
URBANDALE, IA 50323
BOOK 18761 PAGE 552

0 40
FEET

NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

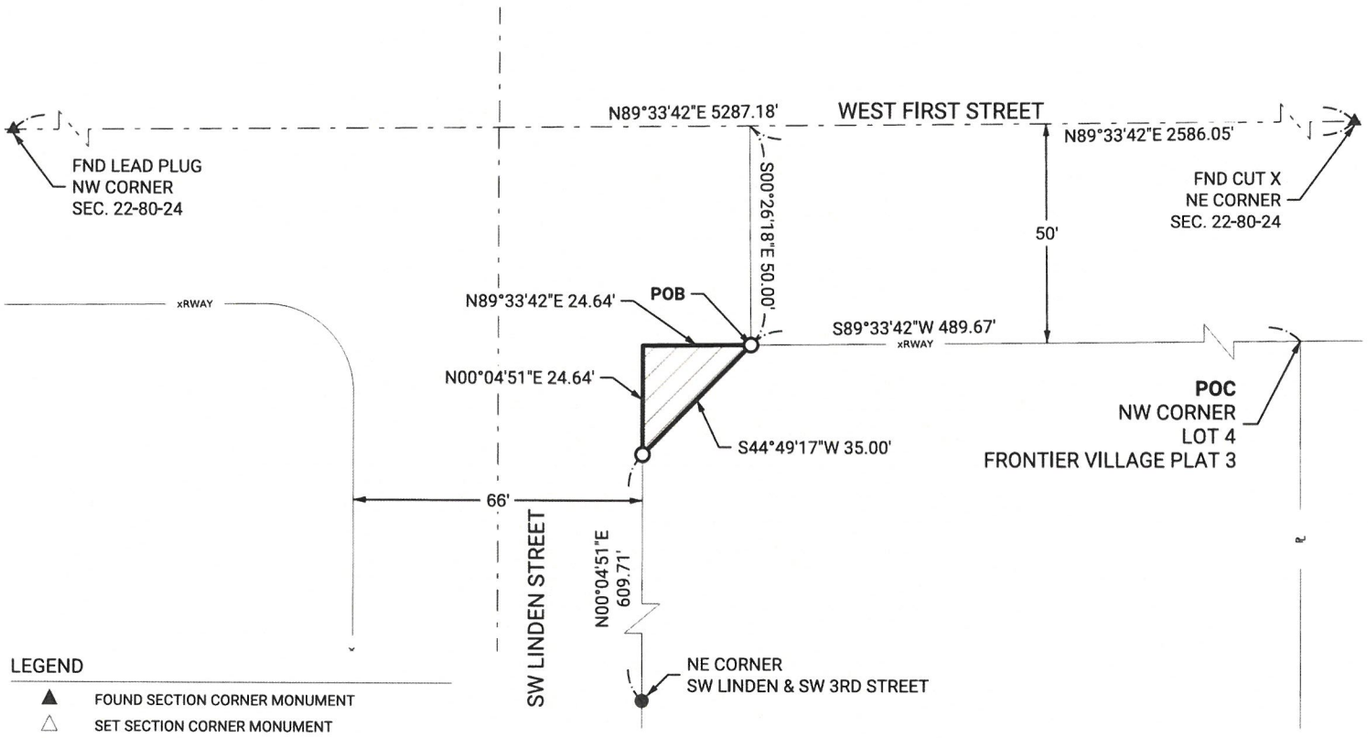
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF FRONTIER VILLAGE PLAT 3 AS RECORDED IN BOOK O, PAGE 293 IN THE POLK COUNTY RECORDER'S OFFICE, THENCE SOUTH 89° 33' 42" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST FIRST STREET, 489.67 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 44° 49' 17" WEST, 35.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST LINDEN STREET; THENCE NORTH 00° 04' 51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 24.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FIRST STREET; THENCE NORTH 89° 33' 42" EAST, 24.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 303 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 5/8" REROD W/ORANGE CAP #19515 (UNLESS NOTED)
- ○ SET 5/8" REROD W/LT BLUE CAP#23481 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- — - — - SECTION LINE
- – xRWAY — RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- – ℄ — PROPERTY LINE
- PROPOSED RIGHT-OF-WAY ACQUISITION

FIELD SURVEY COMPLETED: JANUARY 2025

LICENSED PROFESSIONAL LAND SURVEYOR
DAVID J. OVERMAN 23481
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

7/29/2025

DAVID J. OVERMAN, P.L.S. DATE
License Number: 23481
My license renewal date is DECEMBER 31, 2025
Pages or sheets covered by this seal:
1 of 1

SURVEY FOR:
CITY OF ANKENY

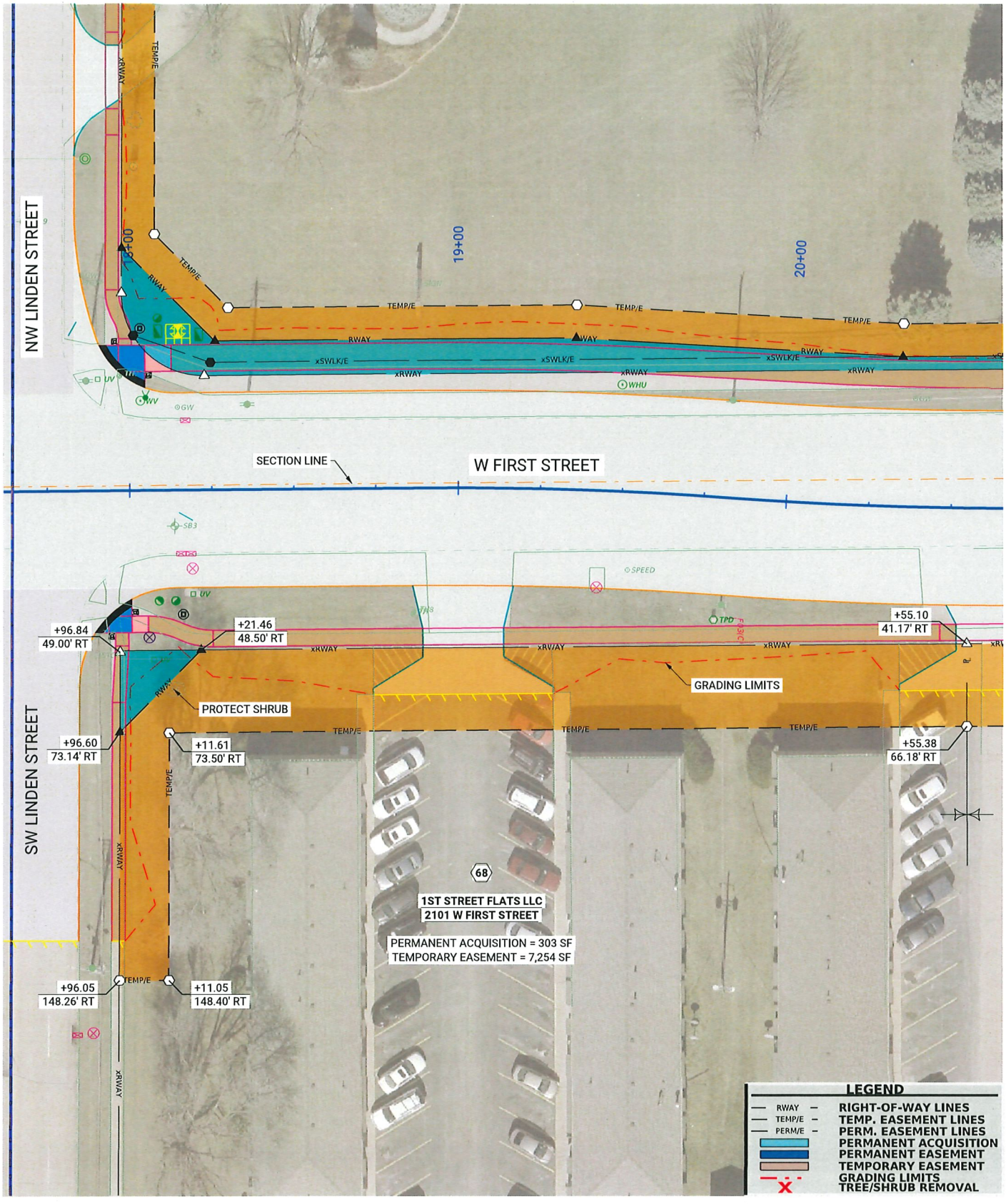
1210 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023
PHONE: (515) 963-3536

FOTH PROJECT NO. 24A002.00 DATE: 7/29/2025

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L | Johnston, IA 50131
Phone: (515) 254-1393

SHEET
1 OF 1

pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Plats/FEE/FEE_68-1st St Flats



city of Ankeny

W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

Foth

PARCEL 68

0 20 40
SCALE: 1"= 40'

DRAWN: G. MEIDENBAUER CHECKED: B. HOPKEY

6/26/20259:25:34 AM pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Displays/Parcel Displays/0024A002.00_DSP_PARC01

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, 1st Street Flats, LLC, an Iowa limited liability company, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate (the "Premises"):

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements (the "Project"):

WEST FIRST STREET WIDENING AND IMPROVEMENTS PHASE 2

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon the Premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the Project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after the date of final acceptance for the sole purpose of seeding and surface restoration. Access for the seeding and surface restoration shall not unreasonably interfere with the rights of the Grantor to the use and enjoyment of the Premises.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 14TH day of July, 20 25

1ST STREET FLATS, LLC, an Iowa limited liability company

Signed

CRAIG ANFINSON, Mgr Owner
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 14th day of July, A.D. 20 25, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig Anfinson,

___ to me personally known
or X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) _____ (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

___ INDIVIDUAL
X CORPORATE
Title(s) of Corporate Officer(s)
Mgr / Owner
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
___ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
1ST STREET FLATS, LLC

PHIL SPORRER
Commission Number 756444
My Commission Expires
January 7, 2027

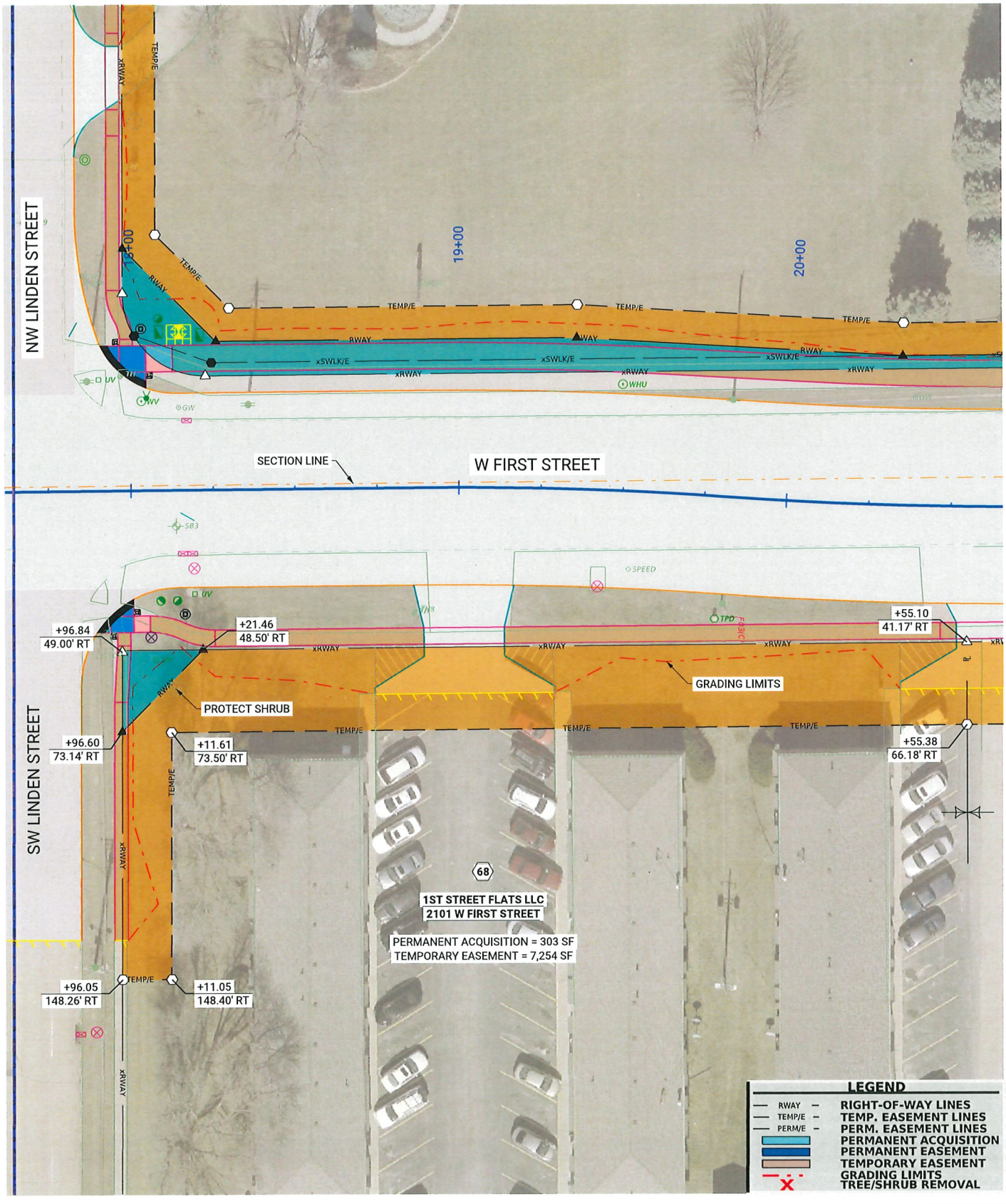
ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, Michelle Yuska, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa



city of Ankeny

W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

Foth

PARCEL 68

0 20 40
SCALE: 1"= 40'

DRAWN: G. MEIDENBAUER CHECKED: B. HOPKEY

6/26/20259:25:34 AM pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Displays/Parcel Displays/0024A002.00_DSP_PARC01

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (1906 Residential Housing Cooperative)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting temporary construction easement from 1906 Residential Housing Cooperative to facilitate the construction of the West First Widening and Improvements - Phase 2 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt a RESOLUTION accepting temporary construction easement from 1906 Residential Housing Cooperative to facilitate the construction of the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 2, 2025: Council approved a Resolution authorizing the acquisition of property and property interests for the West First Widening and Improvements - Phase 2 project.

FISCAL IMPACT

The total compensation for the temporary construction easement is $1,915.00. The cost for the temporary construction easement is part of the project costs for the West First Widening and Improvements - Phase 2 project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

May 14, 2025: Property owners were notified of the upcoming Project Information Meeting that was held on May 27, 2025.

ACTION REQUESTED

ATTACHMENTS

1. P 33 - Resolution - Accepting Purchase and Approving Acquistion
2. P 33 - Purchase Agreement
3. P 33 - Temporary Construction Easement

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF TEMPORARY CONSTRUCTION EASEMENT AT 1906 W 1ST STREET FOR THE WEST FIRST STREET WIDENING AND IMPROVEMENTS – PHASE 2 PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that temporary construction easement be granted by 1906 Residential Housing Cooperative at 1906 W 1st Street to facilitate the construction of the West First Street Widening and Improvements – Phase 2 project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said temporary construction easement necessary for the construction of the West First Street Widening and Improvements – Phase 2 project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said temporary construction easement from 1906 Residential Housing Cooperative at 1906 W 1st Street.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement and Temporary Construction Easement for the completion of the West First Street Widening and Improvements – Phase 2 project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 4th day of August, 2025.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

CITY OF ANKENY, IOWA
OFFER AND CONTRACT TO PURCHASE

To Seller: 1906 Residential Housing Cooperative, an Iowa Residential Housing Cooperative
10893 NE 80th Street
Bondurant, IA 50035

1. Property Description. The City of Ankeny, Iowa (the "City"), intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s) (the "Property").

2. Purchase Price. The City of Ankeny agrees to pay $1,915.00, for the Acquisition of the Property or an interest in the Property as follows:

Fee Title (Warranty Deed):	0 SF x $6.00/ SF x 100% =	$ 00.00
Permanent Easement (Sidewalk):	0 SF x $6.00/ SF x 100% =	$ 00.00
Permanent Easement (All Others):	0 SF x $6.00/ SF x 50% =	$ 00.00
Temporary Easement:	2,127 SF x $0.60/SF x 1.5 years) =	$1,915.00
Other Considerations:	Cost to Cure =	$ 00.00
Total Compensation:	(Rounded Up)	$1,915.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting or title searches (if any), recording, and other fees and expenses involved with this Project.

3. Purpose of the Acquisition (the "Project"). The acquisition is for the improvement of the W 1st Street Widening & Improvement Phase 2 – 250 feet east of NW Greenwood Street to State Street Project.

4. Title. By executing this offer you are warranting that to the best of your knowledge you own the fee title to the Property and have authority to convey the Property or an interest in the Property as set forth in this Agreement.

5. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

6. Possession. Possession shall be upon receipt of funds.

7. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

8. Time is of the Essence. Time is of the essence in this contract.

9. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

10. Execution of Contract. This Contract is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

11. Temporary Easement Duration. The duration of the Temporary Easement shall be from approximately April 1, 2027 to October 1, 2028 to accommodate permanent surface restoration along with potential overseeding and/or reseeding if applicable.

Dated at Ankeny, Iowa, this 16th day of July, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 16th day of July, 2025.

1906 RESIDENTIAL HOUSING COOPERATIVE, AN IOWA RESIDENTIAL HOUSING COOPERATIVE

By: _____
Print Bryant Ayala

Title: President

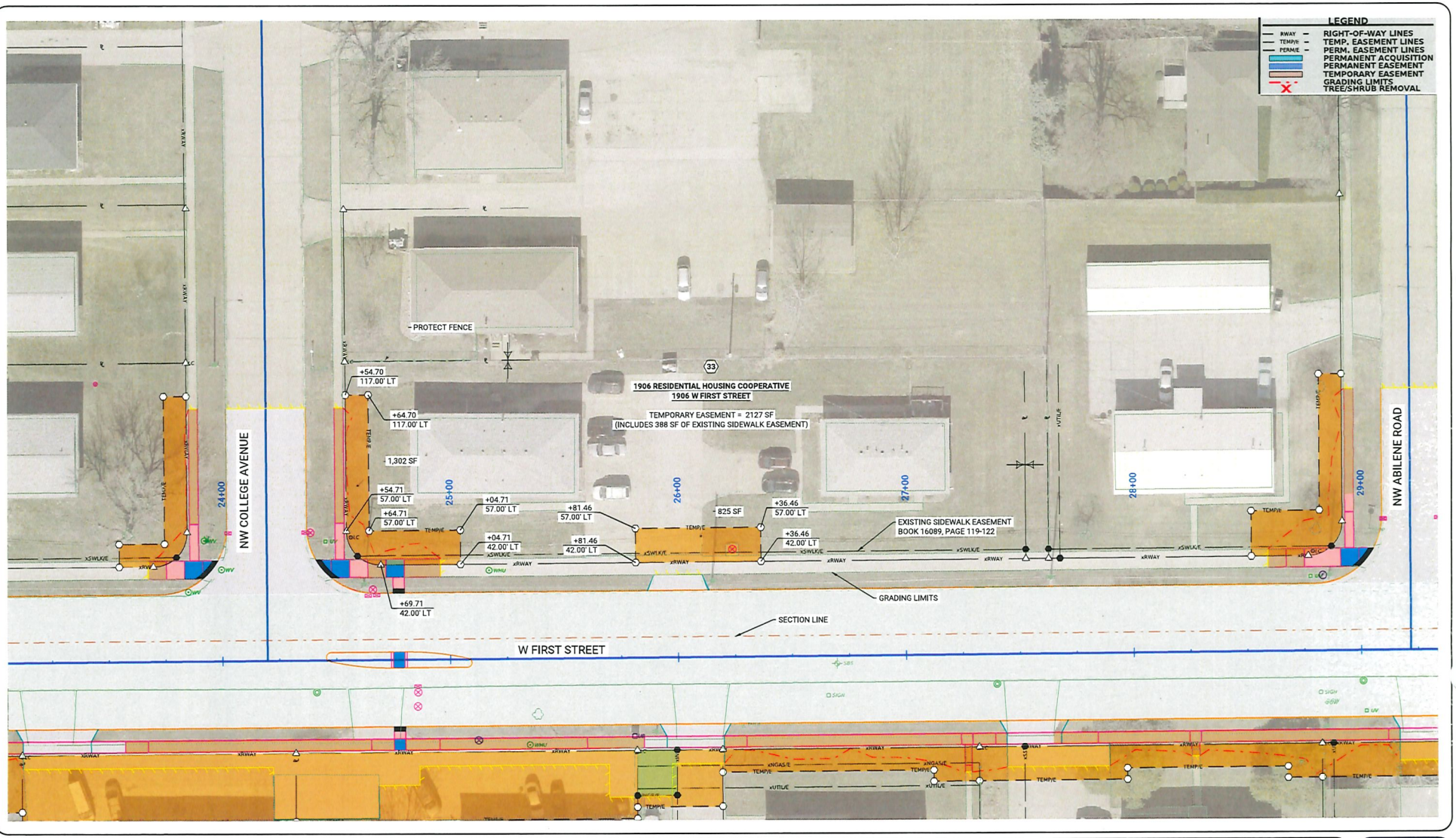
By: _____
Print _____

Title: _____

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Bobbi B. Bentz, Mayor

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa



city of Ankeny

Foth

DRAWN: G. MEIDENBAUER

CHECKED: B. HOPKEY

W FIRST STREET WIDENING & IMPROVEMENT - PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

40 0 20 40 80

SCALE: 1"= 40'

PARCEL 33

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TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, 1906 Residential Housing Cooperative, an Iowa Residential Housing Cooperative, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate (the "Premises"):

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements (the "Project"):

WEST FIRST STREET WIDENING AND IMPROVEMENTS PHASE 2

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon the Premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the Project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after the date of final acceptance for the sole purpose of seeding and surface restoration. Access for the seeding and surface restoration shall not unreasonably interfere with the rights of the Grantor to the use and enjoyment of the Premises.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 16th day of July, 20 25.

1906 RESIDENTIAL HOUSING COOPERATIVE, AN IOWA RESIDENTIAL HOUSING COOPERATIVE

Signed

Bryant Ayala President
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 16th day of July, A.D. 20 25, before me, the undersigned, a Notary Public in and for said State, personally appeared Bryant Ayala,

___ to me personally known
or X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporer (Sign in Ink)

Phil Sporer (Print Name)

Notary Public in and for the State of Iowa

PHIL SPORRER
NOTARIAL SEAL IOWA
Commission Number 756444
My Commission Expires
January 7, 2027

CAPACITY CLAIMED BY SIGNER:

___ INDIVIDUAL
X CORPORATE
Title(s) of Corporate Officer(s)
President
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(S):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(S) or TRUSTEE(S)
___ GUARDIAN(S) or CONSERVATOR(S)
___ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
1906 Residential Housing Cooperative

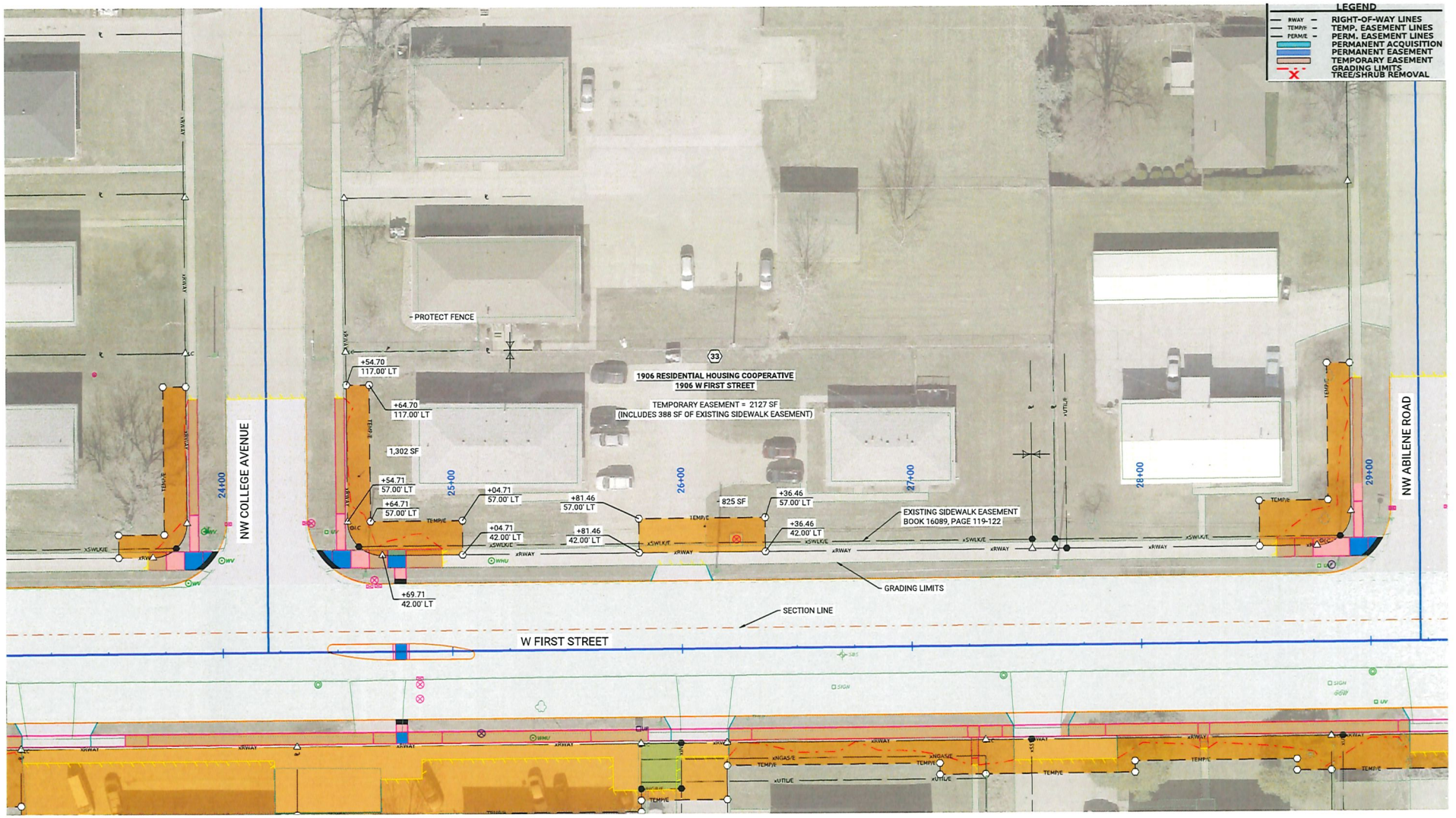
ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, Michelle Yuska, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa



city of Ankeny

Foth

DRAWN: G. MEIDENBAUER

CHECKED: B. HOPKEY

W FIRST STREET WIDENING & IMPROVEMENT - PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

40 0 20 40 80

SCALE: 1"= 40'

PARCEL 33

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (Martin Investments, LLC)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting temporary construction easement from Martin Investments, LLC to facilitate the construction of the West First Widening and Improvements - Phase 2 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting temporary construction easement from Martin Investments, LLC to facilitate the construction of the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 2, 2025: Council approved a Resolution authorizing the acquisition of property and property interests for the West First Widening and Improvements - Phase 2 project.

FISCAL IMPACT

The total compensation for the temporary construction easement is $5,580.00. The cost for the temporary construction easement is part of the project costs for the West First Widening and Improvements - Phase 2 project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

May 14, 2025: Property owners were notified of the upcoming Project Information Meeting that was held on May 27, 2025.

ACTION REQUESTED

ATTACHMENTS

1. P 38 - Resolution - Accepting Purchase and Approving Acquistion
2. P 38 - Purchase Agreement
3. P 38 - Temporary Construction Easement

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF TEMPORARY CONSTRUCTION EASEMENT AT 1710 W 1ST STREET FOR THE WEST FIRST STREET WIDENING AND IMPROVEMENTS – PHASE 2 PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that temporary construction easement be granted by Martin Investments, LLC at 1710 W 1st Street to facilitate the construction of the West First Street Widening and Improvements – Phase 2 project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said temporary construction easement necessary for the construction of the West First Street Widening and Improvements – Phase 2 project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said temporary construction easement from Martin Investments, LLC at 1710 W 1st Street.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement and Temporary Construction Easement for the completion of the West First Street Widening and Improvements – Phase 2 project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 4th day of August, 2025.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

CITY OF ANKENY, IOWA
OFFER AND CONTRACT TO PURCHASE

To Seller: Martin Investments, L.L.C., an Iowa limited liability company
9642 NW 47th Court
Polk City, IA 50226

1. Property Description. The City of Ankeny, Iowa (the "City"), intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s) (the "Property").

2. Purchase Price. The City of Ankeny agrees to pay $5,580.00, for the Acquisition of the Property or an interest in the Property as follows:

Fee Title (Warranty Deed):	0 SF x $14.50/SF x 100% =	$ 00.00
Permanent Easement (Sidewalk):	0 SF x $14.50/SF x 100% =	$ 00.00
Permanent Easement (All Others):	0 SF x $14.50/SF x 50% =	$ 00.00
Temporary Easement:	2,104 SF x $14.50.00/SF x 10% x 1.5 years =	$4,580.00
Other Considerations:	Cost to Cure = Landscape removal	$1,000.00
Total Compensation:	(Rounded Up)	$5,580.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting or title searches (if any), recording, and other fees and expenses involved with this Project.

3. Purpose of the Acquisition (the "Project"). The acquisition is for the improvement of the W 1st Street Widening & Improvement Phase 2 – 250 feet east of NW Greenwood Street to State Street Project.

4. Title. By executing this offer you are warranting that to the best of your knowledge you own the fee title to the Property and have authority to convey the Property or an interest in the Property as set forth in this Agreement.

5. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

6. Possession. Possession shall be upon receipt of funds.

7. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

8. Time is of the Essence. Time is of the essence in this contract.

9. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

10. Execution of Contract. This Contract is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

11. Temporary Easement Duration. The duration of the Temporary Easement shall be from approximately April 1, 2027 to October 1, 2028 to accommodate permanent surface restoration along with potential overseeding and/or reseeding if applicable.

Dated at Ankeny, Iowa, this 17th day of July, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 17th day of July, 2025.

MARTIN INVESTMENTS, L.L.C., AN IOWA LIMITED LIABILITY COMPANY

By: _____
Print Aaron Martin

Title: President

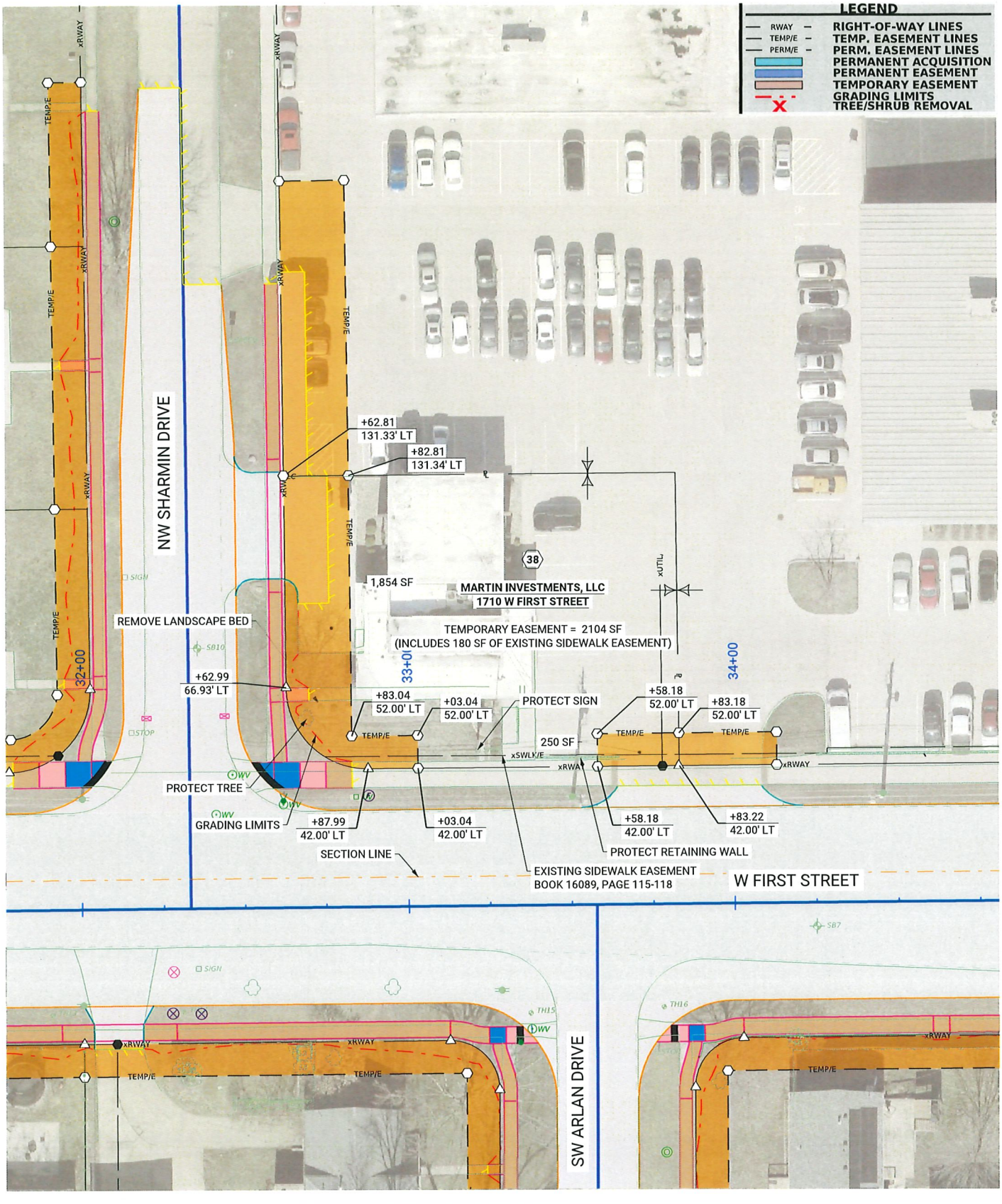
By: _____
Print _____

Title: _____

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Bobbi B. Bentz, Mayor

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa



city of Ankeny

W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2

NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

Foth

PARCEL 38

0 20 40
SCALE: 1"= 40'

DRAWN: G. MEIDENBAUER CHECKED: B. HOPKEY

6/26/20259:25:26 AM pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Displays/Parcel Displays/0024A002.00_DSP_PARC01

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, Martin Investments, L.L.C., an Iowa limited liability company, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate (the "Premises"):

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements (the "Project"):

WEST FIRST STREET WIDENING AND IMPROVEMENTS PHASE 2

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon the Premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the Project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after the date of final acceptance for the sole purpose of seeding and surface restoration. Access for the seeding and surface restoration shall not unreasonably interfere with the rights of the Grantor to the use and enjoyment of the Premises.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 17th day of July, 2025.

MARTIN INVESTMENTS, L.L.C., AN IOWA LIMITED LIABILITY COMPANY

Signed	Signed
Print Name and Title	Print Name and Title: President

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 17th day of July, A.D. 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Aaron Martin,

___ to me personally known
or X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) _____ (Sign in Ink)
Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

PHIL SPORRER
Commission Number 756444
My Commission Expires
January 7, 2027

CAPACITY CLAIMED BY SIGNER:

__ INDIVIDUAL
X CORPORATE
Title(s) of Corporate Officer(s)
President
___ Corporate Seal is affixed
___ No Corporate Seal procured
__ PARTNER(s):
___ Limited Partnership
___ General Partnership
__ ATTORNEY-IN-FACT
__ EXECUTOR(s) or TRUSTEE(s)
__ GUARDIAN(s) or CONSERVATOR(s)
__ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
Martin Investments, L.L.C.

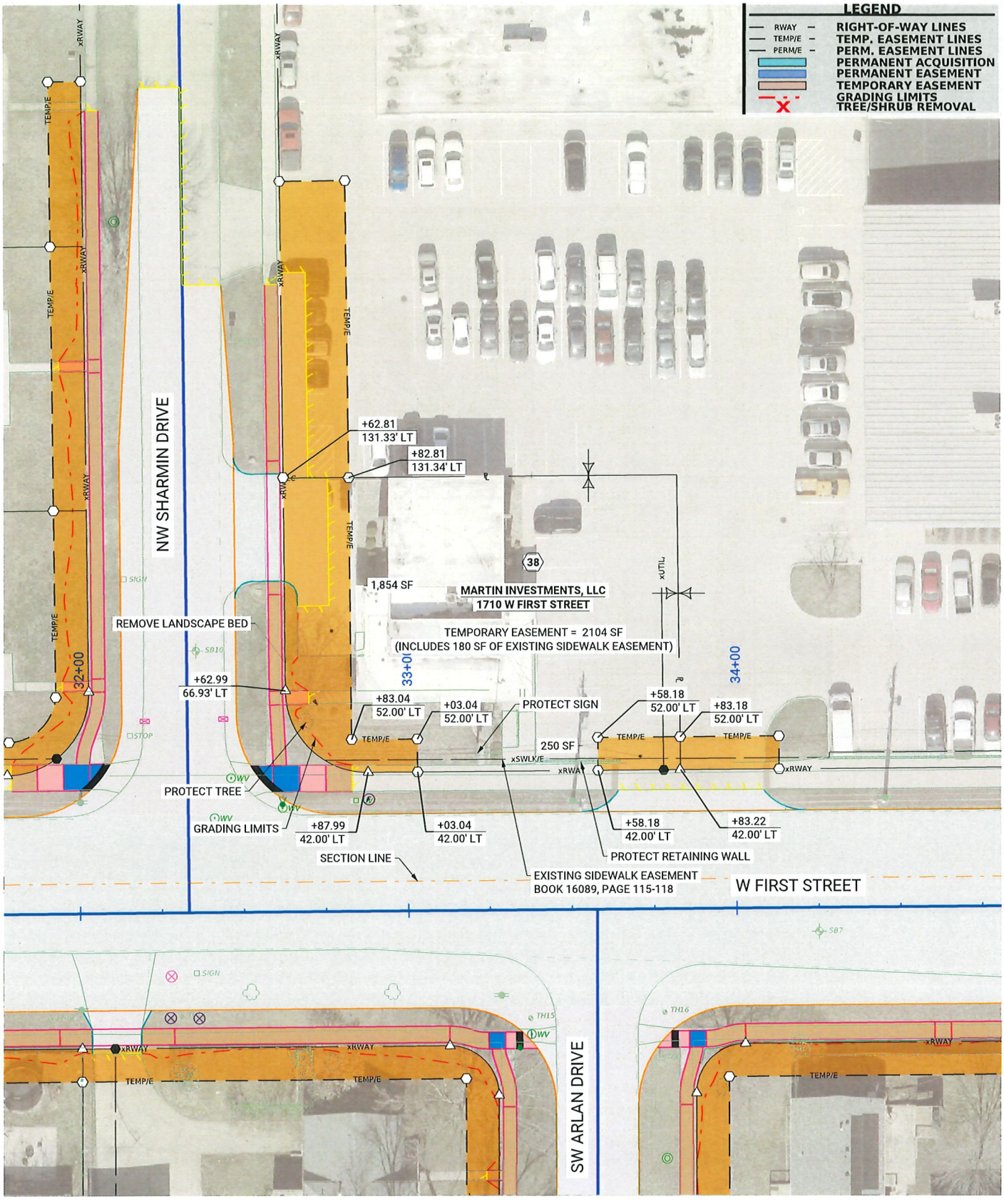
ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, Michelle Yuska, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

_____
City Clerk of the City of Ankeny, Iowa



6/26/20259:25:26 AM pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Displays/Parcel Displays/0024A002.00_DSP_PARC01

city of Ankeny

W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

Foth

PARCEL 38

0 20 40
SCALE: 1"= 40'

DRAWN: G. MEIDENBAUER CHECKED: B. HOPKEY

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (Ankeny Christian Academy)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting temporary construction easement from Ankeny Christian Academy to facilitate the construction of the West First Widening and Improvements - Phase 2 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting temporary construction easement from Ankeny Christian Academy to facilitate the construction of the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 2, 2025: Council approved a Resolution authorizing the acquisition of property and property interests for the West First Widening and Improvements - Phase 2 project.

FISCAL IMPACT

The total compensation for the temporary construction easement is $5,875.00. The cost for the temporary construction easement is part of the project costs for the West First Widening and Improvements - Phase 2 project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

May 14, 2025: Property owners were notified of the upcoming Project Information Meeting that was held on May 27, 2025.

ACTION REQUESTED

ATTACHMENTS

1. P 39 - Resolution - Accepting Purchase and Approving Acquistion
2. P 39 - Purchase Agreement
3. P 39 - Temporary Construction Easement

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF TEMPORARY CONSTRUCTION EASEMENT AT 1604 W 1ST STREET FOR THE WEST FIRST STREET WIDENING AND IMPROVEMENTS – PHASE 2 PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that temporary construction easement be granted by Ankeny Christian Academy at 1604 W 1st Street to facilitate the construction of the West First Street Widening and Improvements – Phase 2 project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said temporary construction easement necessary for the construction of the West First Street Widening and Improvements – Phase 2 project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said temporary construction easement from Ankeny Christian Academy at 1604 W 1st Street.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement and Temporary Construction Easement for the completion of the West First Street Widening and Improvements – Phase 2 project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 4th day of August, 2025.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

CITY OF ANKENY, IOWA
OFFER AND CONTRACT TO PURCHASE

To Seller: Ankeny Christian Academy, an Iowa nonprofit
1604 W 1st Street
Ankeny, IA 50023

1. Property Description. The City of Ankeny, Iowa (the "City"), intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s) (the "Property").

2. Purchase Price. The City of Ankeny agrees to pay $5,875.00, for the Acquisition of the Property or an interest in the Property as follows:

Fee Title (Warranty Deed):	0 SF x $14.50/SF x 100% =	$ 00.00
Permanent Easement (Sidewalk):	0 SF x $14.50/SF x 100% =	$ 00.00
Permanent Easement (All Others):	0 SF x $14.50/SF x 50% =	$ 00.00
Temporary Easement:	2,699 SF x $14.50/SF x 10% x 1.5 years =	$5,875.00
Other Considerations:	Cost to Cure =	$ 00.00
Total Compensation:	(Rounded Up)	$5,875.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting or title searches (if any), recording, and other fees and expenses involved with this Project.

3. Purpose of the Acquisition (the "Project"). The acquisition is for the improvement of the W 1st Street Widening & Improvement Phase 2 – 250 feet east of NW Greenwood Street to State Street Project.

4. Title. By executing this offer you are warranting that to the best of your knowledge you own the fee title to the Property and have authority to convey the Property or an interest in the Property as set forth in this Agreement.

5. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

6. Possession. Possession shall be upon receipt of funds.

7. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

8. Time is of the Essence. Time is of the essence in this contract.

9. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

10. Execution of Contract. This Contract is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

11. Temporary Easement Duration. The duration of the Temporary Easement shall be from approximately April 1, 2027 to October 1, 2028 to accommodate permanent surface restoration along with potential overseeding and/or reseeding if applicable.

Dated at Ankeny, Iowa, this 17th day of July, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 17th day of July, 2025.

ANKENY CHRISTIAN ACADEMY, AN IOWA NONPROFIT

By: _____
Print Justin Porter
Title: Director of Facilities

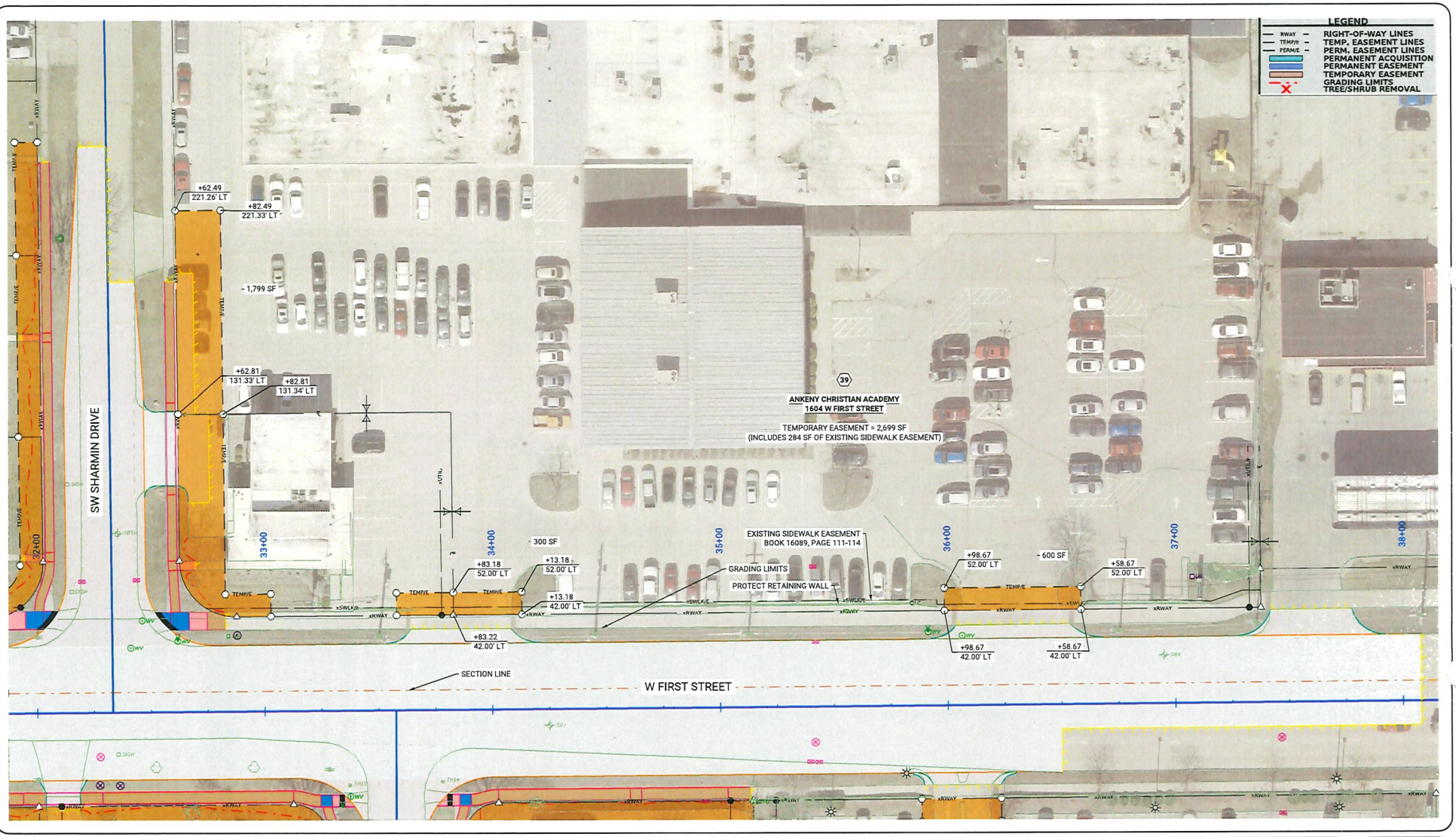
By: _____
Print _____

Title: _____

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Bobbi B. Bentz, Mayor

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa



city of Ankeny

Foth

DRAWN: C. LASTNAME

CHECKED: B. LASTNAME

W FIRST STREET WIDENING & IMPROVEMENT - PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

40 0 20 40 80

SCALE: 1"= 40'

PARCEL 39

6/26/2025 10:44 AM pw://foth-pw.bentley.com:foth-pw01:Documents/Clients/Ankeny/IA C/West First St Widening and Improvements - Phase 2/CAD/Displays/Parcel Displays/00240602.00_DSP_PARC01

city of Ankeny
bringing it all together

LAND AND BUILDING ACQUISITION TRANSACTION
VENDOR REGISTRATION AND SUBSTITUTE IRS FORM W-9
REQUEST FOR TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION

INSTRUCTIONS: Generally, we are required to report on IRS Form 1099-S a transaction that consists in whole or in part of a "sale or exchange" or a change in future "ownership interest" of real property. A "Sale or Exchange" includes any transaction for money, indebtedness or property properly treated as a sale or exchange for federal income tax purposes. An "Ownership Interest" includes fee simple interests, life estates, reversions, remainders, and **perpetual easements**. A sale of real estate under threat or imminence of seizure or condemnation is also generally a reportable transaction. We are also required to report on IRS Form 1099-Misc any **temporary easement** payment over $600.00. **Cost-to-cure** reimbursements are not reportable to the IRS.

For **multiple transferors** of the same real estate, we must file a separate Form 1099-S for each transferor. At or before closing, the transferors must provide an allocation of the gross proceeds among the transferors. Each transferor must complete a separate Form W-9 below so that we may pay each party and report the transactions appropriately.

If the transferors are **husband and wife** at the time of closing who hold the property as joint tenants, tenants by the entirety, tenants in common, or as community property, they will be treated as a single transferor. They must decide which name and social security number they would like any Form 1099's issued to - **please complete the Form W-9 below showing only one name and one social security number**. Both names can appear on the payment check, if desired. *Optional:* The husband and wife may allocate the gross proceeds by completing separate Form W-9's.

If the property is transferred by a **partnership**, we will file only one Form 1099-S for the partnership, not separate Forms 1099-S for each partner. Please complete the Form W-9 below for the partnership.

Property Address:	1604 W 1st St Ankeny IA 50023	**Closing Date:**	
Total # of transferors for this sale:	*(a W-9 must be provided for each transferor)*	**Total amount due per agreement:**	$ 5,875.00

Amount paid to this transferor for a PERMANENT transfer of ownership such as a purchase, easement or right-of-way	(1099-S)	$
Amount paid to this transferor for a TEMPORARY transfer of ownership such as an easement or right-of-way	(1099-Misc)	$ 5,875.00
Amount paid to this transferor as a "Cost-to-Cure" reimbursement	(not reportable to the IRS)	$
	Total due to this transferor:	$ 5,875.00

SUBSTITUTE IRS FORM W-9 REQUEST FOR TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION

Print or type

Name (as shown on your income tax return)
ENTER ONLY ONE NAME – MUST MATCH TIN AND SIGNATURE

Business name/disregarded entity name, if different from above
Ankeny Christian Academy

Check appropriate box for federal tax classification (required)
☐ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C Corporation, S=S Corporation, P=Partnership ____
☒ Other (see instructions) ▶ Association
☒ Exempt payee

Address (number, street, and apt. or suite no.)
1604 W. 1st St

City, state and ZIP code
Ankeny, IA 50023

Part I Taxpayer Identification Number (TIN)

ENTER ONLY ONE TIN NUMBER; do not enter both a social security number and an employer identification number. Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions in the instructions. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* in the instructions.
Note. If the account is in more than one name, see the chart on page 4 of the instructions for guidelines on whose number to enter. Form W-9 Instructions will be provided upon request.

Social security number
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ]

Employer identification number
4 2 - 1 3 9 9 1 6 5

Part II Certification

Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined in the instructions).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 7/17/25

Please return your completed Vendor Registration Form by FAX to: 515-965-6416
City of Ankeny, Attn: Finance Department, 410 West First Street, Ankeny, IA 50023-1557

Vendor # _____

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, Ankeny Christian Academy, an Iowa nonprofit, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate (the "Premises"):

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements (the "Project"):

WEST FIRST STREET WIDENING AND IMPROVEMENTS PHASE 2

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon the Premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the Project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after the date of final acceptance for the sole purpose of seeding and surface restoration. Access for the seeding and surface restoration shall not unreasonably interfere with the rights of the Grantor to the use and enjoyment of the Premises.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 17th day of July, 2025.

ANKENY CHRISTIAN ACADEMY, AN IOWA NONPROFIT

Signed

Justin Porter Director of Facilities
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 17th day of July, A.D. 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin Porter,

___ to me personally known
or X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) _____ (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

___ INDIVIDUAL
___ CORPORATE
Title(s) of Corporate Officer(s)
_____
_____
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
X OTHER: Association Director of Facilities

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
Ankeny Christian Academy
_____
_____

PHIL SPORRER
Commission Number 756444
My Commission Expires
January 7, 2027

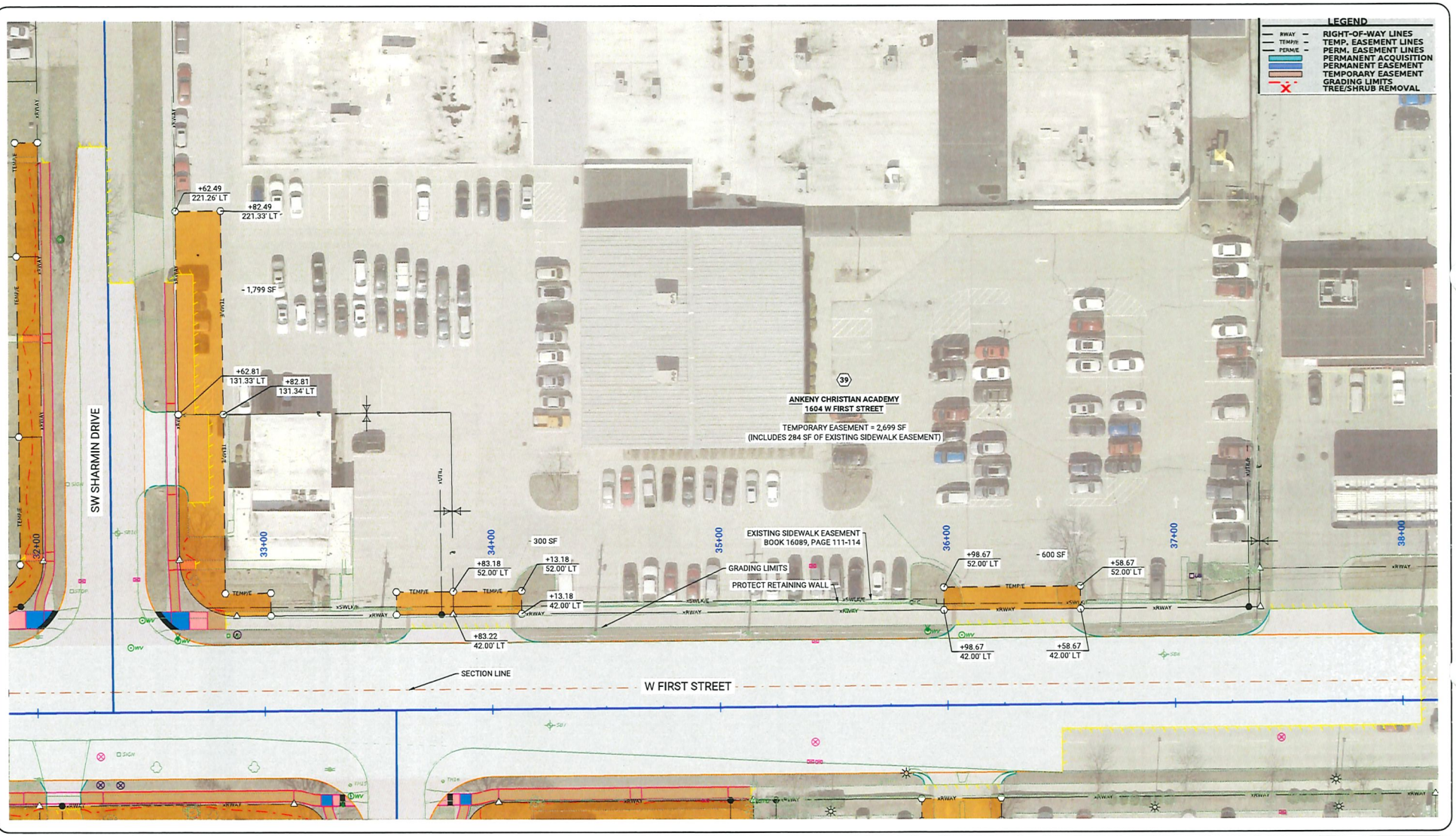
ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, Michelle Yuska, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

_____
City Clerk of the City of Ankeny, Iowa



city of Ankeny

Foth

DRAWN: C. LASTNAME

CHECKED: B. LASTNAME

W FIRST STREET WIDENING & IMPROVEMENT - PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

40 0 20 40 80

SCALE: 1"= 40'

PARCEL 39

6/26/2025, 10:44 AM pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Drawings/Parcel Displays/00248002.00_DSP_PAR01

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 purchase agreement and approving documents for the acquisition of temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (Scott and Rebekah Jo Iler)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting temporary construction easement from Scott and Rebekah Iler to facilitate the construction of the West First Widening and Improvements - Phase 2 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting temporary construction easement from Scott and Rebekah Iler to facilitate the construction of the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 2, 2025: Council approved a Resolution authorizing the acquisition of property and property interests for the West First Widening and Improvements - Phase 2 project.

FISCAL IMPACT

The total compensation for the temporary construction easement is $2,040.00. The cost for the temporary construction easement is part of the project costs for the West First Widening and Improvements - Phase 2 project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

May 14, 2025: Property owners were notified of the upcoming Project Information Meeting that was held on May 27, 2025.

ACTION REQUESTED

ATTACHMENTS

1. P 79- Resolution - Accepting Purchase and Approving Acquistion
2. P 79 - Purchase Agreement
3. P 79 - Temporary Construction Easement

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF TEMPORARY CONSTRUCTION EASEMENT AT 102 SW ARLAN DRIVE FOR THE WEST FIRST STREET WIDENING AND IMPROVEMENTS – PHASE 2 PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that temporary construction easement be granted by Scott and Rebekah Iler at 102 SW Arlan Drive to facilitate the construction of the West First Street Widening and Improvements – Phase 2 project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said temporary construction easement necessary for the construction of the West First Street Widening and Improvements – Phase 2 project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said temporary construction easement from Scott and Rebekah Iler at 102 SW Arlan Drive.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement and Temporary Construction Easement for the completion of the West First Street Widening and Improvements – Phase 2 project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 4th day of August, 2025.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

CITY OF ANKENY, IOWA
OFFER AND CONTRACT TO PURCHASE

To Seller: Scott Kent Iler and Rebekah Jo Iler, a married couple
102 SW Arlan Drive
Ankeny, IA 50023

1. Property Description. The City of Ankeny, Iowa (the "City"), intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s) (the "Property").

2. Purchase Price. The City of Ankeny agrees to pay $2,040.00, for the Acquisition of the Property or an interest in the Property as follows:

Fee Title (Warranty Deed):	0 SF x $6.00 / SF x 100% =	$ 00.00
Permanent Easement (Sidewalk):	0 SF x $6.00 / SF x 100% =	$ 00.00
Permanent Easement (All Others):	0 SF x $6.00 / SF x 50% =	$ 00.00
Temporary Easement:	1,822 SF x $0.60/SF x 1.5 years =	$1,640.00
Other Considerations:	Cost to Cure (small shrub & landscaping) =	$ 400.00
Total Compensation:	(Rounded Up)	$2,040.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting or title searches (if any), recording, and other fees and expenses involved with this Project.

3. Purpose of the Acquisition (the "Project"). The acquisition is for the improvement of the W 1st Street Widening & Improvement Phase 2 – 250 feet east of NW Greenwood Street to State Street Project.

4. Title. By executing this offer you are warranting that to the best of your knowledge you own the fee title to the Property and have authority to convey the Property or an interest in the Property as set forth in this Agreement.

5. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

6. Possession. Possession shall be upon receipt of funds.

7. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

8. Time is of the Essence. Time is of the essence in this contract.

9. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

10. Execution of Contract. This Contract is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

11. Temporary Easement Duration. The duration of the Temporary Easement shall be from approximately April 1, 2027 to October 1, 2028 to accommodate permanent surface restoration along with potential overseeding and/or reseeding if applicable.

Dated at Ankeny, Iowa, this 14th day of July, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 14th day of July, 2025.

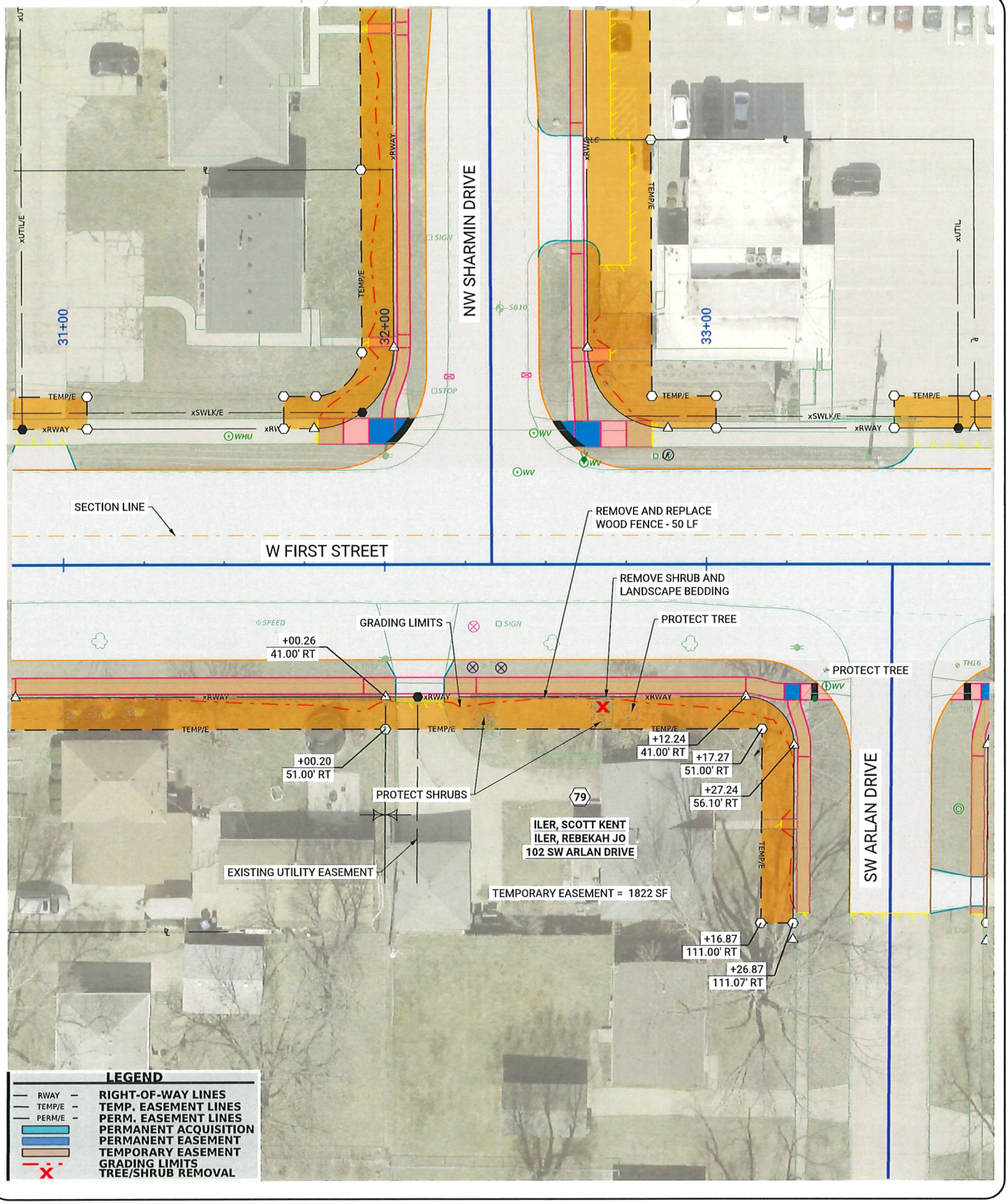
By: _____
Scott Kent Iler

By: _____
Rebekah Jo Iler

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Bobbi B. Bentz, Mayor

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa



city of Ankeny

W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

Foth

PARCEL 79

0 20 40
SCALE: 1"= 40'

DRAWN: G. MEIDENBAUER CHECKED: B. HOPKEY

6/26/20259:25:48 AM pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Displays/Parcel Displays/0024A002.00_DSP_PARC01

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, Scott Kent Iler and Rebekah Jo Iler, a married couple, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate (the "Premises"):

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements (the "Project"):

WEST FIRST STREET WIDENING AND IMPROVEMENTS PHASE 2

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon the Premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the Project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after the date of final acceptance for the sole purpose of seeding and surface restoration. Access for the seeding and surface restoration shall not unreasonably interfere with the rights of the Grantor to the use and enjoyment of the Premises.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 14th day of July, 20 25.

Scott Kent Iler

Rebekah Jo Iler

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 14th day of July, A.D. 20 25, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Kent and Rebekah Jo Iler,

___ to me personally known

or X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) _____ (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

PHIL SPORRER
Commission Number 756444
My Commission Expires
January 7, 2027

CAPACITY CLAIMED BY SIGNER:

X INDIVIDUAL
___ CORPORATE
Title(s) of Corporate Officer(s)
_____
_____
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
___ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
Scott Kent Iler
Rebekah Jo Iler
_____

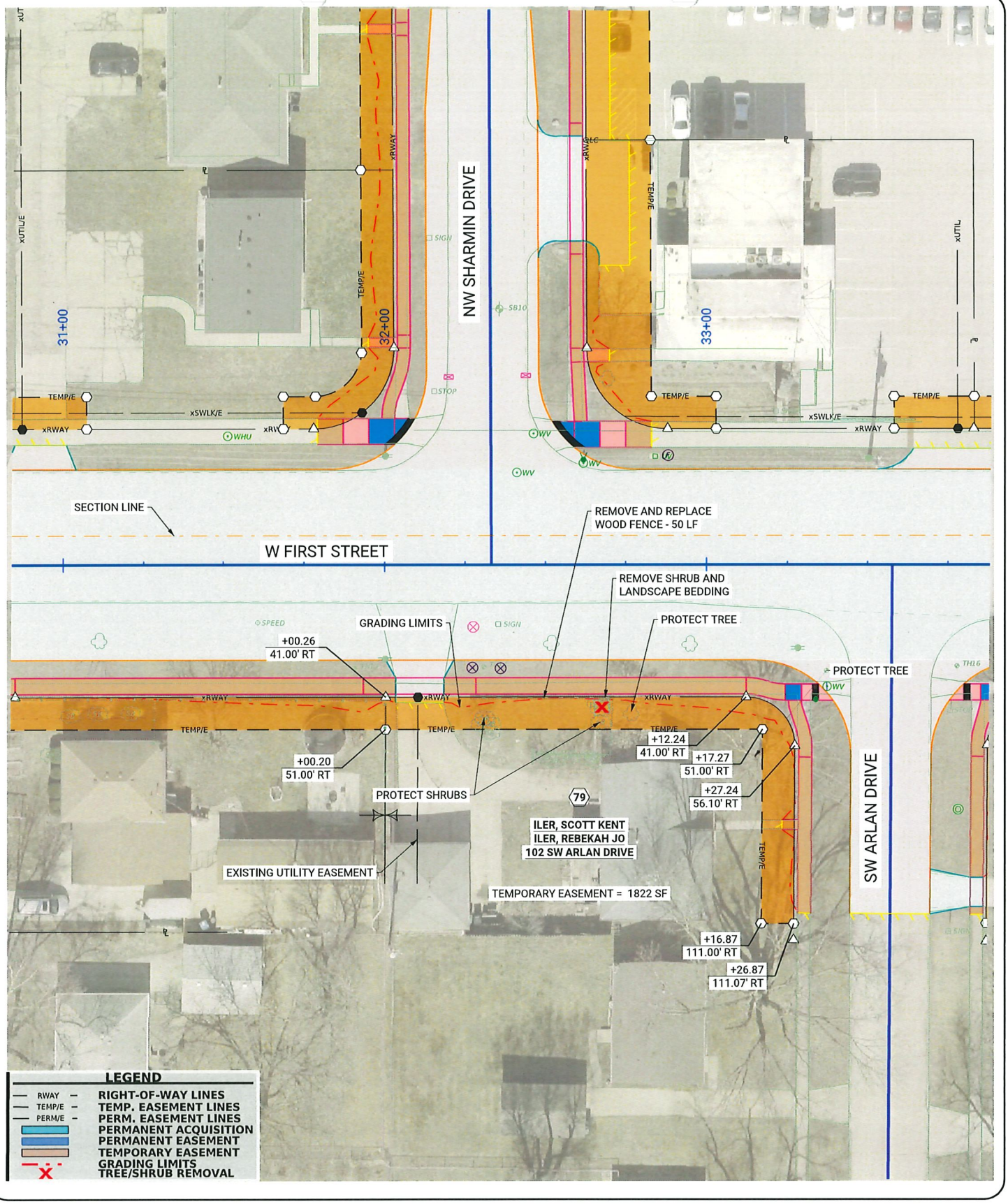
ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, Michelle Yuska, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

_____
City Clerk of the City of Ankeny, Iowa



6/26/20259:25:48 AM pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Displays/Parcel Displays/0024A002.00_DSP_PARC01

city of Ankeny

W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

Foth

PARCEL 79

0 20 40
SCALE: 1"= 40'

DRAWN: G. MEIDENBAUER CHECKED: B. HOPKEY

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 purchase agreement and approving documents for the acquisition of permanent ingress/egress easement and temporary construction easement for the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa. (1913 W 1st Street Housing Cooperative Association)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the council is the adoption of a Resolution accepting permanent ingress/egress easement and temporary construction easement from 1913 W 1st Street Housing Cooperative Association to facilitate the construction of the West First Widening and Improvements - Phase 2 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting permanent ingress/egress easement and temporary construction easement from 1913 W 1st Street Housing Cooperative Association to facilitate the construction of the West First Widening and Improvements - Phase 2 project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 2, 2025: Council approved a Resolution authorizing the acquisition of property and property interests for the West First Widening and Improvements - Phase 2 project.

FISCAL IMPACT

The total compensation for the permanent ingress/egress easement and temporary construction easement is $1,895.00. The cost for the permanent ingress/egress easement and temporary construction easement is part of the project costs for the West First Widening and Improvements - Phase 2 project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

May 14, 2025: Property owners were notified of the upcoming Project Information Meeting that was held on May 27, 2025.

ACTION REQUESTED

ATTACHMENTS

1. P 72 - Resolution - Accepting Purchase and Approving Acquistion
2. P 72 - Purchase Agreement
3. P 72 - Permanent Ingress_Egrees Easement
4. P 72 - Temporary Construction Easement

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF PERMANENT INGRESS/EGRESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AT 1913 W 1ST STREET, BLDG. 3 FOR THE WEST FIRST STREET WIDENING AND IMPROVEMENTS – PHASE 2 PROJECT IN ANKENY, IOWA

WHEREAS, the City of Ankeny has requested that permanent ingress/egress easement and temporary construction easement be granted by 1913 W 1st Street Housing Cooperative at 1913 W 1st Street, Bldg. 3 to facilitate the construction of the West First Street Widening and Improvements – Phase 2 project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said permanent ingress/egress easement and temporary construction easement necessary for the construction of the West First Street Widening and Improvements – Phase 2 project; and

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said permanent ingress/egress easement and temporary construction easement from 1913 W 1st Street Housing Cooperative at 1913 W 1st Street, Bldg. 3.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement, Permanent Ingress/Egress Easement, and Temporary Construction Easement for the completion of the West First Street Widening and Improvements – Phase 2 project are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

DATED this 4th day of August, 2025.

_____

Bobbi B. Bentz, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

CITY OF ANKENY, IOWA
OFFER AND CONTRACT TO PURCHASE

To Seller: 1913 W. 1st Street Housing Cooperative Association, an Iowa cooperative association
2253 NW 72nd Avenue
Ankeny, IA 50023

1. Property Description. The City of Ankeny, Iowa (the "City"), intends to acquire property owned by you situated in Ankeny, Iowa, and legally described on the attached exhibit(s) (the "Property").

2. Purchase Price. The City of Ankeny agrees to pay $1,895.00, for the Acquisition of the Property or an interest in the Property as follows:

Fee Title (Warranty Deed):	0 SF x $6.00/SF x 100% =	$ 00.00
Permanent Easement (Sidewalk):	0 SF x $6.00/SF x 100% =	$ 00.00
Permanent Easement (All Others):	349 SF x $6.00/SF x 50% =	$1,050.00
Temporary Easement:	936 SF x $0.60/SF x 1.5 years =	$ 845.00
Other Considerations:	Cost to Cure =	$ 00.00
Total Compensation:	(Rounded Up)	$1,895.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting or title searches (if any), recording, and other fees and expenses involved with this Project.

3. Purpose of the Acquisition (the "Project"). The acquisition is for the improvement of the W 1st Street Widening & Improvement Phase 2 – 250 feet east of NW Greenwood Street to State Street Project.

4. Title. By executing this offer you are warranting that to the best of your knowledge you own the fee title to the Property and have authority to convey the Property or an interest in the Property as set forth in this Agreement.

5. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

6. Possession. Possession shall be upon receipt of funds.

7. Conveyance. Upon payment of the purchase price, the Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

8. Time is of the Essence. Time is of the essence in this contract.

9. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and the Seller agrees to warrant good and sufficient title.

10. Execution of Contract. This Contract is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by the Seller.

11. Temporary Easement Duration. The duration of the Temporary Easement shall be from approximately April 1, 2027 to October 1, 2028 to accommodate permanent surface restoration along with potential overseeding and/or reseeding if applicable.

Dated at Ankeny, Iowa, this 21st day of July, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: _____
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 21st day of July, 2025.

1913 W. 1ST STREET HOUSING COOPERATIVE ASSOCIATION, an Iowa cooperative association

By: _____
Print Dennis D. Ramsey

Title: President

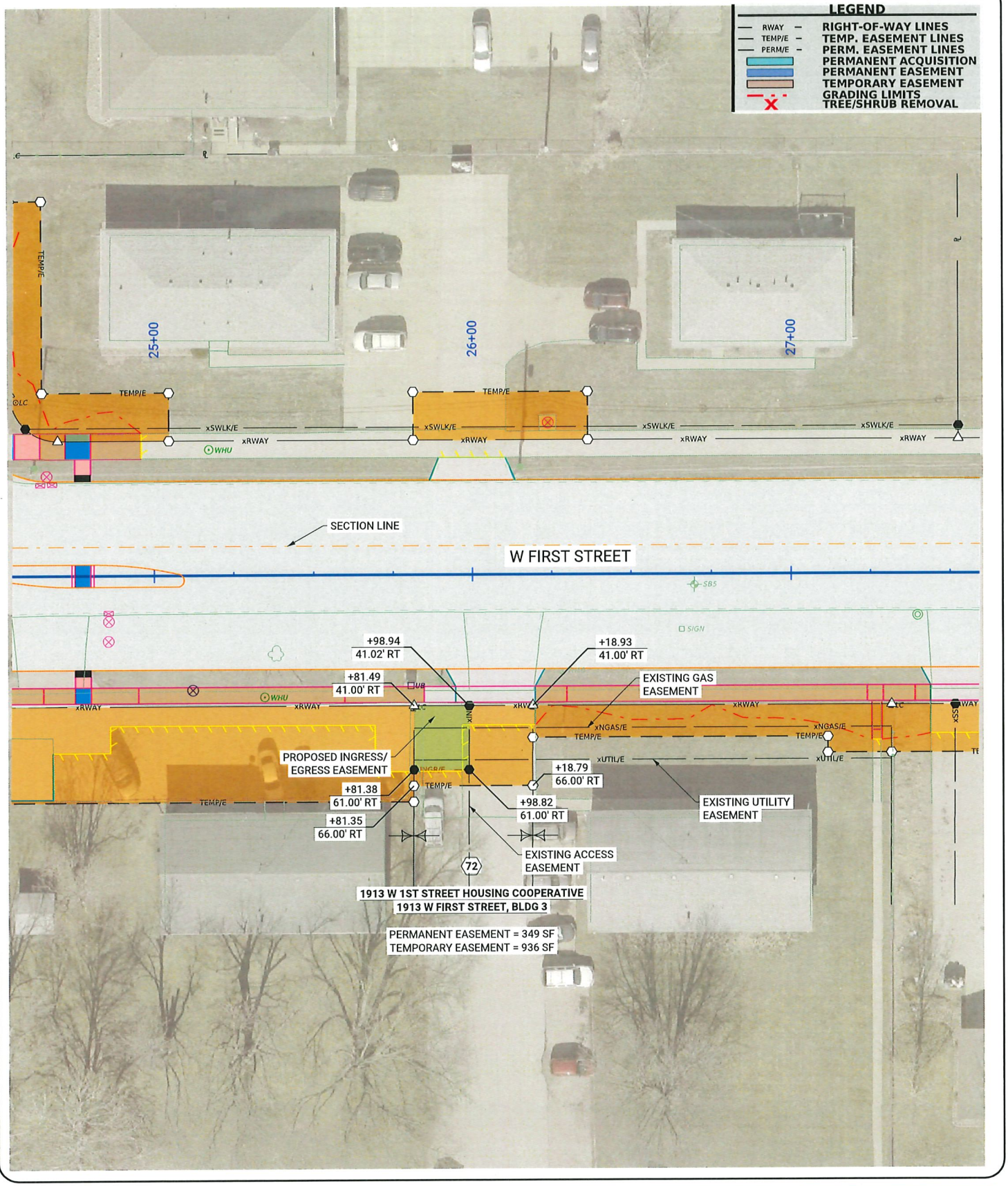
By: _____
Print _____

Title: _____

Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20_____, by Resolution No. _____.

By: _____
Bobbi B. Bentz, Mayor

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa



6/26/20259:25:38 AM pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Displays/Parcel Displays/00244002.00_DSP_PARC01

city of Ankeny

W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

Foth

PARCEL 72

0 20 40
SCALE: 1"= 40'

DRAWN: G. MEIDENBAUER CHECKED: B. HOPKEY

WHEN RECORDED RETURN TO:
City of Ankeny
Attn: City Clerk
410 West First Street
Ankeny, IA 50023

Preparer Information: Pat Burk, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450
Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023

PERMANENT INGRESS/EGRESS EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, 1913 W. 1st Street Housing Cooperative Association, an Iowa cooperative association, hereinafter referred to as "Grantor", in consideration of the sum of one dollar ($1.00), and other valuable consideration, do hereby sell, grant, and convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate (the "Easement Area"):

See Attached Permanent Easement Plat

The above-described easement is granted unto the City of Ankeny, Iowa for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting, and maintaining the following public improvements:

Public Ingress/Egress

1. Right of Access. The City 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 from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized structures placed or erected under, over, on, through, across, or within the Easement Area.

2. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns, and transferees shall not erect any fence or other structure under, over, on, through, across, or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting, or material to be placed under, over, on, through, across, or within the Easement Area without obtaining the prior written consent of the City.

3. Change of Grade Prohibited. Grantor and its grantees, assigns, and transferees shall not change the grade, elevation, or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation, or contour without prior written consent of the Grantor, its grantees, assigns, or transferees.

4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the duty of restoration shall be limited to grading and replacing grass or sod, and any other ground cover (but not including any structures, trees, or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair, or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor the property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents, and representatives harmless against any loss, damage, injury, or any claim or lawsuit for loss, damage, or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents, or representatives.

6. Easement Benefit. This easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors, and assigns.

That the Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 21st day of July, 20 25.

1913 W. 1ST STREET HOUSING COOPERATIVE ASSOCIATION, an Iowa cooperative association

Dennis D. Ramsey
Signed

Dennis D. Ramsey President
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 21st day of July, A.D. 20 25, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis D. Ramsey,

___ to me personally known
or X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporrer (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

PHIL SPORRER
Commission Number 756444
My Commission Expires
January 7, 2027

CAPACITY CLAIMED BY SIGNER:

___ INDIVIDUAL
X CORPORATE
Title(s) of Corporate Officer(s)
President
___ Corporate Seal is affixed
___ No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
X OTHER: Association

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
1913 W. 1ST STREET HOUSING CO-OPERATIVE ASSOCIATION

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, Michelle Yuska, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa

Index Legend	
City:	Ankeny
County:	Polk
Parcel ID:	181/00392-267-202
Description:	Frontier Village Plat 13
Proprietor:	1913 W 1ST STREET HOUSING COOPERATIVE
Surveyor:	David J. Overman
Company:	Foth Infrastructure & Environment, LLC
Return To:	106 SW 7th Street, Suite 200 Des Moines, IA 50309 | (515) 254-1393

PERMANENT EASEMENT

EXHIBIT 72-P

PERMANENT INGRESS - EGRESS EASEMENT BEING CONVEYED TO THE CITY OF ANKENY
WEST FIRST ST WIDENING & IMPROVEMENTS - PHASE 2 – 250 FEET EAST OF NW GREENWOOD STREET TO STATE STREET
1913 W 1ST ST BLDG 3
PARCEL 72

PROPERTY OWNER:

1913 W 1ST STREET HOUSING COOPERATIVE
2253 NW 72ND AVE
ANKENY, IA 50023
BOOK 14591 PAGE 167

0 40
FEET

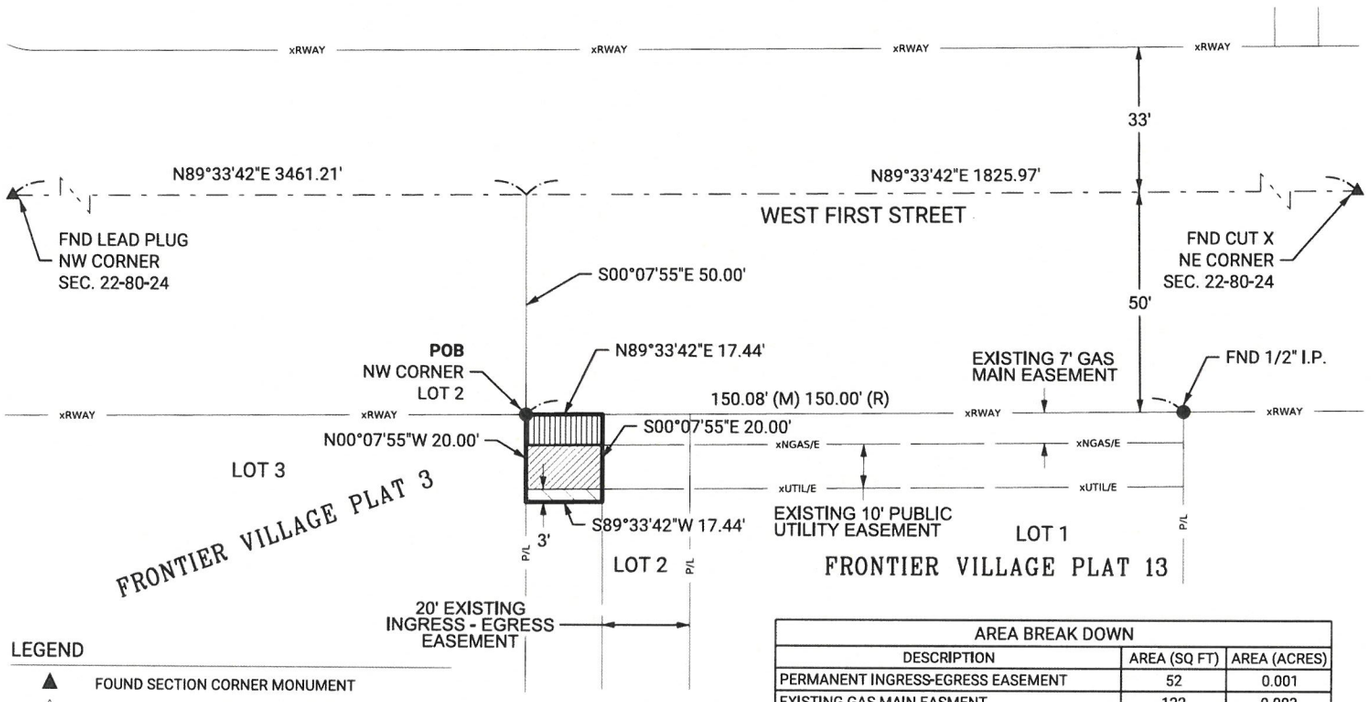
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 2 OF FRONTIER VILLAGE PLAT 13, AN OFFICIAL PLAT, AS RECORDED IN BOOK 14588, PAGE 502 OF THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE NORTH 89° 33' 42" EAST, 17.44 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST FIRST STREET; THENCE SOUTH 00° 07' 55" EAST, 20.00 FEET; THENCE SOUTH 89° 33' 42" WEST, 17.44 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00° 07' 55" WEST, 20.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 349 SQUARE FEET OR 0.008 ACRES MORE OR LESS, INCLUDING 122 SQUARE FEET OR 0.003 ACRES MORE OR LESS OF EXISITNG GAS MAIN EASEMENT, AND INCLUDING 175 SQUARE FEET OR 0.004 ACRES MORE OR LESS OF EXISITNG PUBLIC UTILITY EASEMENT. SUBJECT TO EASEMENTS AND RESTRICITIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 1/2" REROD W/ORANGE CAP (UNLESS NOTED)
- O SET 5/8" REROD W/LT BLUE CAP#23481 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- ℄ PROPERTY LINE
- EXISITING GAS MAIN EASEMENT
- EXISITING PUBLIC UTILITY EASEMENT
- PERMANENT INGRESS - EGRESS EASEMENT

AREA BREAK DOWN		
DESCRIPTION	AREA (SQ FT)	AREA (ACRES)
PERMANENT INGRESS-EGRESS EASEMENT	52	0.001
EXISTING GAS MAIN EASMENT	122	0.003
EXISITING PUBLIC UTILITY EASEMENT	175	0.004
TOTAL PERMANENT INGRESS-EGRESS EASEMENT	349	0.008

FIELD SURVEY COMPLETED: JANUARY 2025

LICENSED PROFESSIONAL LAND SURVEYOR
DAVID J. OVERMAN 23481
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

7/29/2025

DAVID J. OVERMAN, P.L.S. DATE
License Number: 23481
My license renewal date is DECEMBER 31, 2025
Pages or sheets covered by this seal:
1 of 1

SURVEY FOR:
CITY OF ANKENY

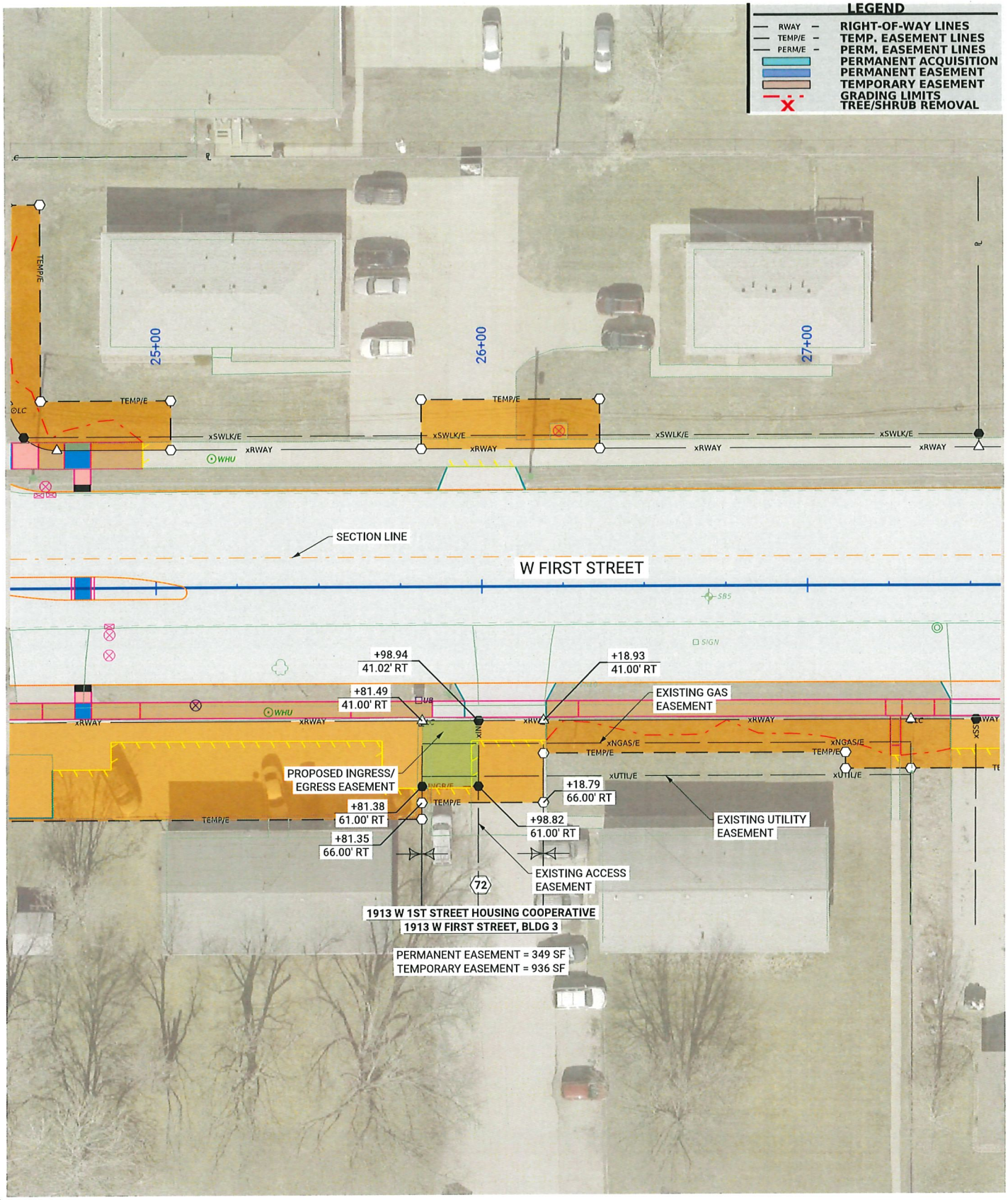
1210 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023
PHONE: (515) 963-3536

FOTH PROJECT NO. 24A002.00 DATE: 7/29/2025

Foth
Foth Infrastructure & Environment, LLC
106 SW 7th Street, Suite 200 | Des Moines, IA 50309
Phone: (515) 254-1393

SHEET
1 OF 1

pw://foth-pw.bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Plats/PERM/PERM_72-RAMSEY



city of Ankeny

W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2

NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

Foth

N

PARCEL 72

0 20 40
SCALE: 1"= 40'

DRAWN: G. MEIDENBAUER CHECKED: B. HOPKEY

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TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, 1913 W. 1st Street Housing Cooperative Association, an Iowa cooperative association, (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement under, across, and through the following described real estate (the "Premises"):

See Attached Temporary Easement Exhibit

The above-described easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvements (the "Project"):

WEST FIRST STREET WIDENING AND IMPROVEMENTS PHASE 2

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon the Premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore and/or repair said described land after construction to the condition prior to construction pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the Project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after the date of final acceptance for the sole purpose of seeding and surface restoration. Access for the seeding and surface restoration shall not unreasonably interfere with the rights of the Grantor to the use and enjoyment of the Premises.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, we have hereunto affixed our hands this 21st day of July, 2025.

1913 W. 1ST STREET HOUSING COOPERATIVE ASSOCIATION, an Iowa cooperative association

Dennis D Ramsey
Signed

Dennis D. Ramsey President
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 21st day of July, A.D. 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis D. Ramsey,

___ to me personally known
or X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporrer (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

PHIL SPORRER
Commission Number 756444
My Commission Expires
January 7, 2027

CAPACITY CLAIMED BY SIGNER:

__ INDIVIDUAL
X CORPORATE
Title(s) of Corporate Officer(s)
President

___ Corporate Seal is affixed
___ No Corporate Seal procured
__ PARTNER(s):
___ Limited Partnership
___ General Partnership
__ ATTORNEY-IN-FACT
__ EXECUTOR(s) or TRUSTEE(s)
__ GUARDIAN(s) or CONSERVATOR(s)
__ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
1913 W. 1ST STREET HOUSING COOPERATIVE ASSOCIATION

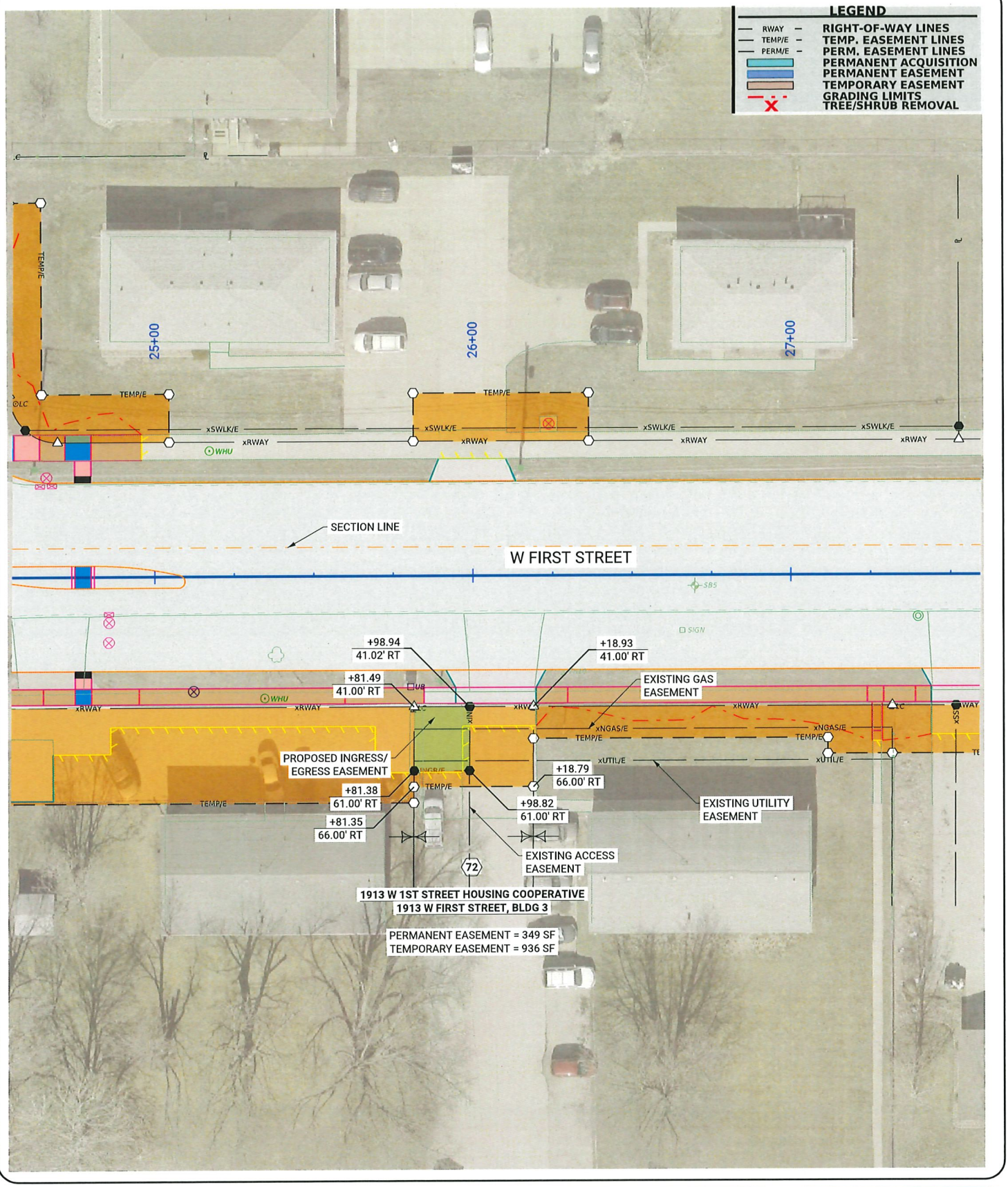
ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

I, Michelle Yuska, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the _____ day of _____, 20_____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa



W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2

NW GREENWOOD STREET TO STATE STREET
ANKENY, IA

city of Ankeny

Foth

PARCEL 72

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting public improvements in Berwick Estates Plat 1 for utilities, paving, and subgrade.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution - Berwick Estates Plat 1 (SG-P-U)
2. Berwick Estates Plat 1 - Certificate of Completion - Development 7-24-25

3. Berwick Estates Plat 1 - Letter of Assurance

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN BERWICK ESTATES PLAT 1 FOR UTILITIES, PAVING, AND SUBGRADE

WHEREAS, on the 5th day of August, 2024, the City of Ankeny, Iowa entered into a three-party contract with The Underground Company, Ltd., the Contractor, and ATI Group (Berwick Holdings LLC), the Developer, for the construction of certain public improvements generally described as Utilities, approved under Resolution No. 2024-314; and

WHEREAS, on the 5th day of August, 2024, the City of Ankeny, Iowa entered into a three-party contract with Sternquist Construction, Inc., the Contractor, and ATI Group (Berwick Holdings, LLC), the Developer, for the construction of certain public improvements generally described as Paving, approved under Resolution No. 2024-315; and

WHEREAS, on the 5th day of August, 2024, the City of Ankeny, Iowa entered into a three-party contract with Huber Grading and Land Development, the Contractor, and ATI Group (Berwick Holdings LLC), the Developer, for the construction of certain public improvements generally described as Utilities, approved under Resolution No. 2024-315; 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 August 4th, 2025 with the following exceptions:

NONE.

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

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and

2. That the above-described improvements be and are hereby accepted based on said certification.

PASSED AND APPROVED on this 4th day of August, 2025.

CITY OF ANKENY, IOWA

By: _____
Bobbi B. Bentz, Mayor

ATTEST:

By: _____
Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

Berwick Estates Plat 1

Ankeny, Iowa

August 4, 2025

This is to certify that the construction improvements on the ***Berwick Estates Plat 1*** project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



7-24-2025

Patrick L. Kullberg, P.E. LEED AP
Project Manager
McClure Engineering
Iowa License Number P29879

McCLURE™
ENGINEERING CO.

1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

July 24, 2025

Don Clark
Director of Municipal Utilities

Municipal Utilities - Development Engineering
City of Ankeny Public Services Building
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE:
Berwick Estates Plat 1 (MEC#2023000306-020)
Public Improvement Acceptance - Letter of Assurance

Dear Don,

On behalf of Berwick Holdings LLC, we respectfully request acceptance of the public improvements for Berwick Estates Plat 1. This project was constructed in substantial conformance with the approved plans and specifications to the best of our knowledge. McClure Engineering Company has provided the following documents for your review and file:

- Record Drawings with "As-Built" information
- Punchlist
- Inspector Field Notes
- Certificate of Completion
- .xyz file for as-built shots

We ask that this request be considered by City Council for acceptance of the aforementioned public improvements. Should you have any questions or concerns, feel free to contact us.

Sincerely,

McClure Engineering Company

Patrick L. Kullberg

Patrick L. Kullberg, PE
Project Manager

Cc: Berwick Holdings LLC
ATI Group
Enc: See above

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 contracts, performance bond, and maintenance bond for the construction of traffic signals in Plaza 36 Plat 1.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required

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. Contract & Bonds

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ACCEPTING CONTRACTS, PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF TRAFFIC SIGNALS IN PLAZA 36 PLAT 1

WHEREAS, the plans and specifications for the construction of traffic signal improvements and related work in Plaza 36 Plat 1 have been submitted to 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 for construction of traffic signals are hereby approved; and
2. That the three-party contract and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to 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 4th day of August, 2025.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PRIVATE CONSTRUCTION CONTRACT

THIS AGREEMENT, made and entered into as of the 29th day of July, 2025, by and between Iowa Signal Inc.
hereinafter called the "contractor", and DRA Properties
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:

X Traffic Signal	_____ Sanitary Sewers	_____ Water Lines
_____ Storm Sewers	_____ Paving	_____ Subgrade Prep.

As shown in construction plans titled (Project Name) Plaza 36 Plat 1
_____, and
bearing an "Approved For Construction Date" of 10 / 30 / 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 September 1st 2025,
and shall fully complete the work not later than April 1st, 2026.

ARTICLE III: THE CONTRACT AMOUNT

Upon performance of this contract by the contractor, the subdivider shall pay to the contractor the sum of $ 62,229.63 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.

Iowa Signal Inc.
Contractor

by _____

email: heather@iowasignal.com
(Required for return of signed document)

DRA Properties, LC
Subdivider

by _____

email: ashleyj@draprop.com
(Required for return of signed document)

Approved as to form:

City of Ankeny, Iowa

by _____
City Engineer

Bond #7463040

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Iowa Signal, Inc. as principal

and Old Republic Surety Company as surety are held and firmly bound unto the City of Ankeny

and DRA Properties as owner(s) in the penal sum of

Sixty two thousand two hundred twenty nine and 63/100 Dollars ($ 62,229.63), 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 29th day of July, 2025.

WHEREAS, the principal has entered into a certain written contract, dated the 29th day of July, 2025, with the owner(s) for:

Plaza 36 Plat 1 Traffic Signal Work

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 DRA Properties, 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:

Iowa Signal, Inc.
principal

by _____
Wayne Lesley, President

Old Republic Surety Company
surety (SEAL)

by _____
Krista K Kroeger, Attorney-In-Fact

City of Ankeny

by _____

DEA Properties, LC.
owner

by _____

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.

OLD REPUBLIC SURETY COMPANY

Karen J. Haffner
Assistant Secretary

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 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 STATE OF WISCONSIN

Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

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

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Signed and sealed at the City of Brookfield, WI this 29th day of July, 2025.

Karen J. Haffner
Assistant Secretary

40-1113

ORSC 22262 (3-06)

Jester Insurance Services, Inc.

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Iowa Signal, Inc. of Grimes, IA as principal and Old Republic Surety Company of West Des Moines, IA as surety are held and firmly bound unto the City of Ankeny, Iowa, for a period of 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 Sixty two thousand two hundred twenty nine and 63/100 DOLLARS ($ 62,229.63), 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 29th day of July, 2025, wherein said principal or his subcontractors undertakes and agrees to furnish all the materials and labor necessary for the construction of:

Plaza 36 Plat 1 Traffic Signal Work

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 29th day of July, 2025.

Iowa Signal, Inc.
principal

by _____
Wayne Lesley, President

Old Republic Surety Company
surety (SEAL)

by _____
Krista K Kroeger, Attorney-In-Fact

Approved as to form:

City of Ankeny, Iowa

by _____
City Engineer

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.

OLD REPUBLIC SURETY COMPANY

Karen J. Haffner
Assistant Secretary

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 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 STATE OF WISCONSIN

Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

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

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

40-1113

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Signed and sealed at the City of Brookfield, WI this 29th day of July, 2025.

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-06)

Jester Insurance Services, Inc.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Krista Kroeger	
Jester Insurance Services 611 5th Ave Suite 150 Des Moines IA 50309	PHONE (A/C, No, Ext): (515) 350-7662	FAX (A/C, No): (515) 350-7662
	E-MAIL ADDRESS: kkroeger@jesterinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Cincinnati Insurance Co	10677
INSURED Iowa Signal, Inc. 3711 SE Capitol Circle Grimes IA 50111	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

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	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y		EPP0510474	11/01/2024	11/01/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [X] 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) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			EPP0510474	11/01/2024	11/01/2025	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		EWC0510473	11/01/2024	11/01/2025	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000

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

RE: Plaza 36 Plat 1 Traffic Signal Work. 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

© 1988-2015 ACORD CORPORATION. All rights reserved.

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 included 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

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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

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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 described 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.

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 contracts, performance bond, and maintenance bond for the construction of SW Plaza Parkway & SW State Street Intersection Improvements 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 - SW Plaza Pkwy & SW State St Intersection - Plans, Contract, Bond Approval
2. Contracts and Bonds - Paving (PCC)
3. Contracts and Bonds - Paving (pavers)
4. Contracts and Bonds - Subgrade
5. Contracts and Bonds - Utilities
6. Contracts and Bonds - Traffic Signal

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ACCEPTING CONTRACTS, PERFORMANCE AND MAINTENANCE BONDS FOR SW PLAZA PARKWAY & SW STATE STREET INTERSECTION IMPROVEMENTS PROJECT

WHEREAS, the plans and specifications for the construction of Paving (PCC and Pavers), Utilities (storm sewer), Subgrade, and Traffic Signal improvements and related work for SW Plaza Parkway & SW State Street Intersection Improvements project have been submitted and approved by the City Engineer; and

WHEREAS, three-party contracts for construction and the performance and maintenance bonds for the above described improvements have been submitted and accepted by the City Engineer; 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 4th day of August, 2025.

By: _____
Bobbi B. Bentz, Mayor

ATTEST:

By: _____
Michelle Yuska, City Clerk

PRIVATE CONSTRUCTION CONTRACT

THIS AGREEMENT, made and entered into as of the 25th day of June, 2025, by and between Nehring Construction, Inc. hereinafter called the "contractor", and DRA Properties 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	__X__ Paving	_____ Subgrade Prep.

As shown in construction plans titled (Project Name) SW Plaza Pkwy. & SW State Street Intersection Improvements, and bearing an "Approved For Construction Date" of 6/16/2025.

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 July 30th 2025, and shall fully complete the work not later than October 30th, 2025.

ARTICLE III: THE CONTRACT AMOUNT

Upon performance of this contract by the contractor, the subdivider shall pay to the contractor the sum of $ 316,186.75 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.

Nehring Construction, Inc.
Contractor

by _____

DRA Properties LC
Subdivider

by _____

Approved as to form:

City of Ankeny, Iowa

by _____
City Engineer

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Nehring Construction, Inc. as principal

and Merchants Bonding Company (Mutual) as surety are held and firmly bound unto the City of Ankeny

and DRA Properties as owner(s) in the penal sum of

Three hundred sixteen thousand one hundred eighty-six dollars and seventy-five cents Dollars ($ 316,186.75), 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 27th day of June, 2025.

WHEREAS, the principal has entered into a certain written contract, dated the 25th day of June, 2025, with the owner(s) for:

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 DRA Properties, 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:

Nehring Construction Inc.
principal
by _____

Merchants Bonding Company (Mutual)
surety (SEAL)
by _____
Attorney-in-Fact

City of Ankeny
by _____

DRA Properties, L.C.
owner
by _____

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,

Anne Hyink; Brandan Schoenfeld; Carol Durbin; David Jakeman; Donovan Day; Edward M Smith; Kyla Lentsch; Leah Estlund; Robyn Johnson; Ryan E Smith

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 o 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 27th day of June , 2025 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

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

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 2nd 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.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

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 27th day of June , 2025 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Nehring Construction Inc. of Des Moines as principal and Merchants Bonding Company (Mutual) of West Des Moines as surety are held and firmly bound unto the City of Ankeny, Iowa, for a period of 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 Three hundred sixteen thousand one hundred eighty-six dollars and seventy-five cents DOLLARS ($ 316,186.75), 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 25th day of June, 2025, wherein said principal or his subcontractors undertakes and agrees to furnish all the materials and labor necessary for the construction of:

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 27th day of June, 2025.

Nehring Construction Inc.
principal

by _____

Merchants Bonding Company (Mutual)
surety (SEAL)

by _____
Attorney-in-Fact

Approved as to form:

City of Ankeny, Iowa

by _____
City Engineer

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,

Anne Hyink; Brandan Schoenfeld; Carol Durbin; David Jakeman; Donovan Day; Edward M Smith; Kyla Lentsch; Leah Estlund; Robyn Johnson; Ryan E Smith

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 o 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 27th day of June , 2025 .

MERCHANTS BONDING COMPANY INCORPORATED -o- 1933 (MUTUAL)

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

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

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 2nd 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.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

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 27th day of June , 2025 .

MERCHANTS BONDING COMPANY INCORPORATED -o- 1933 (MUTUAL)

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

NEHRCON-01 ESTLE1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/23/2025

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 Kingsgate Insurance Center, Inc. 924 Central Ave Fort Dodge, IA 50501	CONTACT NAME: PHONE (A/C, No, Ext): (515) 576-4321 FAX (A/C, No): (515) 576-8567 E-MAIL ADDRESS: email@kingsgateins.com
INSURED Nehring Construction, Inc. 3990 Delaware Ave. Des Moines, IA 50313	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Atlantic States Insurance Company — 22586 INSURER B : LeMars Insurance Company — 14389 INSURER C : Hiscox Inc. — 10200 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	X		CPA9520213	8/31/2024	8/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			1000216722	8/31/2024	8/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			CWA9520213	8/31/2024	8/31/2025	EACH OCCURRENCE AGGREGATE $	$ 6,000,000 $ 6,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		1000058372	8/31/2024	8/31/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Pollution Liability			ANE521125024	8/31/2024	8/31/2025	Each Occurrence	1,000,000
C	Professional Liabili			ANE521125024	8/31/2024	8/31/2025	Professional Liab.	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project: the SW Plaza Pkwy. & SW State St. turnlanes project
The City of Ankeny is an Additional Insured on the General Liability.

CERTIFICATE HOLDER

City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1564

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
Leah Estlund

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The ACORD name and logo are registered marks of ACORD

PRIVATE CONSTRUCTION CONTRACT

THIS AGREEMENT, made and entered into as of the 14th day of July, 2025, by and between Ar Lawn + Landscape hereinafter called the "contractor", and DRA Properties 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	X Paving	_____ Subgrade Prep.

As shown in construction plans titled (Project Name) SW Plaza Parkway + SW State Street Intersection Improvements, and bearing an "Approved For Construction Date" of 06 / 16 / 2025.

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 July 30th, 2025, and shall fully complete the work not later than October 30th, 2025.

ARTICLE III: THE CONTRACT AMOUNT

Upon performance of this contract by the contractor, the subdivider shall pay to the contractor the sum of $ 39,527.24 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.

At Lawn & Landscape
Contractor

by _____

DEA Properties, LC
Subdivider

by _____

Approved as to form:

City of Ankeny, Iowa

by _____
City Engineer

Bond No. 83BSBJH7671

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That A+ Lawn & Landscape as principal

and Hartford Fire Insurance Company as surety are held and firmly bound unto the City of Ankeny

and DRA Properties as owner(s) in the penal sum of

Thirty Nine Thousand, Five Hundred Twenty-Seven and 24/100 Dollars ($39,527.24), 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 18th day of July, 2025.

WHEREAS, the principal has entered into a certain written contract, dated the 14th day of July, 2025, with the owner(s) for:

SW Plaza Parkway & SW State Street Intersection Improvements

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 DRA Properties, 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:

A+ Lawn & Landcsape
principal
by _____

Hartford Fire Insurance Company
surety (SEAL)
by _____
Christopher P. Troha, Attorney-in-Fact

City of Ankeny
by Donald Clark

DRA Properties, LC
owner
by _____

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: ALLIANT INSURANCE SERVICES INC
Agency Code: 83-555351

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :
Jacquelyn M. Norstrom, Haley Anderson, John P. Harney, Melissa Heffernam, Jessica Hernandez, Matthew Labno, Nicholas Pantazis, Josefina Rojo, Christina L. Sandoval, Rebecca Sanford, Christopher Troha of CHICAGO, Illinois

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by [X], 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.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } **SS.** Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, 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 effective as of July 18, 2025.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

Bond No. 83BSBJH7672

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That A+ Lawn & Landscape of 6084 NE 22nd St. Des Moines, IA 50313 as principal and Hartford Fire Insurance Company of One Hartford Plaza, Hartford, CT 06115 as surety are held and firmly bound unto the City of Ankeny, Iowa, for a period of 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 Thirty Nine Thousand, Five Hundred Twenty-Seven and 24/100 DOLLARS ($39,527.24), 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 July, 2025, wherein said principal or his subcontractors undertakes and agrees to furnish all the materials and labor necessary for the construction of:

SW Plaza Parkway & SW State Street Intersection Improvements

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."

Bond No. 83BSBJH7672

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 18th day of July, 2025.

A+ Lawn & Landscape
principal

by _____

Hartford Fire Insurance Company
surety (SEAL)

by Haley Anderson
Haley Anderson, Attorney-in-Fact

Approved as to form:

City of Ankeny, Iowa

by Donald Clark
City Engineer

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: ALLIANT INSURANCE SERVICES INC
Agency Code: 83-555351

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :
Jacquelyn M. Norstrom, Haley Anderson, John P. Harney, Melissa Heffernam, Jessica Hernandez, Matthew Labno, Nicholas Pantazis, Josefina Rojo, Christina L. Sandoval, Rebecca Sanford, Christopher Troha of CHICAGO, Illinois

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, 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.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, 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 effective as of July 18, 2025.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

Revised: July 31, 2024

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/25/2025

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 Alliant Insurance Services, Inc. 32 Old Slip 29th Fl New York NY 10005 License#: 0C36861	CONTACT NAME: Michael Hutchinson PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: Michael.Hutchinson@alliant.com
INSURED Perennial Services Holdco, LLC A+ Lawn & Landscape Inc.; A+ Lawn & Landscape LLC 6084 NE 22nd St Des Moines IA 50313 PERESER-01	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : Federated Mutual Insurance Com — 13935 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 316890832 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y		1849971	2/1/2025	2/1/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ Excluded
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			1849971	2/1/2025	2/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB [X] OCCUR			1849974	2/1/2025	2/1/2026	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED [X] RETENTION $ 0							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A		1849975	2/1/2025	2/1/2026	X PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Leased/Rented Equipment			1920268	2/1/2025	2/1/2026	Limit	$200,000

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

The City of Ankeny, its officers and employees are included as Additional Insured with regards to the General Liability as required by written contract subject to the policy terms and conditions.

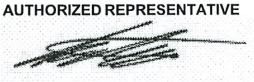
CERTIFICATE HOLDER

City of Ankeny
410 W. First St.
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



© 1988-2015 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - ENGINEERS, ARCHITECTS OR SURVEYORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **Section II - Who Is An Insured** is amended to include as an additional insured any architect, engineer or surveyor engaged by you, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In connection with your premises; or

2. In the performance of your ongoing operations.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, 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 services by or for you, including:

1. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

2. 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 services by or for you.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

Policy Number: 1849971

POLICY NUMBER: 1849971

COMMERCIAL GENERAL LIABILITY
CG 20 32 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - ENGINEERS, ARCHITECTS OR SURVEYORS NOT ENGAGED BY THE NAMED INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name(s) Of Additional Insured Engineer(s), Architect(s) Or Surveyor(s) Not Engaged By The Named Insured:
Any architect, engineer or surveyor as required by contract or agreement.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **Section II - Who Is An Insured** is amended to include as an additional insured the architects, engineers or surveyors shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations performed by you or on your behalf.

Such architects, engineers or surveyors, while not engaged by you, are contractually required to be added as an additional insured to your policy.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, 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 services, including:

1. The preparing, approving, or failing to prepare or approve, maps, drawings, opinions, reports, surveys, change orders, designs or specifications; or
2. Supervisory, inspection or engineering services.

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 services.

© Insurance Services Office, Inc., 2018

C. With respect to the insurance afforded to these additional insureds, 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 contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN A WRITTEN CONSTRUCTION AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **Section II - Who Is An Insured** is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and

2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "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.

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2. "Bodily injury" or "property damage" occurring after:
   a. 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
   b. 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.

C. With respect to the insurance afforded to these additional insureds, 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 contract or agreement you have entered into with the additional insured; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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Policy Number: 1849971

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - LESSOR OF LEASED EQUIPMENT - AUTOMATIC STATUS WHEN REQUIRED IN LEASE AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **Section II - Who Is An Insured** is amended to include as an additional insured any person(s) or organization(s) from whom you lease equipment when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person(s) or organization(s) is an insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s).

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and

2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

B. With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

C. With respect to the insurance afforded to these additional insureds, 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 contract or agreement you have entered into with the additional insured; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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Policy Number: 1849971

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV - Conditions:**

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

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Policy Number: 1849971

POLICY NUMBER: 1849971

COMMERCIAL GENERAL LIABILITY
CG 25 03 05 09

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Project(s):
Each construction project as required by written contract or written agreement.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** - Coverage **A,** and for all medical expenses caused by accidents under Section **I** - Coverage **C**, which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage **A**, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:
   - **a.** Insureds;
   - **b.** Claims made or "suits" brought; or
   - **c.** Persons or organizations making claims or bringing "suits".
3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.
4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

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B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** - Coverage **A**, and for all medical expenses caused by accidents under Section **I** - Coverage **C**, which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and

2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

D. If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

E. The provisions of Section **III** - Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

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POLICY NUMBER: 1849971

COMMERCIAL GENERAL LIABILITY
CG 25 04 05 09

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED LOCATION(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Location(s):
Each location as required by written contract or written agreement.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** - Coverage **A**, and for all medical expenses caused by accidents under Section **I** - Coverage **C**, which can be attributed only to operations at a single designated "location" shown in the Schedule above:

1. A separate Designated Location General Aggregate Limit applies to each designated "location", and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
2. The Designated Location General Aggregate Limit is the most we will pay for the sum of all damages under Coverage **A**, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:
   a. Insureds;
   b. Claims made or "suits" brought; or
   c. Persons or organizations making claims or bringing "suits".
3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Location General Aggregate Limit for that designated "location". Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Location General Aggregate Limit for any other designated "location" shown in the Schedule above.
4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Location General Aggregate Limit.

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B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** - Coverage **A,** and for all medical expenses caused by accidents under Section **I** - Coverage **C**, which cannot be attributed only to operations at a single designated "location" shown in the Schedule above:

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and

2. Such payments shall not reduce any Designated Location General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Location General Aggregate Limit.

D. For the purposes of this endorsement, the **Definitions** Section is amended by the addition of the following definition:

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

E. The provisions of Section **III** - Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

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PRIVATE CONSTRUCTION CONTRACT

THIS AGREEMENT, made and entered into as of the 1st day of July, 2025, by and between Huber Grading and Land Development hereinafter called the "contractor", and DRA Properties 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	X Subgrade Preparation	_____ Erosion Control

As shown in construction plans titled (Project Name) SW Plaza & SW State St, Int. Imp. Ankeny, IA, and
bearing an "Approved For Construction Date" of June / 16th / 2025 .

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 $ 14,175.00 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 _____
dave@huberygrading.com

DRA Properties, L.C.
Subdivider

by _____
ashleyj@draprop.com

Approved as to form:

City of Ankeny, Iowa

by _____
City Engineer

101558153

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 DRA Properties as owner(s)
in the penal sum of fourteen thousand one hundred seventy-five

Dollars ($14,175.00),
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 1st day of July, 2025.

WHEREAS, the principal has entered into a certain written contract, dated the 1st day of July, 20 25, with the owner(s) for:

SW Plaza Pkwy & SW State St Intersection Improvements-12" Subgrade

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 DRA Properties, 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 _____

Merchants Bonding Company (Mutual)
surety (SEAL)
by _____
Mark Densmore Attorney-in-Fact

City of Ankeny
by _____

DRA Properties, L.C.
owner
by _____

101558153

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Huber Grading & Land Development of 1410 NW Main St. 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 one hundred seventy-five Dollars ($14,175.00), 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 July 1, 2025 entered into a contract (the "Contract") with DRA Properties to furnish the material and labor necessary for the construction of SW Plaza Pkwy & SW State St Intersection Improvements-12" Subgrade.

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 1st day of July, 2025.

Approved as to form:
City of Ankeny, Iowa

by _____
City Engineer

Huber Grading & Land Development
principal

by _____

email: _____
(Required for return of signed document)

Merchants Bonding Company (Mutual)
surety (SEAL)

by _____
Mark Densmore Attorney-in-Fact

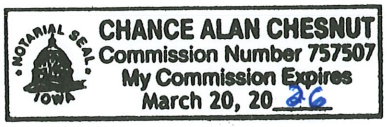
CON 0782 IA (1/23)

CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Polk

On this 1st 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.



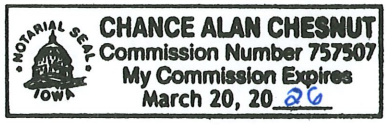
Notary Public Chance Chesnut

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Polk

On this 1st 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.



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 o 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) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

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

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

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 1st day of July , 2025 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Erica Clifford
Densmore Insurance Strategies, Inc. 85 Paine Street SE, Ste. G Boundurant IA 50035	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	NAIC #
INSURER A : AMCO INS CO	19100
INSURER B : ALLIED PROP & CAS INS CO	42579
INSURER C : NATIONWIDE MUT INS CO	23787
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Huber Grading And Land Development Inc
1410 NW Main St
Elkhart IA 50073-8106

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	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [X] OTHER: LIMITED POLLUTION	Y		ACPCG013007031026	03/01/2025	03/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 1,000,000
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			ACPBA013007031026	03/01/2025	03/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			ACPCU013007031026	03/01/2025	03/01/2026	EACH OCCURRENCE AGGREGATE [ ]	$ 5,000,000 $ 5,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		ACPWC013007031026	03/01/2025	03/01/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 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: SW Plaza Pkwy & SW State St Intersection Improvements
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

City of Ankeny
410 W 1st St
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
Mark Densmore

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PRIVATE CONSTRUCTION CONTRACT

THIS AGREEMENT, made and entered into as of the 24 day of June, 20 25,
by and between The Underground Company, Ltd.
hereinafter called the "contractor", and DRA Properties
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
X_____ Storm Sewers	_____ Paving	_____ Subgrade Prep.

As shown in construction plans titled (Project Name) SW Plaza Parkway & SW State Street Intersection Improvements
_____, and
bearing an "Approved For Construction Date" of June / 16 / 2025.

The estimated quantity of work to be done is:
_____ as shown on the approved plans
X_____ 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 July 30, 2025,
and shall fully complete the work not later than October 30, 2025.

ARTICLE III: THE CONTRACT AMOUNT

Upon performance of this contract by the contractor, the subdivider shall pay to the contractor the sum of $ 29,860.00 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.

The Underground Company, Ltd.
Contractor

by _____
Chris Burkhardt Vice-President
email: chrisb@underltd.com

DRA Properties
Subdivider

by _____

email: _____
(Required for return of signed document)

Approved as to form:

City of Ankeny, Iowa

by _____
City Engineer

PROJECT: SW Plaza Parkway & SW State St Intersection Improvements
LOCATION: Ankeny, Iowa

THE Underground CO.

ITEM	DESCRIPTION	QUANTITY	UNIT
	Sewer and Drains		
4.01	Storm Sewer Pipe, Trenched, RCP, 15. IN. DIA.	4.00	LF
	Water Maines & Appurtenances		
5.01	Valve Adjustment (8" Gate Valve)	1.00	EA
	Structures for Sanitary and Storm Sewers		
6.01	Intake, SW-506, Double Grate Intake W/MH	1.00	EA
6.02	Manhole, SW-401 48 IN. DIA	1.00	EA
6.03	Intake Removal	1.00	EA
	Miscellaneous		
11.01	Mobilization	1.00	EA

EXHIBIT 4B

PERFORMANCE BOND

BOND NO. 101444383

KNOW ALL MEN BY THESE PRESENTS:

That The Underground Company, Ltd. as Principal, and Merchants Bonding Company (Mutual) as Surety, are held firmly bound unto The City of Ankeny and DRA Properties as owner (s) in the penal sum of Twenty Nine Thousand Eight Hundred Sixty and 00/100 DOLLARS ($29,860.00)

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 24th day of June, 2025.

WHEREAS, the principal has entered into a certain written contract, dated the 24th day of June 2025, With the owner(s) for:

SW Plaza Parkway & SW State Street Intersection Improvements - Storm Sewers (See Attached Schedule)

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above bounden 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 DRA Properties 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 thereunder, 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 be 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:

The Underground Company, Ltd.
principal

by _____

Merchants Bonding Company (Mutual)
surety (seal)

by _____
Jessica J. Perkins, Attorney-in-Fact

_____
City of Ankeny

by _____

Subdivider DRA Properties

by _____

EXHIBIT 3

CONTRACTOR'S MAINTENANCE BOND

BOND NO. 101444383

KNOW ALL MEN BY THESE PRESENTS:

That The Underground Company, Ltd of Carlisle, Iowa as Principal, and Merchants Bonding Company (Mutual) of West Des Moines, Iowa 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 Twenty Nine Thousand Eight Hundred Sixty and 00/100

DOLLARS ($29,860.00) 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 24th day of June, 2025 wherein said principal or his subcontractors undertakes and agrees to furnish all the materials and labor necessary for the construction of:

SW Plaza Parkway & SW State Street Intersection Improvements - Storm Sewers (See Attached Schedule)

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 that 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 24th day of June, 2025

The Underground Company, Ltd.
principal

by _____

Merchants Bonding Company (Mutual)
surety (seal)

by _____
Jessica J. Perkins, Attorney-In-Fact

Approved as to form
City of Ankeny, Iowa

_____
City Engineer

PROJECT: SW Plaza Parkway & SW State St Intersection Improvements
LOCATION: Ankeny, Iowa

THE Underground CO.

ITEM	DESCRIPTION	QUANTITY	UNIT
	Sewer and Drains		
4.01	Storm Sewer Pipe, Trenched, RCP, 15. IN. DIA.	4.00	LF
	Water Maines & Appurtenances		
5.01	Valve Adjustment (8" Gate Valve)	1.00	EA
	Structures for Sanitary and Storm Sewers		
6.01	Intake, SW-506, Double Grate Intake W/MH	1.00	EA
6.02	Manhole, SW-401 48 IN. DIA	1.00	EA
6.03	Intake Removal	1.00	EA
	Miscellaneous		
11.01	Mobilization	1.00	EA

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 aut hority 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 NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

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.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

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

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 24th day of June , 2025 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

Secretary

POA 0018 (6/24)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Great Plains, LLC
4200 University Ave., Suite 200
West Des Moines IA 50266-5945

CONTACT NAME: Dana Firkins
PHONE (A/C, No, Ext): 515-237-0167 **FAX (A/C, No):** 515-237-0167
E-MAIL ADDRESS: dana.firkins@assuredpartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Insurance Company	10677
INSURER B : Waypoint Mutual (fka Midwest Builders)	13126
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED UNDECOM-01
The Underground Company Ltd
12245 Dakota Drive
Carlisle IA 50047

COVERAGES **CERTIFICATE NUMBER:** 488975754 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	Y		EPP0745275	5/1/2025	5/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY X Drive Ot Car SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			EPP0745275	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 0			EPP0745275	5/1/2025	5/1/2026	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC100-0005889-2025A	5/1/2025	5/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: SW Plaza Parkway & SW State Street Intersection Improvements

City of Ankeny is an Additional Insured - Managers or Lessors of Premises; Lessor of Leased Equipment; Vendors; State or Governmental Agency or Subdivision or Political Subdivision - permits; Mortgagee, Assignee or Receiver; on a primary and non-contributory basis when required in a written contract, agreement, permit or authorization with respects to the General Liability policy per form GA233 (09/20)

CERTIFICATE HOLDER

City of Ankeny
410 West 1st Street
Ankeny IA 50021

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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PRIVATE CONSTRUCTION CONTRACT

THIS AGREEMENT, made and entered into as of the 29th day of July, 2025, by and between Iowa Signal Inc. hereinafter called the "contractor", and DRA Properties 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:

x Traffic Signal	_____ Sanitary Sewers	_____ Water Lines
_____ Storm Sewers	_____ Paving	_____ Subgrade Prep.

As shown in construction plans titled (Project Name) SW Plaza Parkway & SW State Street Instersection, and bearing an "Approved For Construction Date" of ~~10/30/2024~~ 06/16/2025.

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 September 1st 2025, and shall fully complete the work not later than April 1st 2026.

ARTICLE III: THE CONTRACT AMOUNT

Upon performance of this contract by the contractor, the subdivider shall pay to the contractor the sum of $ 366,346.29 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.

Iowa Signal Inc.
Contractor

by _____

email: heather@iowasignal.com
(Required for return of signed document)

DRA Properties, LC
Subdivider

by _____

email: _____
(Required for return of signed document)

Approved as to form:

City of Ankeny, Iowa

by _____
City Engineer

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Iowa Signal, Inc. as principal

and Old Republic Surety Company as surety are held and firmly bound unto the City of Ankeny

and DRA Properties as owner(s) in the penal sum of

Three hundred sixty six thousand three hundred forty six and 29/100 Dollars ($ 366,346.29), 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 29th day of July, 2025.

WHEREAS, the principal has entered into a certain written contract, dated the 29th day of July, 2025, with the owner(s) for:

SW Plaza Parkway & SW State Street Intersection

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 DRA Properties, 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:

Iowa Signal, Inc.
principal

by _____
Wayne Lesley, President

Old Republic Surety Company
surety (SEAL)

by _____
Krista K Kroeger, Attorney-In-Fact

City of Ankeny

by _____

DRA Properties, LC
owner

by _____

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.

OLD REPUBLIC SURETY COMPANY

Karen J. Haffner
Assistant Secretary

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 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 STATE OF WISCONSIN

Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

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

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

40-1113

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Signed and sealed at the City of Brookfield, WI this 29th day of July, 2025.

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-06)

Jester Insurance Services, Inc.

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Iowa Signal, Inc. of Grimes, IA as principal and Old Republic Surety Company of West Des Moines, IA as surety are held and firmly bound unto the City of Ankeny, Iowa, for a period of 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 Three hundred sixty six thousand three hundred forty six and 29/100 DOLLARS ($366,346.29), 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 29th day of July, 2025, wherein said principal or his subcontractors undertakes and agrees to furnish all the materials and labor necessary for the construction of:

SW Plaza Parkway & SW State Street Intersection Traffic Signal Work

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 29th day of July, 2025.

Iowa Signal, Inc.
principal

by _____
Wayne Lesley, President

Old Republic Surety Company
surety (SEAL)

by _____
Krista K Kroeger, Attorney-In-Fact

Approved as to form:

City of Ankeny, Iowa

by _____
City Engineer

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.

OLD REPUBLIC SURETY COMPANY

Karen J. Haffner
Assistant Secretary

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 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 STATE OF WISCONSIN

Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

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

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

40-1113

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Signed and sealed at the City of Brookfield, WI this 29th day of July, 2025.

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-06)

Jester Insurance Services, Inc.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Krista Kroeger	
Jester Insurance Services 611 5th Ave Suite 150 Des Moines IA 50309	PHONE (A/C, No, Ext): (515) 350-7662	FAX (A/C, No): (515) 350-7662
	E-MAIL ADDRESS: kkroeger@jesterinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Cincinnati Insurance Co	10677
INSURED Iowa Signal, Inc. 3711 SE Capitol Circle Grimes IA 50111	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

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	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] 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
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY [X] 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	[X] UMBRELLA LIAB [X] 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 ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		EWC0510473	11/01/2024	11/01/2025	[X] 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: SW Plaza Parkway & SW State Street Intersection Traffic Signal Work. 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

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 a motion to adopt **RESOLUTION** accepting a proposal from Howser Concrete Unlimited, in the amount of $87,654.00 for the construction of the Prairie Ridge Softball Batting Cages project.

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution accepting a proposal from Howser Concrete Unlimited for the Prairie Ridge Softball Batting Cages project.

The project includes pavement demolition, granular infill removal, installation of PCC pavement and installation of owner-provided batting tunnels. Other associated improvements include wire, conduit, outlet extension and installation as well as grading and site restoration. The construction areas are located in the Prairie Ridge Sports Complex within the City of Ankeny.

Bid invitations were sent to fifteen (15) contractors. Four (4) bids were received for the project as follows:

- Howser Concrete Unlimited $87,654.00
- Caliber Coincrete LLC $94,902.28
- All Star Concrete LLC $95,201.42
- Concrete Connection LLC $112,523.00

The Engineer's estimated cost for the project was $100,852.00. Howser Concrete has completed successful projects for the City in the past and they have the technical experience to complete this project. The Parks & Recreation Department recommends awarding the Prairie Ride Softball Batting Cages project to Howser Concrete Unlimited of Urbandale, Iowa.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from Howser Concrete Unlimited for the Prairie Ridge Softball Batting Cages project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the 2025-2029 CIP with construction scheduled for 2025. The project is being cost-shared with Ankeny Girls Softball Association 50/50.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Bid Tab
3. Location Map
4. Contract - PR Softball Batting Cages
5. COI

RESOLUTION 2025 -

A RESOLUTION ACCEPTING A PROPOSAL FROM HOWSER CONCRETE UNLIMITED IN THE AMOUNT OF $87,654.00 FOR THE PRAIRIE RIDGE SOFTBALL BATTING CAGES PROJECT

WHEREAS, the City of Ankeny desires to renovate and reconstruct the softball batting cages at the Prairie Ridge Sports Complex, and;

WHEREAS, the project is being cost shared with Ankeny Girls Softball Association 50/50; and

WHEREAS, a request for proposal was sent out to fifteen contractors, and;

WHEREAS, the results of the request for proposal are as follows:

Howser Concrete Unlimited	$87,654.00
Caliber Coincrete LLC	$94,902.28
All Star Concrete LLC	$95,201.42
Concrete Connection LLC	$112,523.00
Engineer's Estimated Cost	$100,852.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from Howser Concrete Unlimited in the amount of $87,654.00 be accepted for the Prairie Ridge Softball Batting Cages project, the Mayor be authorized to sign the construction Contract, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 4th day of August, 2025.

_____

Bobbi B. Bentz, Mayor

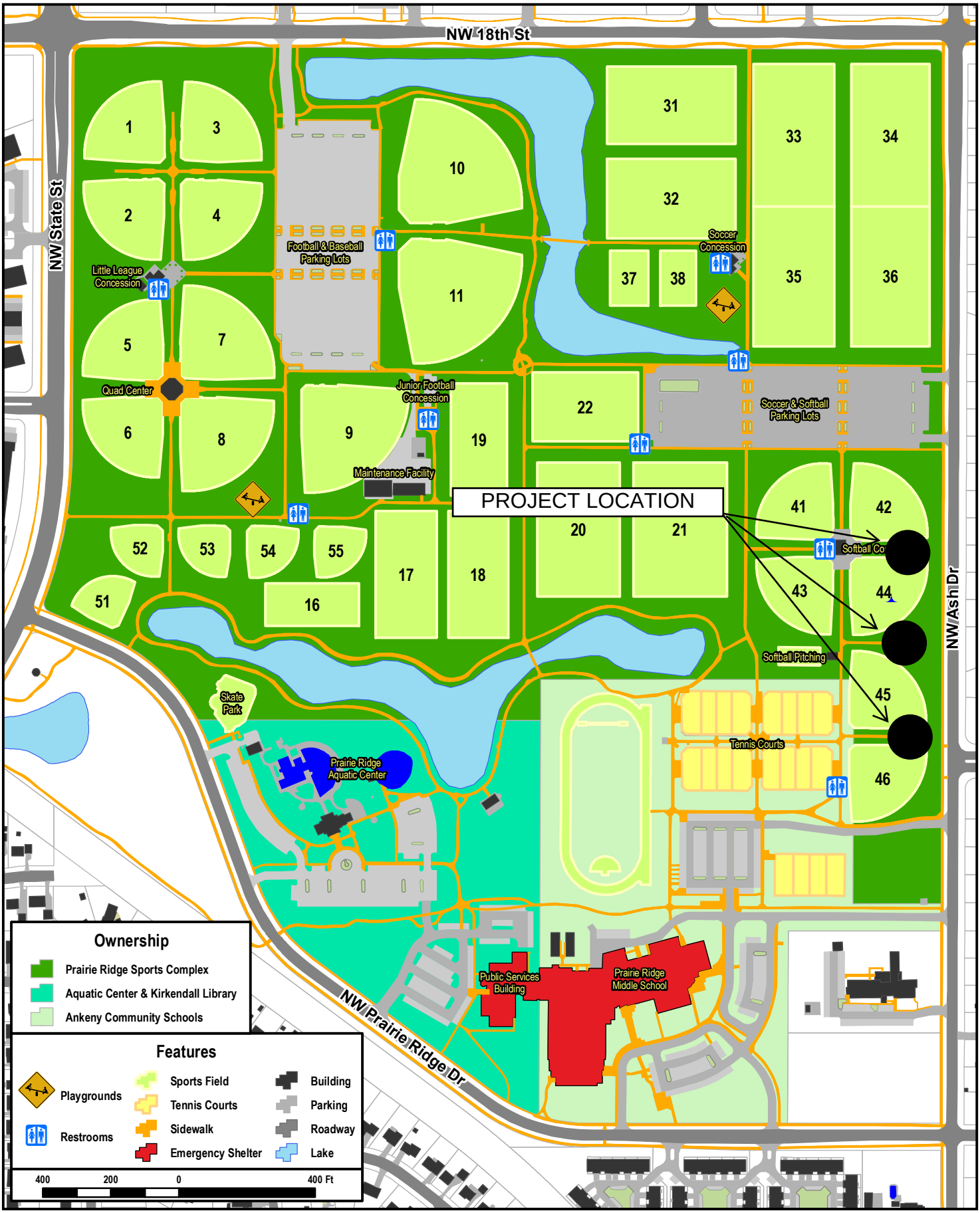
ATTEST:

_____

Michelle Yuska, City Clerk

TABULATION OF BIDS
Prairie Ridge Softball Batting Cages
City of Ankeny, Iowa
125.0504.01
July 25, 2025 4:00 pm

						1		2		3		4	
				ENGINEER'S ESTIMATE		HOWSER CONCRETE UNLIMITED URBANDALE, IA		CALIBER CONCRETE LLC ADAIR, IA		ALL STAR CONCRETE LLC JOHNSTON, IA		CONCRETE CONNECTION LLC JOHNSTON, IA	
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	GENERAL PROVISIONS												
1.1	Mobilization	LS	1	$ 3,500.00	$ 3,500.00	$ 1,530.00	$ 1,530.00	$ 3,550.00	$ 3,550.00	$ 12,921.00	$ 12,921.00	$ 5,000.00	$ 5,000.00
	DEMOLITION												
2.1	PCC Demolition	SF	480	$ 5.00	$ 2,400.00	$ 2.00	$ 960.00	$ 2.00	$ 960.00	$ 5.21	$ 2,500.80	$ 5.00	$ 2,400.00
2.2	Granular Infill Removal & Minor Grading	SF	4,010	$ 2.00	$ 8,020.00	$ 2.00	$ 8,020.00	$ 0.50	$ 2,005.00	$ 1.29	$ 5,172.90	$ 4.00	$ 16,040.00
	PAVEMENTS												
3.1	5" Depth PCC Sidewalk	SF	8,276	$ 7.00	$ 57,932.00	$ 6.00	$ 49,656.00	$ 7.78	$ 64,387.28	$ 5.72	$ 47,338.72	$ 8.00	$ 66,208.00
	BATTING TUNNEL												
4.1	Batting Tunnel Installation Only (double tunnels)	EA	3	$ 7,500.00	$ 22,500.00	$ 6,785.00	$ 20,355.00	$ 4,000.00	$ 12,000.00	$ 6,528.00	$ 19,584.00	$ 5,375.00	$ 16,125.00
	ELECTRICAL								$ -				
5.1	Electrical Outlet Removal & Relocation	EA	3	$ 1,000.00	$ 3,000.00	$ 610.00	$ 1,830.00	$ 2,500.00	$ 7,500.00	$ 803.00	$ 2,409.00	$ 750.00	$ 2,250.00
	SURFACE RESTORATION								$ -				
6.1	Standard Seed Mix	LS	1	$ 2,500.00	$ 2,500.00	$ 3,428.00	$ 3,428.00	$ 3,500.00	$ 3,500.00	$ 2,425.00	$ 2,425.00	$ 3,500.00	$ 3,500.00
6.2	Erosion Control	LS	1	$ 1,000.00	$ 1,000.00	$ 1,875.00	$ 1,875.00	$ 1,000.00	$ 1,000.00	$ 2,850.00	$ 2,850.00	$ 1,000.00	$ 1,000.00
	TOTAL BASE BID:				**$ 100,852.00**		**$ 87,654.00**		**$ 94,902.28**		**$ 95,201.42**		**$ 112,523.00**
	BID SECURITY:						10%		10%		10%		10%



city of Ankeny
bringing it all together

Prairie Ridge Sports Complex

N
W E
S

DEPARTMENT OF PARKS AND RECREATION

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 4th day of August, 2025, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and Howser Concrete Unlimited, 3230 99th Street, Urbandale, IA 50322, 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:

PRAIRIE RIDGE SOFTBALL BATTING CAGES

Project improvements include pavement demolition, granular infill removal, installation of PCC pavement and installation of owner provided batting tunnel. Other associated improvements include wire, conduit, outlet extension and installation as well as grading and site restoration.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Eighty-seven Thousand, Six Hundred and Fifty-four DOLLARS ($87,654.00), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders as noted below:

The Contractor shall fully complete the project no later than **September 5, 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 **Four Hundred Dollars ($400.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION:

By _____

(Seal)
ATTEST:

_____

CONTRACTOR:

Howser Concrete Unlimited
Contractor

By _____
Signature

Executive Vice President
Title

6620 Quaker Ave
Street Address

Jordan, MN 55352
City, State, Zip Code

515-729-4521
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number 131029 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 Minnesota)
) SS
Scott County)

On this 30th day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Minnesota, personally appeared Nate Hentges and _____, to me known, who, being by me duly sworn, did say that they are the Executive Vice 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 Nate Hentges and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

DONNA K. KOOIMAN
Notary Public
Minnesota
My Commission Expires Jan. 31, 2026

Donna Kooiman
Notary Public in and for the State of Minnesota
My commission expires 01/31, 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
	GENERAL PROVISIONS				
1.1	Mobilization	LS	1	$1,530.00	$1,530.00
	DEMOLITION				
2.1	PCC Demolition	SF	480	$2.00	$960.00
2.2	Granular Infill Removal & Minor Grading	SF	4,010	$2.00	$8,020.00
	PAVEMENT				
3.1	5" Depth PCC Sidewalk	SF	8,276	$6.00	$49,656.00
	BATTING TUNNEL				
4.1	Batting Tunnel Installation Only (double tunnels)	EA	3	$6,785.00	$20,355.00
	ELECTRICAL				
5.1	Electrical Outlet Removal & Relocation	EA	3	$610.00	$1,830.00
	SURFACE RESTORATION				
6.1	Standard Seed Mix	LS	1	$3,428.00	$3,428.00
6.2	Erosion Control	LS	1	$1,875.00	$1,875.00

TOTAL CONTRACT AMOUNT = $87,654.00

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

Bond No. 190059226

KNOW ALL BY THESE PRESENTS:

That we, Howser Concrete Unlimited, 3230 99th Street, Urbandale, IA 50322 LLC, as Principal (hereinafter the "Contractor" or "Principal") and **Liberty Mutual Insurance 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 Eighty-seven Thousand, Six Hundred and Fifty-four DOLLARS ($87,654.00), 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 4th day of August, 2025, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

PRAIRIE RIDGE SOFTBALL BATTING CAGES

Project improvements include pavement demolition, granular infill removal, installation of PCC pavement and installation of owner provided batting tunnel. Other associated improvements include wire, conduit, outlet extension and installation as well as grading and site restoration.

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, in triplicate, this 29th day of July, 20 25.

PRINCIPAL:	SURETY:
Howser Concrete Unlimited LLC	Liberty Mutual Insurance Company
Contractor	Surety Company
By _____	By _____
Signature	Signature Attorney-In-Fact Officer
Executive Vice President	Brian J. Oestreich
Title	Printed Name of Attorney-in-Fact Officer
	Holmes, Murphy and Associates, LLC
	Company Name
	1601 Utica Ave. S., Suite 700
	Company Address
	St. Louis Park, MN 55416
	City, State, Zip Code
	612-349-2400
	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.**

ACKNOWLEDGEMENT OF PRINCIPAL

STATE OF Minnesota)

COUNTY OF Scott)

On this 30th day of July, in the year 2025, before me personally appeared Nate Hentges, _____ of Howser Concrete Unlimited LLC, known to me to be the person whose name is subscribed to the instrument, and acknowledge that he/she executed the same.

In WITNESS WHEREOF, I have hereunto set my hands and affixed my official seal, the day and year in this certificate first above written.

Donna Koozma, Notary Public

My Commission Expires: January 31, 2026

ACKNOWLEDGEMENT OF SURETY

STATE OF Minnesota)

COUNTY OF Hennepin)

On this 29th day of July, in the year 2025, before me personally come(s) Brian J. Oestreich, Attorney-in-Fact of Liberty Mutual Insurance Company, with whom I am personally acquainted, and who, being by me duly sworn, says that he/she is the Attorney-in-Fact of Liberty Mutual Insurance Company, the company described in and which executed the within instrument; that he/she know(s) the corporate seal of such Company; and that the seal affixed to the within instrument is such corporate seal and that it was affixed by order of the Board of Directors of said Company, and that he/she signed said instrument as Attorney-in-Fact of the said Company by like order.

In WITNESS WHEREOF, I have hereunto set my hands and affixed my official seal, the day and year in this certificate first above written.

SANDRA M ENGSTRUM
NOTARY PUBLIC-MINNESOTA
My Commission Expires
January 31, 2026

Sandra M. Engstrum, Notary Public

My Commission Expires: January 31, 2026

Liberty Mutual SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8213401-190054

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Kristine M. Becks; Melinda C. Blodgett; R. C. Bowman; Joseph Cardinal; Tina Domask; Sandra M. Engstrum; R. W. Frank; Ted Jorgensen; Joshua R. Loftis; Ryan-Olivia B Lundy; Michelle Morrison; Austin Muehlschlegel; Brian J. Oestreich; Sarah Robinson; Ross S. Squires; Nicole Stillings; Nathan Weaver; Colby D. White

all of the city of St. Louis Park state of MN each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of March, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 19th day of March, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 29th day of July, 2025.

By: _____
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/30/2025

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
Marsh & McLennan Agency LLC
6160 Golden Hills Drive
Minneapolis MN 55416

CONTACT NAME: Wendy Kurtz
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS: Wendy.Kurtz@marshmma.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Western National Mutual Insurance Co	24465
INSURER B : Western National Assurance Company	24465
INSURER C : Arch Insurance Company	11150
INSURER D :	
INSURED	SMHENTG
INSURER E :	
INSURER F :	

INSURED
Howser Concrete Unlimited, LLC
650 Quaker Avenue
Jordan MN 55352

COVERAGES CERTIFICATE NUMBER: 1352215564 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			CPP1117243	5/23/2025	5/23/2026	EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X Contractual Liab						MED EXP (Any one person)	$ 10,000
	X XCU						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] OTHER:							$
A	AUTOMOBILE LIABILITY			CPP1116033	5/23/2025	5/23/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X Hired Car X Physical Dam						Hired Car Phys Dam	$ Actual Cash Val.
A	X UMBRELLA LIAB X OCCUR			UMB1019135	5/23/2025	5/23/2026	EACH OCCURRENCE	$ 10,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 10,000,000
	[ ] DED X RETENTION $ 10,000							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			WCV1026665	5/23/2025	5/23/2026	X PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
C	Excess Liability			UXP3000257	5/23/2025	5/23/2026	Excess of $10,000,000 Limit	10,000,000
A	Leased/Rented Equip			CPP1117244	5/23/2025	5/23/2026		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 Snyder & Associates, Inc. is an additional insured for General Liability where required by written contract or agreement subject to the provisions and limitations of the policy.

CERTIFICATE HOLDER

City of Ankeny
3230 99th Street
Urbandale IA 50322

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 OnTrack Construction LLC in the amount of $133,903.00 for the construction of the Vintage Business Park - North Lake Maintenance Phase 2 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 OnTrack Construction LLC for the Vintage Business Park - North Lake Maintenance Phase 2 project.

The Vintage Business Park - North Lake Maintenance Phase 2 project includes clearing of existing trees and brush, re-grading of drainage channels, surface sediment removal from existing bioretention cells, and re-stabilization of areas of North Lake located in the Prairie Trail neighborhood. The project will also include removal of approximately 50 LF of CMP and PVC storm sewer, storm sewer installation, and storm sewer mainline cleaning. Other associated improvements include temporary traffic control for pedestrian detours, erosion control, mobilization, and miscellaneous associated work necessary to complete the project.

Bid invitations were sent to twenty-seven (27) contractors. Three (3) bids were received for the project as follows:

OnTrack Construction LLC	$133,903.00
Alpha Landscapes	$157,876.00
Reilly Construction Co. Inc.	$178,164.80

The Engineer's Estimate was $177,474.00. The bids ranged from 25% below the engineer's estimate to 0.4% above the engineer's estimate. OnTrack Construction LLC 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 Vintage Business Park - North Lake Maintenance Phase 2 to OnTrack Construction LLC of Nevada, Iowa.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from OnTrack Construction LLC for the Vintage Business Park - North Lake Maintenance Phase 2 project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The Vintage Business Park - North Lake Maintenance Phase 2 project is included in the Annual Storm Water Replacement Program in the 2025 - 2029 CIP.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution Accepting Proposal
2. Vintage Business Park - North Lake Maintenance Phase 2 Bid Tab
3. Location Map
4. OnTrack - Contract & Bonds
5. COI_On Track Construction LLC

RESOLUTION 2025-XXX

A RESOLUTION ACCEPTING A PROPOSAL FROM ONTRACK CONSTRUCTION LLC IN THE AMOUNT OF $133,903.00 FOR THE CONSTRUCTION OF THE VINTAGE BUSINESS PARK – NORTH LAKE MAINTENANCE PHASE 2 PROJECT.

WHEREAS, the City of Ankeny desires to clear brush, re-grade drainage channels, remove surface sediment from bioretention cells, and re-stabilize areas of North Lake, including removal of failed pipe and storm sewer cleaning, and;

WHEREAS, a request for proposal was sent out to twenty-seven (27) contractors, and;

WHEREAS, the results of the request for proposal are as follows:

OnTrack Construction LLC	$133,903.00
Alpha Landscapes	$157,876.00
Reilly Construction Co. Inc.	$178,164.80
Engineer's Estimated Cost	$177,474.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from OnTrack Construction, LLC in the amount of $133,903.00 be accepted for the construction of the Vintage Business Park – North Lake Maintenance Phase 2 project, the Mayor be authorized to sign the construction Contract, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 4th day of August, 2025.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Bid Tabulation
Vintage Business Park - North Lake Maintenance Phase 2

7/24/2025

			Engineer's Estimate			OnTrack Construction, LLC			Alpha Landscapes			Reilly Construction Co. Inc.		
Item No.	**Item**	**Unit**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**	**Total**	**Unit Price**	**Total Price**
	EARTHWORK													
2.01	CLEARING AND GRUBBING, BY UNIT	UNIT	138.2	$65.00	$ 8,983.00	138.2	$ 30.00	$ 4,146.00	138.2	$ 29.00	$ 4,007.80	138.2	$ 35.00	$ 4,837.00
2.02	CLEARING, BY UNIT	UNIT	490.4	$40.00	$ 19,616.00	490.4	$ 10.00	$ 4,904.00	490.4	$ 13.00	$ 6,375.20	490.4	$ 15.00	$ 7,356.00
2.03	TOPSOIL, ON-SITE (4-INCH DEPTH)	CY	144	$20.00	$ 2,880.00	144	$ 16.50	$ 2,376.00	144	$ 36.00	$ 5,184.00	144	$ 85.00	$ 12,240.00
2.04	EXCAVATION, CLASS 10	CY	102	$15.00	$ 1,530.00	102	$ 35.00	$ 3,570.00	102	$ 36.00	$ 3,672.00	102	$ 155.00	$ 15,810.00
	SEWERS AND DRAINS													
4.01	REMOVAL, STORM SEWER, CMP, 12-INCH DIA.	LF	46	$30.00	$ 1,380.00	46	$ 30.00	$ 1,380.00	46	$ 20.00	$ 920.00	46	$ 30.00	$ 1,380.00
4.02	REMOVAL, STORM SEWER, PVC, 24-INCH DIA.	LF	3	$100.00	$ 300.00	3	$ 200.00	$ 600.00	3	$ 20.00	$ 60.00	3	$ 225.00	$ 675.00
4.03	SUBDRAIN, TRENCHED, PERFORATED PVC, 8-INCH DIA.	LF	256	$45.00	$ 11,520.00	256	$ 40.00	$ 10,240.00	256	$ 40.00	$ 10,240.00	256	$ 75.00	$ 19,200.00
4.04	SUBDRAIN CLEANOUT, TYPE A-2	EA	6	$500.00	$ 3,000.00	6	$ 850.00	$ 5,100.00	6	$ 750.00	$ 4,500.00	6	$ 1,350.00	$ 8,100.00
4.05	MAINLINE CLEANING, RCP, 15 TO 24 INCH. DIA.	LF	265	$8.00	$ 2,120.00	265	$ 6.00	$ 1,590.00	265	$ 8.00	$ 2,120.00	265	$ 6.00	$ 1,590.00
4.06	MAINLINE CLEANING, RCP, 30 INCH. DIA.	LF	72	$8.00	$ 576.00	72	$ 12.00	$ 864.00	72	$ 8.00	$ 576.00	72	$ 6.00	$ 432.00
4.07	MAINLINE CLEANING, RCP, 36 INCH. DIA.	LF	105	$8.00	$ 840.00	105	$ 14.00	$ 1,470.00	105	$ 8.00	$ 840.00	105	$ 6.00	$ 630.00
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	CONNECTION TO EXISTING INTAKE	EA	2	$3,000.00	$ 6,000.00	2	$ 2,400.00	$ 4,800.00	2	$ 2,000.00	$ 4,000.00	2	$ 2,350.00	$ 4,700.00
	STREETS AND RELATED WORK													
7.01	REMOVAL OF SIDEWALK	SY	41	$30.00	$ 1,230.00	41	$ 25.00	$ 1,025.00	41	$ 45.00	$ 1,845.00	41	$ 45.00	$ 1,845.00
7.02	SIDWALK, PCC, 5-INCH	SY	41	$100.00	$ 4,100.00	41	$ 135.00	$ 5,535.00	41	$ 90.00	$ 3,690.00	41	$ 175.00	$ 7,175.00
	TRAFFIC CONTROL													
8.01	TEMPORARY TRAFFIC CONTROL	LS	1	$5,000.00	$ 5,000.00	1	$ 6,500.00	$ 6,500.00	1	$ 5,000.00	$ 5,000.00	1	$ 3,250.00	$ 3,250.00
	SITE WORK AND LANDSCAPING													
9.01	CONVENTIONAL SEEDING, NATIVE GRASS AND FORBS MIX	AC	3.0	$3,750.00	$ 11,250.00	3.0	$ 2,500.00	$ 7,500.00	3.0	$ 3,000.00	$ 9,000.00	3.0	$ 1,850.00	$ 5,550.00
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 1 PERMANENT LAWN MIXTURE	AC	0.5	$4,500.00	$ 2,250.00	0.5	$ 2,100.00	$ 1,050.00	0.5	$ 3,000.00	$ 1,500.00	0.5	$ 2,100.00	$ 1,050.00
9.03	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 5 RURAL TEMPORARY EROSION CONTROL MIXTURE	AC	0.7	$800.00	$ 560.00	0.7	$ 1,000.00	$ 700.00	0.7	$ 500.00	$ 350.00	0.7	$ 1,050.00	$ 735.00
9.04	SEEDING WARRANTY, 12 MONTHS	LS	1.0	$2,000.00	$ 2,000.00	1.0	$ 4,100.00	$ 4,100.00	1.0	$ 1,000.00	$ 1,000.00	1.0	$ 3,100.00	$ 3,100.00
9.05	TREE PLANTING, BY QUANTITY WITH WARRANTY	EA	15.0	$800.00	$ 12,000.00	15.0	$ 500.00	$ 7,500.00	15.0	$ 525.00	$ 7,875.00	15.0	$ 575.00	$ 8,625.00
9.06	TEMPORARY ROLLED EROSION CONTROL, RECP TYPE 2.C.	SY	123	$8.00	$ 984.00	123	$ 5.00	$ 615.00	123	$ 5.00	$ 615.00	123	$ 2.10	$ 258.30
9.07	EROSION CONTROL MULCHING, HYDROMULCH, BFM	AC	4.1	$3,500.00	$ 14,350.00	4.1	$ 3,000.00	$ 12,300.00	4.1	$ 3,400.00	$ 13,940.00	4.1	$ 3,200.00	$ 13,120.00
9.08	WATTLES, STRAW, 9-INCH DIA.	LF	640	$3.50	$ 2,240.00	640	$ 1.80	$ 1,152.00	640	$ 2.00	$ 1,280.00	640	$ 2.00	$ 1,280.00
9.09	WATTLES, REMOVAL	LF	640	$1.00	$ 640.00	640	$ 0.20	$ 128.00	640	$ 0.10	$ 64.00	640	$ 0.30	$ 192.00
9.10	RIP RAP, CLASS D	TON	77	$80.00	$ 6,160.00	77	$ 145.00	$ 11,165.00	77	$ 115.00	$ 8,855.00	77	$ 125.00	$ 9,625.00
9.11	STABILIZED CONSTRUCTION ENTRANCE	SY	180	$25.00	$ 4,500.00	180	$ 28.00	$ 5,040.00	180	$ 27.00	$ 4,860.00	180	$ 43.50	$ 7,830.00
9.12	INLET PROTECTION DEVICE, DROP-IN	EA	9	$175.00	$ 1,575.00	9	$ 155.00	$ 1,395.00	9	$ 200.00	$ 1,800.00	9	$ 150.00	$ 1,350.00
9.13	INLET PROTECTION DEVICE, MAINTENANCE AND REMOVAL	EA	27	$30.00	$ 810.00	27	$ 10.00	$ 270.00	27	$ 10.00	$ 270.00	27	$ 11.00	$ 297.00
9.14	REMOVAL OF SURFACE SEDIMENT FROM BIO-RETENTION CELL	CY	327	$80.00	$ 26,160.00	327	$ 35.00	$ 11,445.00	327	$ 61.00	$ 19,947.00	327	$ 55.00	$ 17,985.00
9.15	BROADCAST HERBICIDE TREATMENT, 2 TREATMENTS	AC	4.1	$1,200.00	$ 4,920.00	4.1	$ 230.00	$ 943.00	4.1	$ 400.00	$ 1,640.00	4.1	$ 475.00	$ 1,947.50
	MISCELLANEOUS													
11.01	MOBILIZATION	LS	1	$15,000.00	$ 15,000.00	1	$ 14,000.00	$ 14,000.00	1	$ 31,500.00	$ 31,500.00	1	$ 15,000.00	$ 15,000.00
11.02	CONCRETE WASHOUT	EA	1	$3,000.00	$ 3,000.00	1	$ 500.00	$ 500.00	1	$ 350.00	$ 350.00	1	$ 1,000.00	$ 1,000.00
	TOTAL AMOUNT BID =				**$ 177,474.00**			**$ 133,903.00**			**$ 157,876.00**			**$ 178,164.80**

VINTAGE BUSINESS PARK - NORTH LAKE MAINTENANCE PHASE 2

CITY OF ANKENY, IOWA

2025

NAI #25005

SPECIFICATION REFERENCE

THE 2025 EDITION OF IOWA SUDAS STANDARD SPECIFICATIONS, THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, AND IDOT STANDARD SPECIFICATIONS WITH GS-23004 REVISIONS SHALL APPLY TO ALL ASPECTS OF CONSTRUCTION.

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HOURS IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

SHEET LIST TABLE

SHEET NO.	SHEET TITLE	DESCRIPTION
1	A.01	COVER SHEET
2	C.01	NOTES & QUANTITIES
3	F.01	PEDESTRIAN DETOUR PLAN
4	K.01	REMOVALS PLAN
5	M.01	PLAN AND PROFILE - STORM SEWER
6	R.01	OVERALL SEEDING & LANDSCAPE PLAN
7	R.02	GRADING & EROSION CONTROL PLAN
8	R.03	GRADING & EROSION CONTROL PLAN
9	R.04	GRADING & EROSION CONTROL PLAN
10	R.05	GRADING & EROSION CONTROL PLAN

UTILITY CONTACTS

(AKY) CITY OF ANKENY
Contact Name: Amanda Hayden
Contact Phone: 515-963-3538
Contact Email: ahayden@ankenyiowa.gov

(AKY) CITY OF ANKENY STORMWATER COORDINATOR
Contact Name: Jared Bright
Contact Phone: 515-963-3534
Contact Email: JBright@ankenyiowa.gov

(AKY) CITY OF ANKENY WASTEWATER SUPERINTENDENT
Contact Name: Ryan Hulsebus
Contact Phone: 515-965-6483
Contact Email: rhulsebus@ankenyiowa.gov

(AKY) CITY OF ANKENY WATER SUPERINTENDENT
Contact Name: Shawn Buckner
Contact Phone: 515-963-3524
Contact Email: SBuckner@ankenyiowa.GOV

(AKY) CITY OF ANKENY TRAFFIC
Contact Name: Tom Dozler
Contact Phone: 515-669-0420
Contact Email: TDozler@ankenyiowa.gov

(CTLIA01) CENTURYLINK (LUMEN)
Contact Name : Sadie Hull
Contact Phone: 918-547-0147
Contact Email: sadie.hull@lumen.com

(INS) AUREON NETWORK SERVICES
Contact Name: Jeff Klocko
Contact Phone: 515-830-0445
Contact Email: jeff.klocko@aureon.com

(M52E) MIDAMERICAN ENERGY - ELECTRIC
Contact Name: Matt Novy
Contact Phone: 515-252-6730
Contact Email: matthew.novy@midamerican.com

(M52G) MIDAMERICAN ENERGY- GAS
Contact Name: Matt Novy
Contact Phone: 515-252-6730
Contact Email: matthew.novy@midamerican.com

(MAF5) MIDAMERICAN ENERGY- FIBER
Contact Name: Telecom On Call
Contact Phone: 515-281-2313
Contact Email: telecomoncall@midamerican.com

(MC1) VERIZON
Contact Name: John Bachelder
Contact Phone: 972-729-7000
Contact Email: asg.investigationsteam@asginc.us

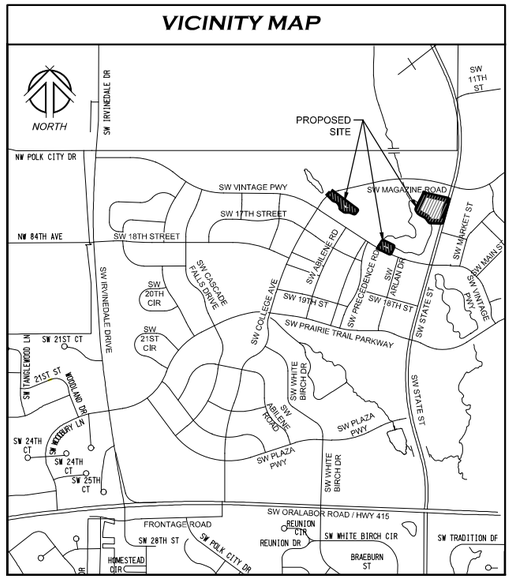
(MET) METRO FIBERNET, LLC
Contact Name: Korie Nellis
Contact Phone: 812-213-1050
Contact Email: 811design@metronet.com

(POLKIA1) MEDIACOM
Contact Name: Kevin Collins
Contact Phone: 515-246-6668
Contact Email: kcollins1@mediacomcc.com

(UPN) UNITE PRIVATE NETWORKS, LLC
Contact Name: Joe Kilzer
Contact Phone: 816-425-3556
Contact Email: upngis@upnfiber.com

(VERO1) VERIZON WIRELESS
Contact Name: Ryan Schaffer
Contact Phone: 515-201-5382
Contact Email: ryan.schaffer@verizonwireless.com

VICINITY MAP



BENCHMARKS

1. CUT 'X' ON TOP OF CURB ON SOUTH SIDE OF SW MAGAZINE ROAD, 20' +/- WEST OF END OF RADIUS FOR DRIVE INTO 1675 SW MAGAZINE ROAD. ELEVATION = 958.33' (NAVD88)
2. CUT 'X' ON TOP OF CURB ON WEST SIDE OF SW STATE STREET, LOCATED ON NORTH SIDE OF DOUBLE GRATE INTAKE, 330' +/- SOUTH OF END OF RADIUS AT SW MAGAZINE ROAD AND SW STATE STREET. ELEVATION = 950.16' (NAVD 88)

PROJECT OVERVIEW

PROJECT INCLUDES CLEARING, SURFACE SEDIMENT REMOVAL, EXCAVATION CLASS 10, AND SURFACE STABILIZATION, EROSION CONTROL, AND OTHER ASSOCIATED WORK.

TWENTY-FIVE (25) WORKING DAYS WILL BE PROVIDED FOR COMPLETION OF THE PHASE 2 WORK. WORK SHALL BE COMPLETED BEFORE DECEMBER 26, 2025.

CONSTRUCTION SCHEDULE

TREE REMOVAL	SUMMER-FALL 2025
GRADING	SUMMER-FALL 2025
TEMPORARY SITE STABILIZATION	SUMMER-FALL 2025
LANDSCAPING & FINAL SITE STABILIZATION	FALL-WINTER 2025

LEGEND

Existing / Proposed		Existing / Proposed	
● ▲	Found monument 5/8" IR with red cap #18530 unless otherwise noted	1234 / 1234	Address
△	Set monument 5/8" IR with red cap #18530 unless otherwise noted	x 900.0' / x 900.0'	Spot elevation
IR	Round iron rebar	S / S	Sanitary sewer manhole
IP	Round iron pipe	CO / CO	Cleanout
PCC	Portland cement concrete	SD / SD	Storm sewer manhole
ACC	Asphaltic cement concrete	□ / □	Storm sewer intake
FL	Pipe flowline elevation	⊕ / ⊕	Storm sewer beehive
RCP	Reinforced concrete pipe	▽ / ▲	Flared end section
CMP	Corrugated metal pipe	⋔ / ⋔	Water hydrant
CPP	Corrugated plastic pipe	⋈ / ⋈	Water valve
PVC	Polyvinyl chloride pipe	WSO / WSO	Water service shut-off
CIP	Cast iron pipe	W / W	Water main manhole
P.U.E.	Public utility easement	MW / MW	Monitoring well
S.W.F.E.	Surface water flowage easement	YH / YH	Yard hydrant
B/B	Back of curb to back of curb	WELL / WELL	Well
	Subject boundary line	□GM / □GM	Gas meter
	Section line	⋈ / ⋈	Gas valve
	Proposed boundary line	AC / AC	Air conditioning unit
	Existing boundary line	E / E	Electric manhole
	Future boundary line	□E / □E	Electric meter
	Underlying boundary line	□E / □E	Electric pedestal
	Proposed easement line	TR / TR	Electric transformer
	Existing easement line	TELE / TELE	Utility hand hole
	Setback line	⌀ / ⌀	Utility pole
	Barbed wire fence line	⌀ / ⌀	Utility pole with light
	Chain-link fence line	☼ / ☼	Light pole
	Straw Wattle	← / ←	Guy wire
	Silt fence	⋈ / ⋈	Traffic signal
	Sanitary sewer & size	⋈ / ⋈	Traffic signal with light
	Storm sewer and size	TS / TS	Traffic manhole
	Water main & size	□C / □C	Communication pedestal
	Gas main & size	TEL / TEL	Telephone booth
	Overhead electric & wires	□TV / □TV	TV pedestal
	Overhead communication	4 / 4	Billboard sign
	Underground electric	□ / □	Street sign
	Underground television	DS / DS	Down spout
	Underground communication	○ / ○	Tree shrub
	Contour elevation	⊙ / ⊙	Deciduous tree and trunk diameter
	Swale flowline	✲ / ✲	Coniferous tree and trunk diameter
	Edge of water		
	Edge of tree dripline		
	Construction limits		
	Construction fence		

CERTIFICATIONS

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

LICENSED PROFESSIONAL ENGINEER — Brandon L. Homewood 29505 — IOWA

Signature: Brandon Homewood 6/20/2025

Name: Brandon L. Homewood, P.E. No. 29505 Date

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: 1-10

STATE OF IOWA — JORDAN M. LOCKMAN — LANDSCAPE ARCHITECT 00822 — PROFESSIONAL LANDSCAPE ARCHITECT

LICENSE EXPIRES: 6-30-2025

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

JORDAN M. LOCKMAN

SIGNATURE: Jordan Lockman DATE: 6/20/2025

PAGES OR SHEETS COVERED BY THIS SEAL: 6-10

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILES ASSOCIATES

REVISIONS:
1.) REVISIONS PER CITY OF ANKENY COMMENTS (04/25/2025)
2.) REVISIONS PER CITY OF ANKENY COMMENTS (05/21/2025)
3.) REVISIONS PER CITY OF ANKENY COMMENTS (06/20/2025)
4.)
5.)
6.)
7.)

NOTICE: NILES ASSOCIATES, P.L.C. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THESE PLANS WITHOUT THE PRIOR WRITTEN CONSENT OF NILES ASSOCIATES, P.L.C. ANY UNAUTHORIZED MODIFICATIONS WILL BE AT THE SOLE RISK OF THE PARTY MAKING THE MODIFICATIONS AND THE ENGINEER'S PRINT THAT CONVEY, OR TO OBTAIN ANOTHER FROM THE ENGINEER'S OFFICE. ANY DISCREPANCIES, AMBIGUITIES OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

PROJECT NAME: VINTAGE BUSINESS PARK - NORTH LAKE MAINTENANCE PHASE 2 — ANKENY, IOWA

DESCRIPTION: COVER SHEET

NAI NO.:	25005
DATE:	06/20/2025
DRAWN BY:	WJW
CHECKED BY:	BLH
SHEET SIZE:	24" X 36"
SHEET TITLE:	A.01
SHEET	1 / 10

C:\Users\bhomewood\Niles\NAI Projects - SPS - Projects\NAI Projects\Projects\25005\dwg\25005 - ABC Sheets.dwg

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 4th day of August, 20 25, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and OnTrack Construction,LLC, 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:

VINTAGE BUSINESS PARK – NORTH LAKE MAINTENANCE PHASE 2

The Vintage Business Park – North Lake Maintenance Phase 2 project includes clearing of existing trees and brush, re-grading of drainage channels, surface sediment removal from existing bioretention cells, and re-stabilization of areas of North Lake located in the Prairie Trail neighborhood. The project will also include removal of approximately 50 LF of CMP and PVC storm sewer, storm sewer installation, and storm sewer mainline cleaning. Other associated improvements include temporary traffic control for pedestrian detours, erosion control, mobilization, and miscellaneous associated work necessary to complete the project.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of One Hundred Thirty-Three Thousand Nine Hundred Three DOLLARS ($ 133,903.00), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders as noted below:

The Contractor shall substantially complete the overall project within **twenty-five (25) working days.** Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction completed, with the new sidewalks fully open to traffic. Should the Contractor fail to substantially complete the work in this timeframe, liquidated damages of **Eight Hundred Dollars ($800.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project within **five (5) working days** after the punch list has been provided to the Contractor following substantial completion of the overall project. Full completion for the overall project shall be defined as all work including temporary and permanent surface restoration and punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Four Hundred Dollars ($400.00) 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:

On Track Construction, LLC
Contractor

By _____
Signature

President
Title

1435 West F Ave.
Street Address

Nevada, IA 50201
City, State, Zip Code

888-850-0208
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C13221-24 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 _____)
) 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, who, being by me duly sworn, did say that they are the _____, 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 _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of _____
My commission expires _____, 20___

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 Iowa)
) SS
Story County)

On this 29th day of July, 2025, before me a Notary Public in and for said county, personally appeared Matt Runge, to me personally known, who being by me duly sworn did say that person is Matt Runge of said On Track Construction, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) Matt Runge, and that said instrument was signed and sealed on behalf of the said Matt Runge, by authority of its managers and the said Matt Runge acknowledged the execution of said instrument to be the voluntary act and deed of said Matt Runge, by it voluntarily executed.

NOTARIAL SEAL IOWA
TRACY L RHOADS
Commission Number 813579
My Commission Expires
11/2/27

Tracy L. Rhoads
Notary Public in and for the State of Iowa
My commission expires Nov. 2, 2027

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
	EARTHWORK				
2.01	CLEARING & GRUBBING, BY UNIT	UNIT	138.2	$ 30.00	$ 4,146.00
2.02	CLEARING, BY UNIT	UNIT	490.4	$ 10.00	$ 4,904.00
2.03	TOPSOIL, ON-SITE (4-INCH DEPTH)	CY	144	$ 16.50	$ 2,376.00
2.04	EXCAVATION, CLASS 10	CY	102	$ 35.00	$ 3,570.00
	SEWERS AND DRAINS				
4.01	REMOVAL, STORM SEWER, CMP, 12-INCH DIA.	LF	46	$ 30.00	$ 1,380.00
4.02	REMOVAL, STORM SEWER, PVC, 24-INCH DIA.	LF	3	$ 200.00	$ 600.00
4.03	SUBDRAIN, TRENCHED, PERFORATED PVC, 8-INCH DIA.	LF	256	$ 40.00	$ 10,240.00
4.04	CLEANOUT, TYPE A-2	EA	6	$ 850.00	$ 5,100.00
4.05	MAINLINE CLEANING, RCP, 15 TO 24-INCH DIA.	LF	265	$ 6.00	$ 1,590.00
4.06	MAINLINE CLEANING, RCP, 30-INCH DIA.	LF	72	$ 12.00	$ 864.00
4.07	MAINLINE CLEANING, RCP, 36-INCH DIA.	LF	105	$ 14.00	$ 1,470.00
	STRUCTURES FOR SANITARY AND STORM SEWERS				
6.01	CONNECTION TO EXISTING INTAKE	EA	2	$ 2,400.00	$ 4,800.00
	STREETS AND RELATED WORKS				
7.01	REMOVAL OF SIDEWALK	SY	41	$ 25.00	$ 1,025.00
7.02	SIDWALK, PCC, 5-INCH.	SY	41	$ 135.00	$ 5,535.00
	TRAFFIC CONTROL				
8.01	TEMPORARY TRAFFIC CONTROL	LS	1	$ 6,500.00	$ 6,500.00
	SITE WORK & LANDSCAPING				
9.01	CONVENTIONAL SEEDING, NATIVE GRASS AND FORBS MIX	AC	3.0	$ 2,500.00	$ 7,500.00
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 1 PERMANENT LAWN MIXTURE	AC	0.5	$ 2,100.00	$ 1,050.00

9.03	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 5 RURAL TEMPORARY EROSION CONTROL MIXTURE	AC	0.7	$ 1,000.00	$ 700.00
9.04	SEEDING WARRANTY, 12 MONTHS	LS	1.0	$ 4,100.00	$ 4,100.00
9.05	TREE PLANTING, BY QUANTITY WITH WARRANTY	EA	15.0	$ 500.00	$ 7,500.00
9.06	TEMPORARY ROLLED EROSION CONTROL, RECP TYPE 2.C.	SY	123	$ 5.00	$ 615.00
9.07	EROSION CONTROL MULCHING, HYDROMULCH, BFM	AC	4.1	$ 3,000.00	$ 12,300.00
9.08	WATTLES, STRAW, 9-INCH DIA.	LF	640	$ 1.80	$ 1,152.00
9.09	WATTLES, REMOVAL	LF	640	$ 0.20	$ 128.00
9.10	RIP RAP, CLASS D	TON	77	$ 145.00	$ 11,165.00
9.11	STABILIZIED CONSTRUCTION ENTRANCE	SY	180	$ 28.00	$ 5,040.00
9.12	INLET PROTECTION DEVICE, DROP-IN	EA	9	$ 155.00	$ 1,395.00
9.13	INLET PROTECTION DEVICE, MAINTENANCE & REMOVAL	EA	27	$ 10.00	$ 270.00
9.14	REMOVAL OF SURFACE SEDIMENT FROM BIO-RETENTION CELL	CY	327	$ 35.00	$ 11,445.00
9.15	BROADCAST HERBICIDE TREATMENT, 2 TREATMENTS	AC	4.1	$ 230.00	$ 943.00
	MISCELLANEOUS				
11.01	MOBILIZATION	LS	1	$ 14,000.00	$ 14,000.00
11.02	CONCRETE WASHOUT	EA	1	$ 500.00	$ 500.00

TOTAL CONTRACT AMOUNT = **$ 133,903.00**

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, OnTrack Construction,LLC, as Principal (hereinafter the "Contractor" or "Principal") and IMT Insurance Company, as Surety, are held and firmly bound unto the **City of Ankeny, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of One Hundred Thirty-Three Thousand Nine Hundred Three DOLLARS ($ 133,903.00), 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 4th day of August, 20 25 , (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvement:

VINTAGE BUSINESS PARK – NORTH LAKE MAINTENANCE PHASE 2

The Vintage Business Park – North Lake Maintenance Phase 2 project includes clearing of existing trees and brush, re-grading of drainage channels, surface sediment removal from existing bioretention cells, and re-stabilization of areas of North Lake located in the Prairie Trail neighborhood. The project will also include removal of approximately 50 LF of CMP and PVC storm sewer, storm sewer installation, and storm sewer mainline cleaning. Other associated improvements include temporary traffic control for pedestrian detours, erosion 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 4th day of August, 20 25.

PRINCIPAL:

On Track Construction, LLC
Contractor

By _____
Signature

President
Title

SURETY:

IMT Insurance Company
Surety Company

By _____
Signature Attorney-in-Fact Officer

E. A. von Harz
Printed Name of Attorney-in-Fact Officer

AssuredPartners Great Plains LLC
Company Name

4200 University Ave, Suite 200
Company Address

West Des Moines, IA 50266
City, State, Zip Code

515-244-0166
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.**

IMT INSURANCE

POWER OF ATTORNEY

Know All Persons By These Presents, that **IMT Insurance Company** a corporation duly organized under the laws of the State of Iowa, and having its principal office in the City of West Des Moines, County of Polk, State of Iowa, hath made, constituted and appointed, and does by these presents make, constitute and appoint

Jeffrey R. Baker, E. A. von Harz, Brandon Horbach,
Greg T. LaMair, Joseph I. Schmit, Courtney Meyer and Juliana Bartlett

of **West Des Moines** and State of **Iowa** its true and lawful Attorney-in-Fact, with full power and authority hereby conferred in its name, place and stead, to sign, execute, acknowledge and deliver in its behalf as surety any and all bonds, undertakings, recognizances or other written obligations in the nature thereof, subject to the limitation that any such instrument shall not exceed the amount of:

*******Unlimited Amounts*******

and to bind **IMT Insurance Company** thereby as fully and to the same extent as if such bond or undertaking was signed by the duly authorized officers of **IMT Insurance Company,** and all such acts of said Attomey-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This Power-of-Attorney is made and executed pursuant to and by authority of the following By-Laws adopted by the Board of Directors of **IMT Insurance Company** on December 18, 1998.

ARTICLE VIII, SECTION 4. - The President or any Vice President or Secretary shall have the authority to appoint Attorneys In Fact and to authorize them to execute on behalf of the Company, and attach thereto the Corporate Seal, bonds, undertakings, recognizances, contracts of indemnity or other obligatory writings, excluding insurance policies and endorsements.

ARTICLE VIII, SECTION 5. - The signature of any authorized officer and the Corporate Seal may be affixed by facsimile to any Power of Attorney authorizing the execution and delivery of any of the instruments described in Article VIII, Section 4 of the By-Laws. Such facsimile signature and seal shall have the same force and effect as though manually affixed.

In Witness Whereof, IMT Insurance Company has caused these presents to be signed by its President and its corporate seal to be hereto affixed, this 4th day of August, 2025.

IMT Insurance Company

Sean Kennedy

Sean Kennedy, President

STATE OF IOWA
COUNTY OF Dallas } ss:

On this 4th day of August, 2025, before me appeared Sean Kennedy, to me personally known, who being by me duly sworn did say that he is President of the **IMT Insurance Company,** the corporation described in the foregoing instrument, and that the Seal affixed to the said instrument is the Corporate Seal of the said Corporation and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal at the City of West Des Moines, Iowa, the day and year first above written.

NOTARIAL SEAL IOWA
SETH CARY
Commission Number 859987
My Commission Expires
10/30/2027

Seth Cary

Notary Public, Dallas County, Iowa

CERTIFICATE

I, Greg Blythe, Secretary of the **IMT Insurance Company** do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY, executed by said the **IMT Insurance Company**, which is still in force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of the Company on 4th day of August, 2025.

Greg Blythe, Secretary

SY 06 06 (12/24)

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Ordinances

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 Consider motion to accept third consideration of **ORDINANCE 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, sending it on its final passage and publication as required by law.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 3rd 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 third consideration of Ordinance 2229 amending the Zoning Regulations, sending it on its final passage and publication as required by law.

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

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 prope1iy 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.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: June 3, 2025

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.

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4/4/2025

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

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,

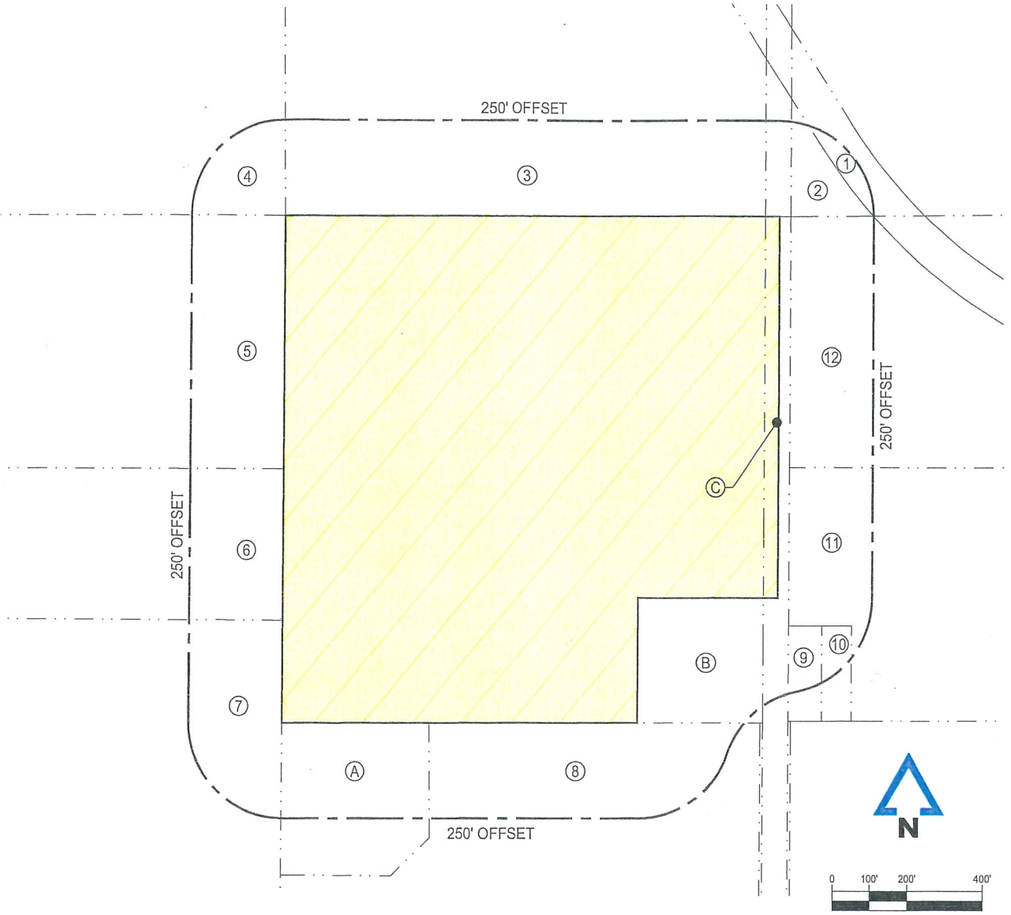
McClure Engineering Company

Jake Becker, PE
Senior Project Engineer

Cc: ATI Group

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

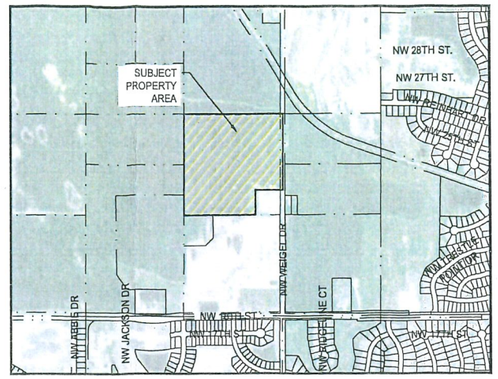
REZONING EXHIBIT
FOR
NORTH GROVE PUD
ANKENY, IOWA



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



VICINITY SKETCH
Scale: 1" = 1,000'

ZONING
EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT (37.17 ACRES)
PROPOSED - NORTH GROVE PUD (37.17 ACRES)

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 250' of rezoning	% of Area within 250' of rezoning
1	Polk County Conservation Board	SELY OF NW 26TH ST ROW 100F ABND RR ROW NW 1/4 SEC 9-80-24	181/00002-002-676	12130 NW 128TH ST GRANGER, IA 50109-1200ANKENY, IA 50021-9738	48,730 sf	10,915 sf	0.9%
2	Jerry's Home Inc.	E 1/2 NW 1/4 LYG SW OF RY LESS RD SEC 9-80-24	181/00002-002-670	3900 WESTOWN PKWY STE 100 WEST DES MOINES, IA 50266-1054	30,492 sf	30,392 sf	2.4%
3	Hardship Land LLC	W 1/2 NW 1/4 LYG SW OF RY LESS RD SEC 9-80-24	181/00002-002-673	303 LOCUST ST STE 400 DES MOINES, IA 50309-1770	1,804,255 sf	319,227 sf	25.7%
4	Hardship Land LLC	S 1/2 SE 1/4 NE 1/4 SEC 8-80-24	181/00002-002-652	303 LOCUST ST STE 400 DES MOINES, IA 50309-1770	871,200 sf	48,983 sf	3.9%
5	Hardship Land LLC	N 1/2 NE 1/4 SE 1/4 SEC 8-80-24	181/00002-002-657	303 LOCUST ST STE 400 DES MOINES, IA 50309-1770	871,200 sf	165,681 sf	13.3%
6	DCJ Altoona Farm LLC	S 1/2 NE 1/4 SE 1/4 & SE 1/4 SE 1/4 -EX PARCEL 2019-236 BK 17573 PG 282- & -EX PARCEL A BK 10865 PG 248- & -EX BEG SW COR SE 1/4 SE 1/4 SEC 8 THN N 50F E 439.83F SELY ALNG CRV 215.72F S 31.43F W 654.51F TO POB- SEC 8-80-24	181/00002-002-920	2110 NW 10TH ST ANKENY, IA 50023-1214	1,215,419 sf	99,650 sf	8.0%
7	Danny C Jury	EX BEG SE COR SEC THN W 248.05F N 23.65F NELY ALNG CRV 29.24F NELY ALNG CRV 219.43F E 1.05F S 50F TO POB- PARCEL 2019-236 BK 17573 PG 282 BEG SE COR SEC 8 THN W 248F N 352F W 410F W 106.5F NW 254.01F N 1039.1F E 934F S 268F S 1325.92F TO POB LESS 0.23A RD E 1/2 SE 1/4 SEC 8-80-24	181/00002-002-915	2110 NW 10TH ST ANKENY, IA 50023-1214	1,209,356 sf	115,363 sf	9.3%
8	SCS ANKENY LLC	LOT 1 SAVANNAH AT ANKENY	181/52409-351-002	760 W MAIN ST BARRINGTON, IL 60010-4120	1,248,429 sf	188,379 sf	15.2%
9	Pollard Family Farms	S 250 F W 120 F NE 1/4 SW 1/4 LESS .19 A RD SEC 9-80-24	181/00002-002-692	1620 S KELLOGG AVE STE 107 AMES, IA 50010-8001	21,780 sf	14,462 sf	1.2%
10	Pollard Family Farms	S 250F E 80F W 200F NE 1/4 SW 1/4 SEC 9-80-24	181/00002-002-694	1620 S KELLOGG AVE STE 107 AMES, IA 50010-8001	20,000 sf	9,729 sf	0.8%
11	Jerry's Home Inc.	EX S 250F W 200F- S 1/2 NE 1/4 SW 1/4 LESS .31A RD SEC 9-80-24	181/00002-002-693	3900 WESTOWN PKWY STE 100 WEST DES MOINES, IA 50266-1054	807,645 sf	93,165 sf	7.5%
12	Jerry's Home Inc.	N 1/2 NE 1/4 SW 1/4 S OF UP RR LESS .5A RD EAS SEC 9-80-24	181/00002-002-690	3900 WESTOWN PKWY STE 100 WEST DES MOINES, IA 50266-1054	480,336 sf	145,352 sf	11.7%
				Total Area		1,241,298 sf	100.0%
A	City of Ankeny (Savannah Parkland)	OUTLOT Z SAVANNAH AT ANKENY	181/52409-351-001	410 W 1ST ST ANKENY, IA 50023-1557	151,153 sf	97,767 sf	
B	City of Ankeny (Fire Station)	LOT 1 ANKENY FIRE STATION NO. 4	181/52409-301-001	410 W 1ST ST ANKENY, IA 50023-1557	108,867 sf	107,251 sf	
C	City of Ankeny (ROW)	BAL SW 1/4 SEC 9-80-24	181/00002-002-696	410 W 1ST ST ANKENY, IA 50023-1557	101,356 sf	101,356 sf	

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.

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date June 3, 2025
Ayes 5 Nays 0 Abstain — Absent 1
APPROVED
T. Rapp Chairperson
B. Leighang Secretary

ZONING TABLE NOTES:
1) RIGHT-OF-WAY AREA AND CITY OF ANKENY OWNED PROPERTY IS LISTED SEPARATELY AND NOT INCLUDED IN PERCENTAGE CALCULATIONS.
2) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 03/13/2025
3) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA

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F 515-964-2370
Ankeny,IA | Carroll,IA
Cedar Rapids,IA | Clive,IA
Coralville,IA | Council Bluffs,IA
Fort Dodge,IA | Sioux City,IA
Columbia,MO | Macon,MO
North Kansas City,MO
Lenexa, KS
Portsmouth, NH | Boston, MA

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

IOWA CERTIFICATE OF AUTHORITY NO. 26887

ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024006831

ENGINEER	DRAWN BY	CHECKED BY
J. BECKER	B. FLAHERTY	####

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

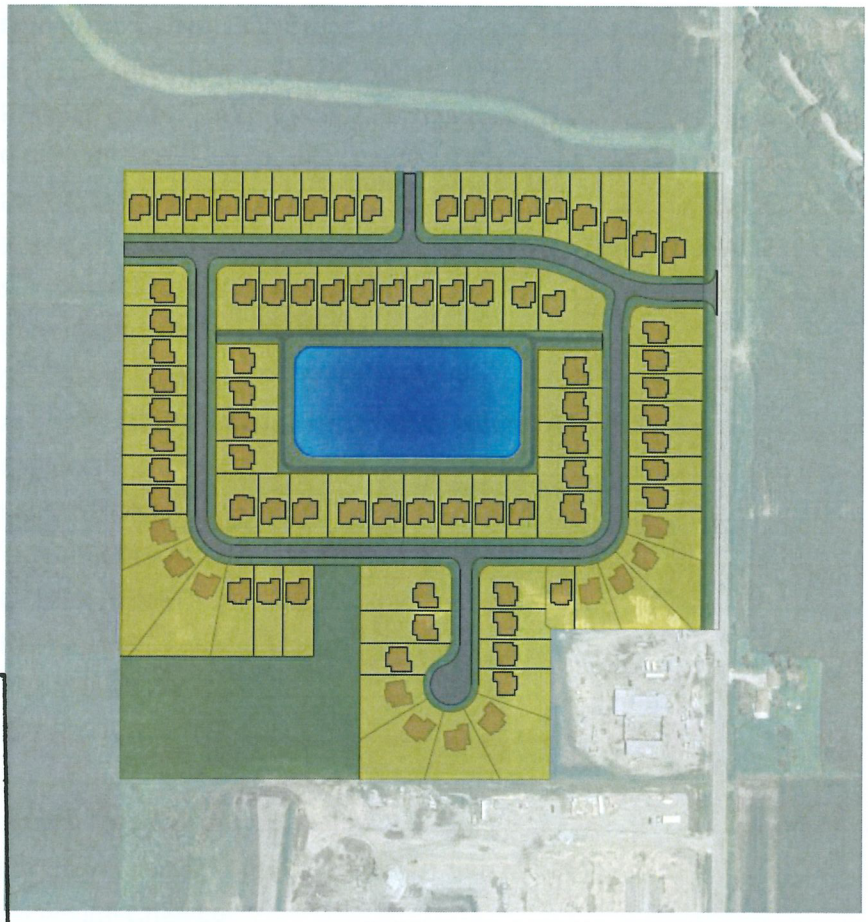
APPENDIX A - REZONING MAP

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DRAWING NO.
RZ-01

NORTH GROVE

PLANNED UNIT DEVELOPMENT
CITY OF ANKENY



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date June 3, 2025
Ayes 5 Nays 0 Abstain — Absent 1
APPROVED
T. Rapp Chairperson
B. Shipley Secretary

PREPARED BY:

McCLURE™
ENGINEERING Co.

RECEIVED
MAY 08 2025
CITY OF ANKENY

PREPARED ON:
4/4/2025

REVISIONS:
4/25/2025
5/6/2025

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

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4/4/2025

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

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:

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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

Jake Becker, PE
Senior Project Engineer

Cc: ATI Group

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

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 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

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

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.

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.

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

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 x 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 withing 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.

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.

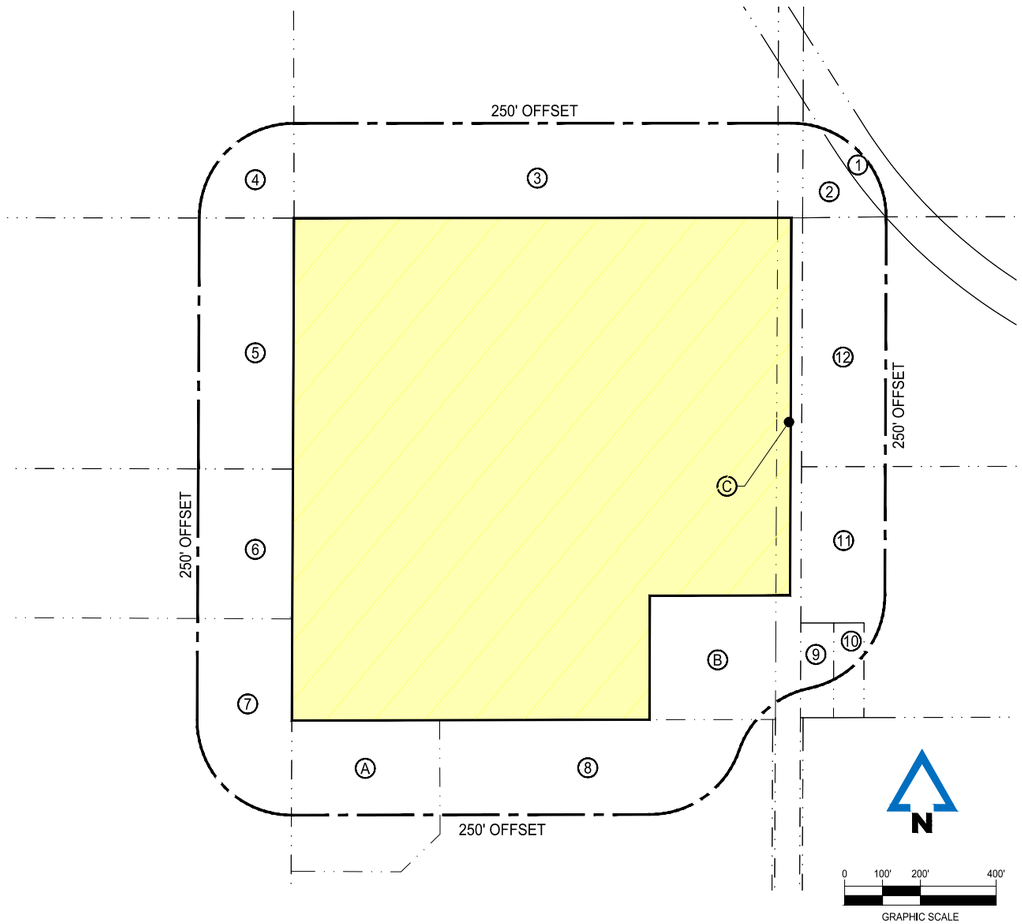
SECTION 20 - SEVERABILITY CLAUSE In any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

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

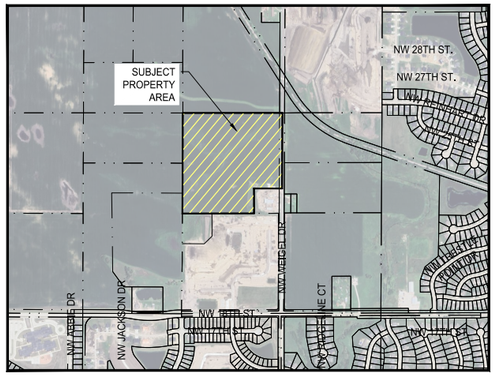
REZONING EXHIBIT
FOR
NORTH GROVE PUD
ANKENY, IOWA



OWNER / DEVELOPER
DNF & TJL INVESTMENTS LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165

ENGINEER / DESIGNER
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1360 NW 121ST STREET
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1615 SW MAIN STREET, STE #207
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VICINITY SKETCH
Scale: 1" = 1,000'

ZONING
EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT (37.17 ACRES)
PROPOSED - NORTH GROVE PUD (37.17 ACRES)

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 250' of rezoning	% of Area within 250' of rezoning
1	Polk County Conservation Board	SELY OF NW 26TH ST ROW 100F ABND RR ROW NW 1/4 SEC 9-80-24	181/00002-002-676	12130 NW 128TH ST GRANGER, IA 50109-1200ANKENY, IA 50021-9738	48,730 sf	10,915 sf	0.9%
2	Jerry's Home Inc.	E 1/2 NW 1/4 LYG SW OF RY LESS RD SEC 9-80-24	181/00002-002-670	3900 WESTOWN PKWY STE 100 WEST DES MOINES, IA 50266-1054	30,492 sf	30,392 sf	2.4%
3	Hardship Land LLC	W 1/2 NW 1/4 LYG SW OF RY LESS RD SEC 9-80-24	181/00002-002-673	303 LOCUST ST STE 400 DES MOINES, IA 50309-1770	1,804,255 sf	319,227 sf	25.7%
4	Hardship Land LLC	S 1/2 SE 1/4 NE 1/4 SEC 8-80-24	181/00002-002-652	303 LOCUST ST STE 400 DES MOINES, IA 50309-1770	871,200 sf	48,983 sf	3.9%
5	Hardship Land LLC	N 1/2 NE 1/4 SE 1/4 SEC 8-80-24	181/00002-002-657	303 LOCUST ST STE 400 DES MOINES, IA 50309-1770	871,200 sf	165,681 sf	13.3%
6	DCJ Altoona Farm LLC	S 1/2 NE 1/4 SE 1/4 & SE 1/4 SE 1/4 -EX PARCEL 2019-236 BK 17573 PG 282- & -EX PARCEL A BK 10865 PG 248- & -EX BEG SW COR SE 1/4 SE 1/4 SEC 8 THN N 50F E 439.83F SELY ALNG CRV 215.72F S 31.43F W 654.51F TO POB- SEC 8-80-24	181/00002-002-920	2110 NW 10TH ST ANKENY, IA 50023-1214	1,215,419 sf	99,650 sf	8.0%
7	Danny C Jury	EX BEG SE COR SEC THN W 248.05F N 23.65F NELY ALNG CRV 29.24F NELY ALNG CRV 219.43F E 1.05F S 50F TO POB- PARCEL 2019-236 BK 17573 PG 282 BEG SE COR SEC 8 THN W 248F N 352F W 410F W 106.5F NW 254.01F N 1039.1F E 934F S 268F S 1325.92F TO POB LESS 0.23A RD E 1/2 SE 1/4 SEC 8-80-24	181/00002-002-915	2110 NW 10TH ST ANKENY, IA 50023-1214	1,209,356 sf	115,363 sf	9.3%
8	SCS ANKENY LLC	LOT 1 SAVANNAH AT ANKENY	181/52409-351-002	760 W MAIN ST BARRINGTON, IL 60010-4120	1,248,429 sf	188,379 sf	15.2%
9	Pollard Family Farms	S 250 F W 120 F NE 1/4 SW 1/4 LESS .19 A RD SEC 9-80-24	181/00002-002-692	1620 S KELLOGG AVE STE 107 AMES, IA 50010-8001	21,780 sf	14,462 sf	1.2%
10	Pollard Family Farms	S 250F E 80F W 200F NE 1/4 SW 1/4 SEC 9-80-24	181/00002-002-694	1620 S KELLOGG AVE STE 107 AMES, IA 50010-8001	20,000 sf	9,729 sf	0.8%
11	Jerry's Home Inc.	EX S 250F W 200F- S 1/2 NE 1/4 SW 1/4 LESS .31A RD SEC 9-80-24	181/00002-002-693	3900 WESTOWN PKWY STE 100 WEST DES MOINES, IA 50266-1054	807,645 sf	93,165 sf	7.5%
12	Jerry's Home Inc.	N 1/2 NE 1/4 SW 1/4 S OF UP RR LESS .5A RD EAS SEC 9-80-24	181/00002-002-690	3900 WESTOWN PKWY STE 100 WEST DES MOINES, IA 50266-1054	480,336 sf	145,352 sf	11.7%
				Total Area		**1,241,298 sf**	**100.0%**
A	City of Ankeny (Savannah Parkland)	OUTLOT Z SAVANNAH AT ANKENY	181/52409-351-001	410 W 1ST ST ANKENY, IA 50023-1557	151,153 sf	97,767 sf	
B	City of Ankeny (Fire Station)	LOT 1 ANKENY FIRE STATION NO. 4	181/52409-301-001	410 W 1ST ST ANKENY, IA 50023-1557	108,867 sf	107,251 sf	
C	City of Ankeny (ROW)	BAL SW 1/4 SEC 9-80-24	181/00002-002-696	410 W 1ST ST ANKENY, IA 50023-1557	101,356 sf	101,356 sf	

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.

ZONING TABLE NOTES:
1) RIGHT-OF-WAY AREA AND CITY OF ANKENY OWNED PROPERTY IS LISTED SEPARATELY AND NOT INCLUDED IN PERCENTAGE CALCULATIONS.
2) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 03/13/2025
3) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA

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ISSUANCE DATE
5/6/2025

PROJECT NUMBER
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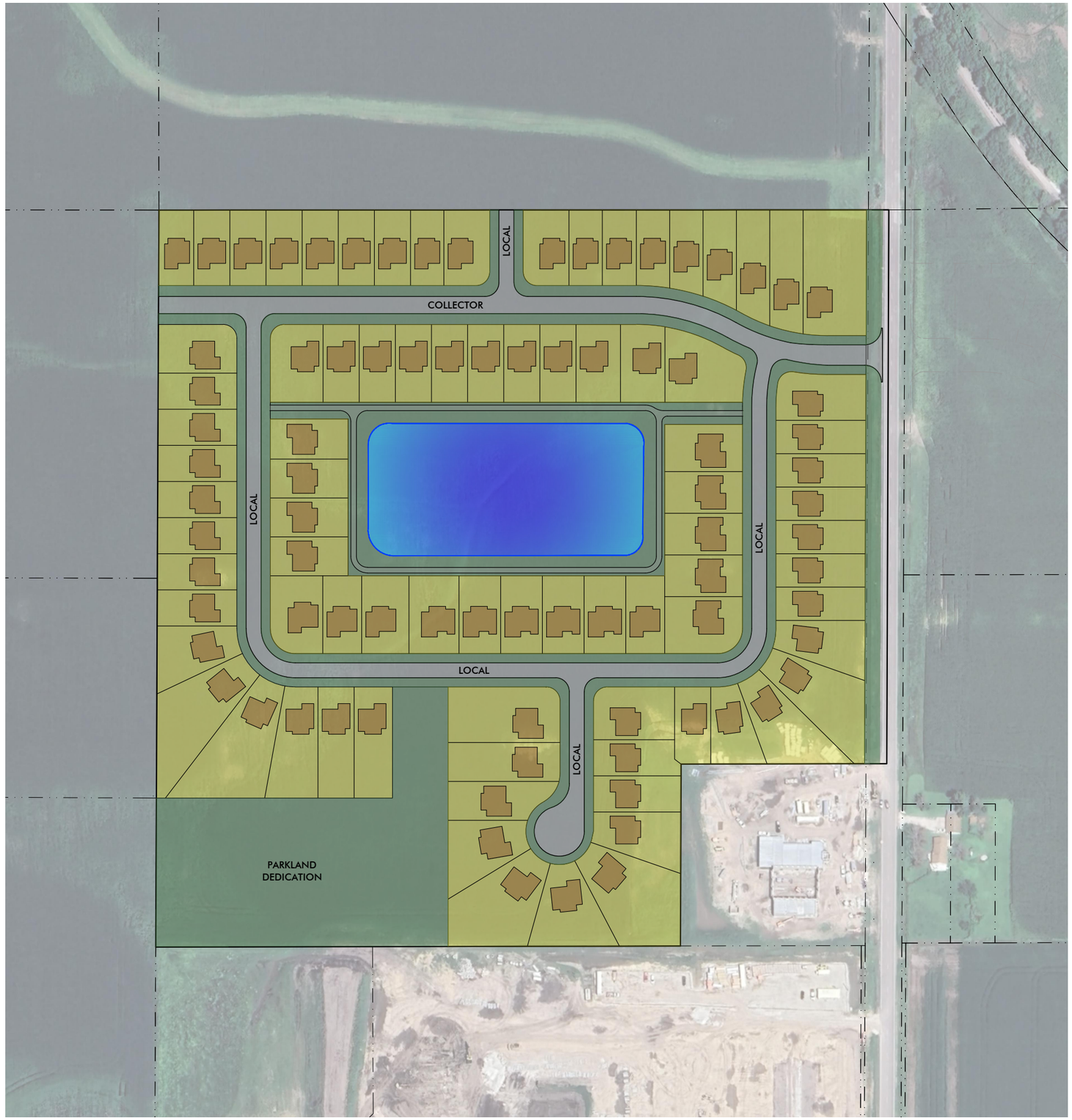
ENGINEER	DRAWN BY	CHECKED BY
J. BECKER	B. FLAHERTY	####

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX A - REZONING MAP

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DRAWING NO.
RZ-01



NORTH GROVE
PUD MASTER PLAN

OWNER / DEVELOPER

DNF & TJL INVESTMENTS LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165

ENGINEER / DESIGNER

McCLURE ENGINEERING COMPANY
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APPLICANT

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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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IOWA CERTIFICATE OF AUTHORITY NO. 26887

N

0 50' 100' 200'
GRAPHIC SCALE

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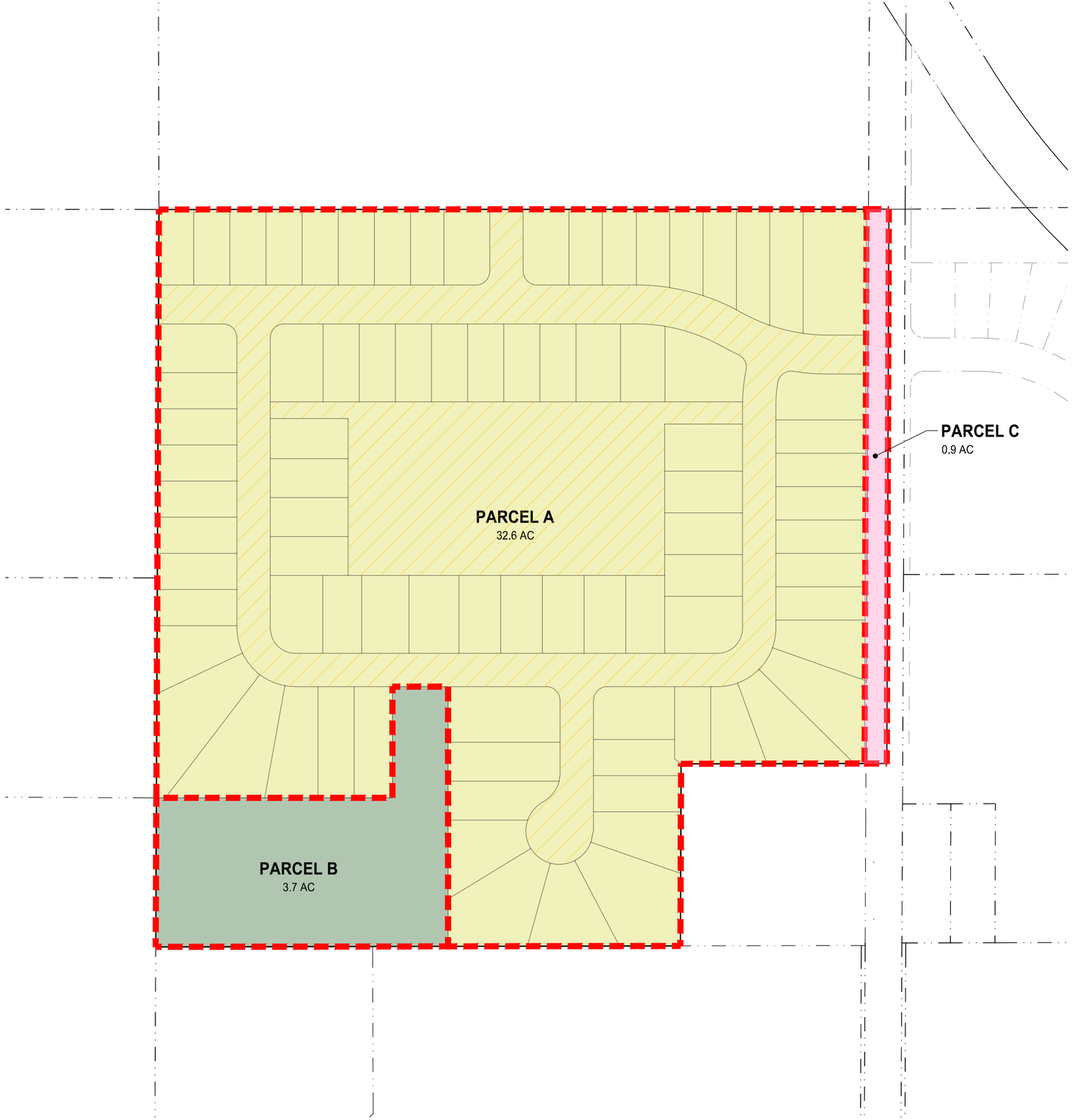
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J. BECKER	B. FLAHERTY	####

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - MASTER PLAN

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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 (ACRES)	MAXIMUM UNITS (UNITS)	MAXIMUM GROSS DENSITY (DU / ACRE)	PROPOSED UNITS (UNITS)	PROPOSED GROSS DENSITY (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 (ACRES)	(%)	PROPOSED MASTER PLAN (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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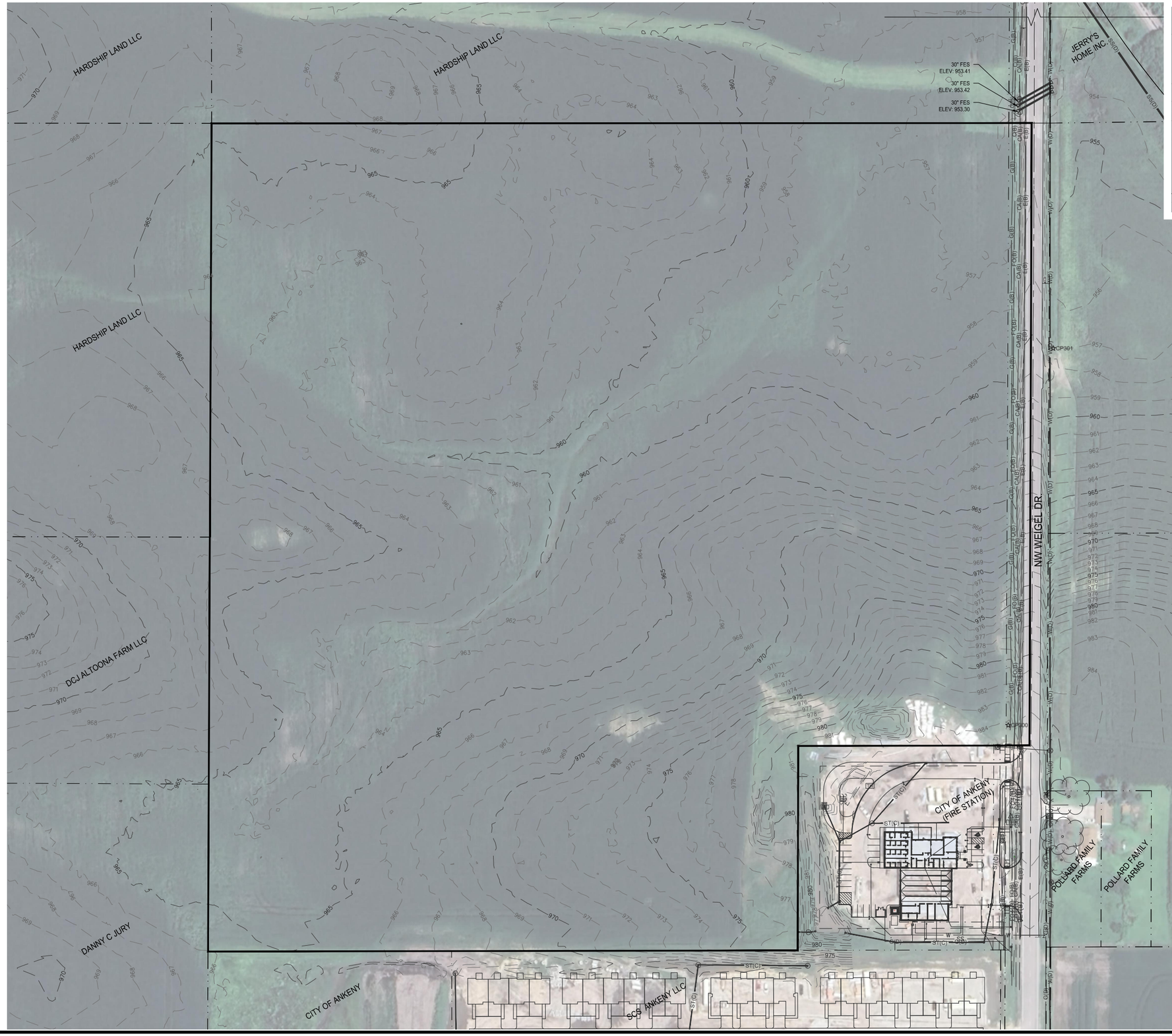
ENGINEER J. BECKER | DRAWN BY B. FLAHERTY | CHECKED BY ####

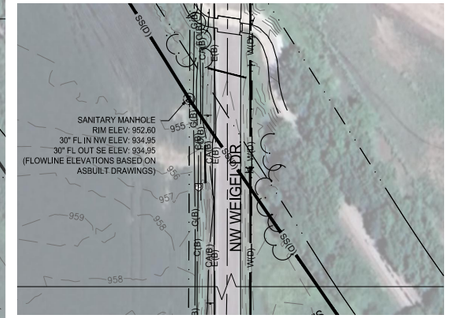
NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - LAND USE MAP

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DRAWING NO.
MP-02





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North Kansas City,MO
Lenexa, KS
Portsmouth, NH | Boston, MA

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

IOWA CERTIFICATE OF AUTHORITY NO. 26887

N

0 40' 80' 160'
GRAPHIC SCALE

ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024006831

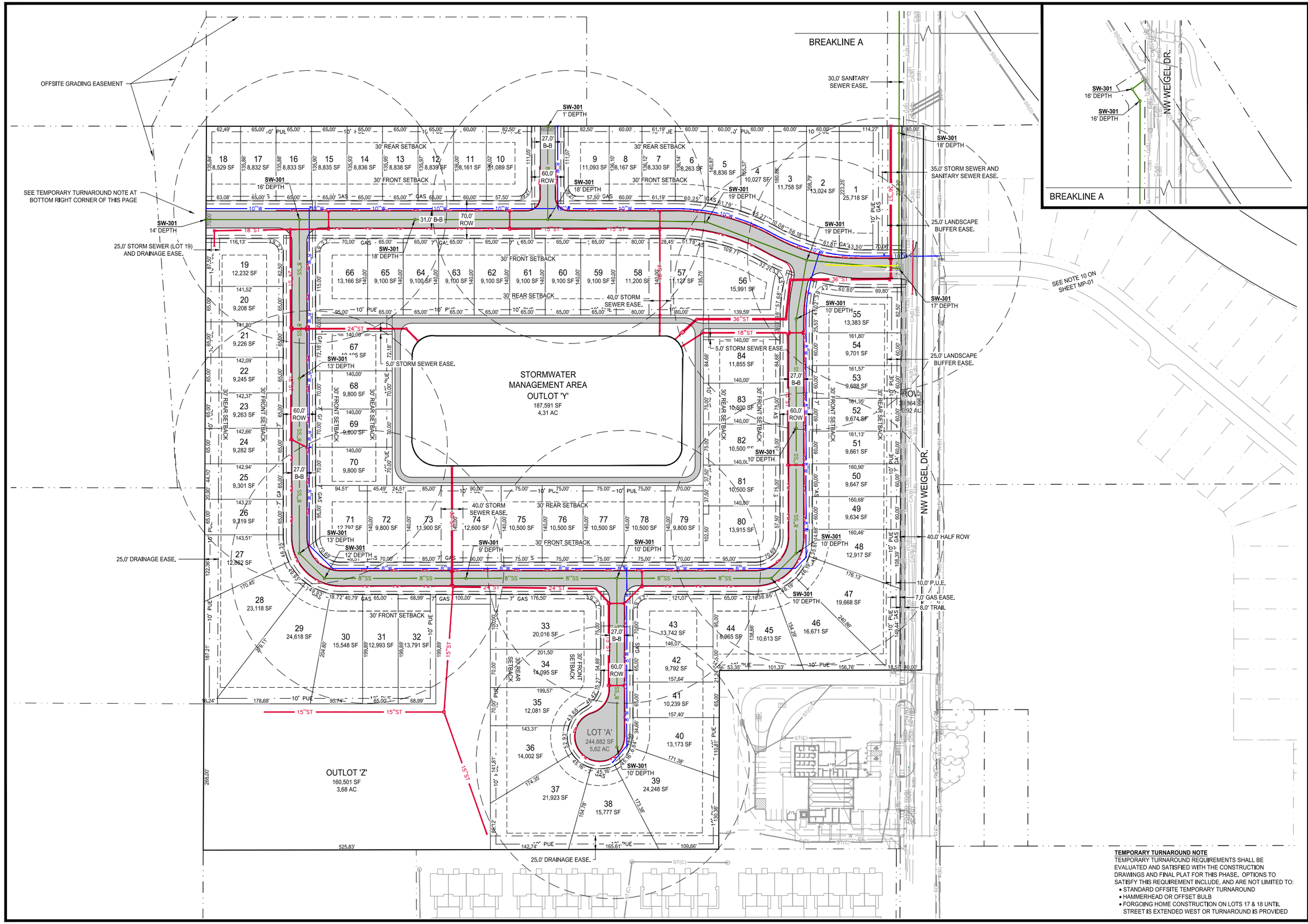
ENGINEER	DRAWN BY	CHECKED BY
J. BECKER	B. FLAHERTY	####

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - EXISTING CONDITIONS

P:\2024006831\04-DRAWINGS\CIVIL\PUD\2024006831_EXISTING CONDITIONS.DWG

DRAWING NO.
MP-03



TEMPORARY TURNAROUND NOTE

TEMPORARY TURNAROUND REQUIREMENTS SHALL BE EVALUATED AND SATISFIED WITH THE CONSTRUCTION DRAWINGS AND FINAL PLAT FOR THIS PHASE. OPTIONS TO SATISFY THIS REQUIREMENT INCLUDE, AND ARE NOT LIMITED TO:

- STANDARD OFFSITE TEMPORARY TURNAROUND
- HAMMERHEAD OR OFFSET BULB
- FORGOING HOME CONSTRUCTION ON LOTS 17 & 18 UNTIL STREET IS EXTENDED WEST OR TURNAROUND IS PROVIDED

McCLURE™
1360 NW 121st Street
Clive, Iowa 50325
P 515-964-1229
F 515-964-2370

Ankeny,IA | Carroll,IA
Cedar Rapids,IA | Clive,IA
Coralville,IA | Council Bluffs,IA
Fort Dodge,IA | Sioux City,IA
Columbia,MO | Macon,MO
North Kansas City,MO
Lenexa, KS
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IOWA CERTIFICATE OF AUTHORITY NO. 26887

N

0 40' 80' 160'
GRAPHIC SCALE

ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024006831

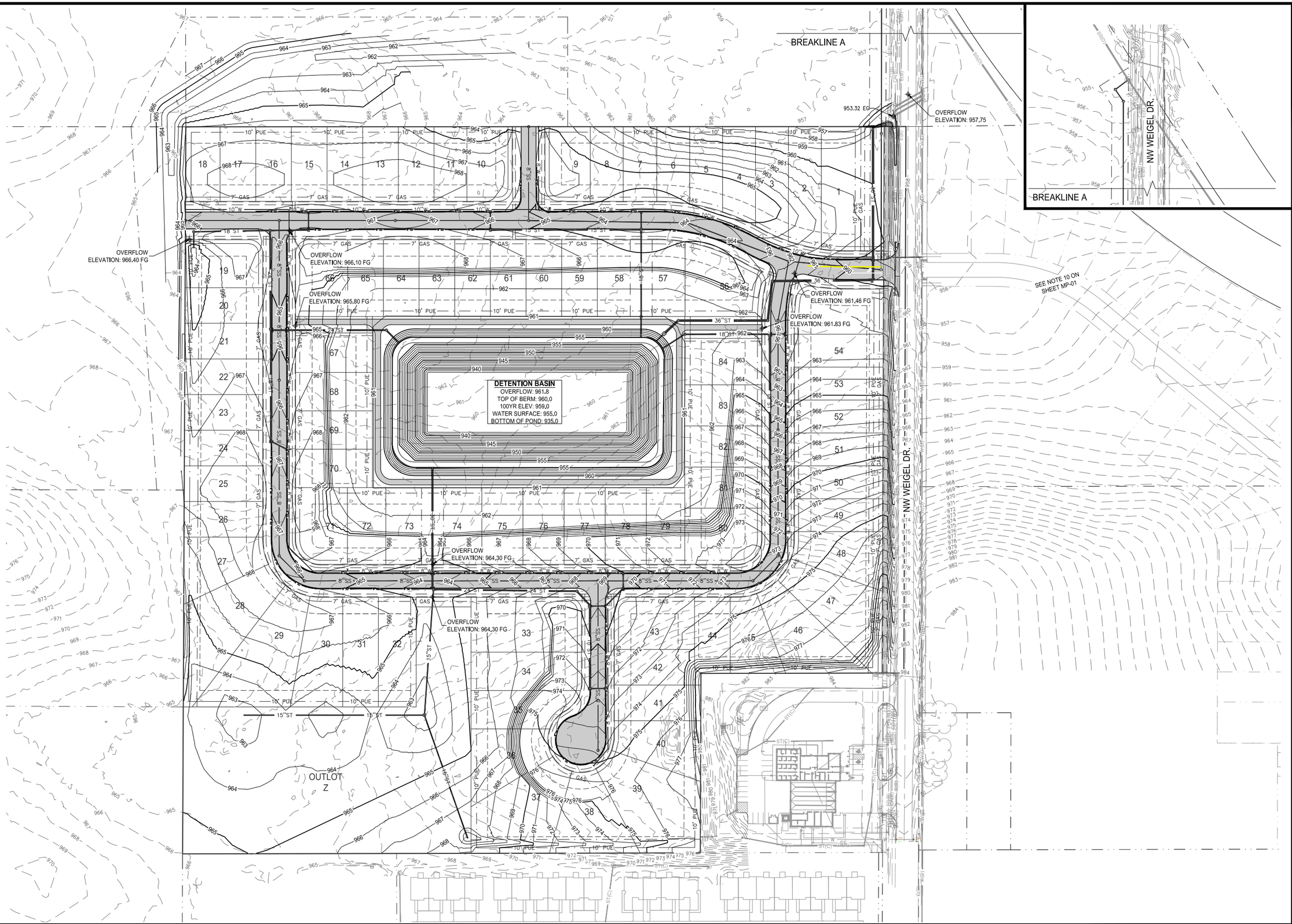
ENGINEER	DRAWN BY	CHECKED BY
J. BECKER	B. FLAHERTY	####

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - GENERAL LAYOUT

P:\2024006831\04-DRAWINGS\CIVIL\PLAT\[2024006831_GENERAL LAYOUT.DWG]

DRAWING NO.
MP-04



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Coralville,IA | Council Bluffs,IA
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IOWA CERTIFICATE OF AUTHORITY NO. 26887

N

0 40' 80' 160'
GRAPHIC SCALE

ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024006831

ENGINEER	DRAWN BY	CHECKED BY
J. BECKER	B. FLAHERTY	####

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - GRADING PLAN

P:\2024\006831\04-DRAWINGS\CIVIL\PUD\2024006831_GRADING.DWG

DRAWING NO.
MP-05

SINGLE FAMILY PRODUCT EXAMPLES



Figure 1



Figure 2



Figure 3



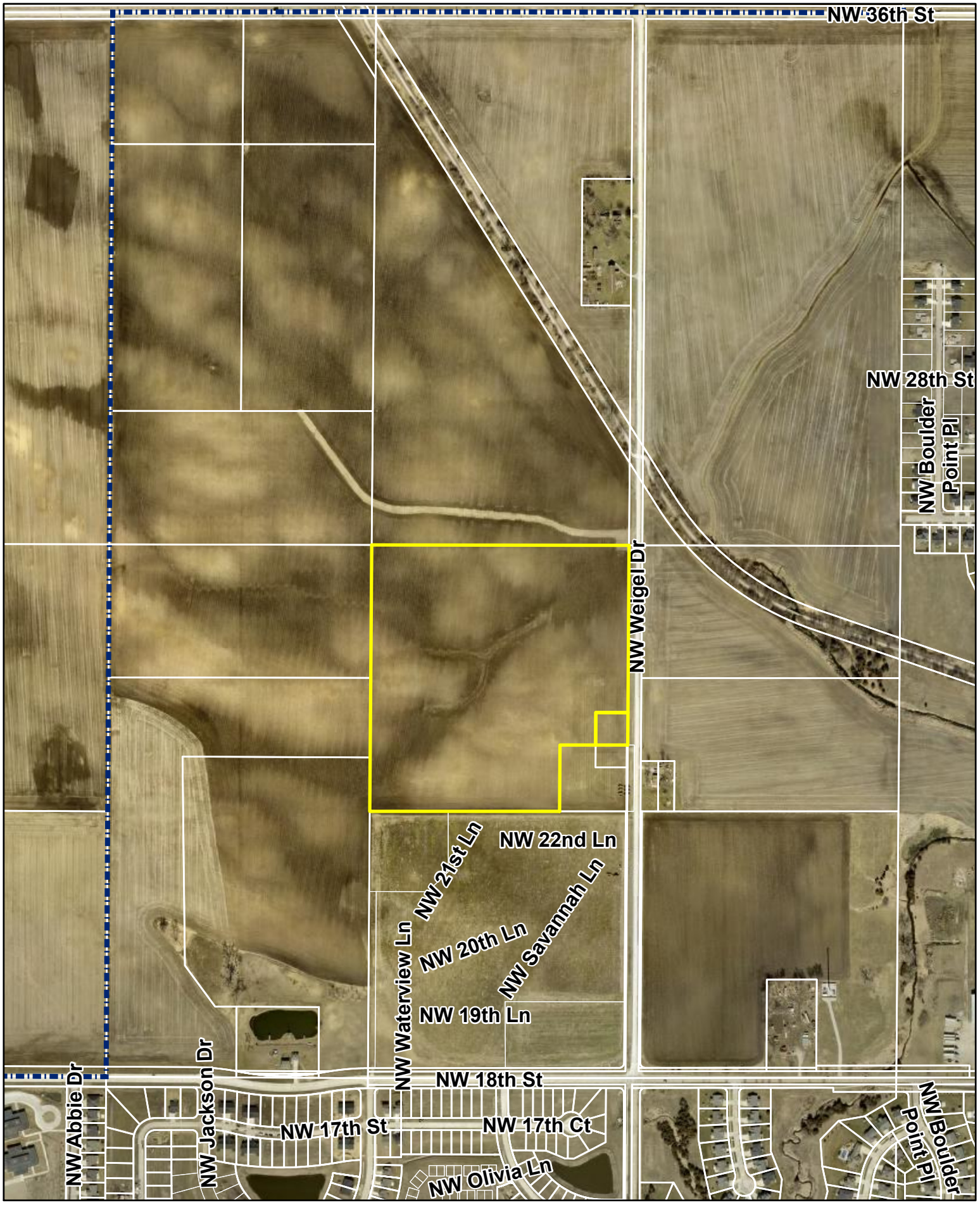
Figure 4



Figure 5



Figure 6



N

1 inch = 605 feet

Date: 5/1/2025

North Grove PUD Rezoning
Aerial Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 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 2234 An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 197, Zoning Regulations.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED
Ordinance – 2nd 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 accept second consideration of ORDINANCE 2234.

ATTACHMENTS

1. Current Ordinance
2. Proposed Ordinance

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 2234

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

August 4, 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 2235 An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 41, Public Health and Safety.

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Ordinance – 1st Reading
LEGAL

EXECUTIVE SUMMARY

Currently, vape products are not covered by the Smokefree Air Act and city staff have been having ongoing issues with vaping at some of our facilities, leagues and special events. Aligning e-cigarettes and vaping restrictions with existing smoking bans will help streamline enforcement, better uphold public health standards, and ensure a consistent, clear message that prioritizes the well-being of all patrons visiting city facilities.

Despite common misconceptions, e-cigarettes and vaping devices emit aerosols that contain harmful chemicals, including nicotine, heavy metals, and fine particles that pose health risks to both users and bystanders. Numerous studies have shown that secondhand exposure to these substances can have adverse health effects, particularly for vulnerable populations such as children, the elderly, and individuals with respiratory conditions.

Treating vaping differently from smoking undermines the intent of clean air policies and creates enforcement challenges. Allowing vaping in spaces where smoking is banned can lead to confusion, inconsistent policy application, and increased difficulty in monitoring compliance. Moreover, the visual similarity between vaping and smoking can renormalize nicotine use and send mixed messages about public health priorities, particularly to young people, who are increasingly drawn to vaping products.

Additional CDC support includes:

- In the United States, youth use e-cigarettes, or vapes, more than any other tobacco product.
- No tobacco products, including e-cigarettes, are safe, especially for children, teens, and young adults.
- Most e-cigarettes contain nicotine, which is highly addictive. Nicotine can harm the parts of an

adolescent's brain that control attention, learning, mood, and impulse control.

- E-cigarette marketing, the availability of flavored products, social influences, and the effects of nicotine can influence youth to start or continue vaping.
- Most middle and high school students who vape want to quit.
- Many people have an important role in protecting youth from vaping, including parents and caregivers, educators and school administrators, healthcare providers, and community partners.
- States and local communities can implement evidence-based policies, programs, and services to reduce youth vaping.

CITY MANAGER/STAFF RECOMMENDATIONS:

Amend City policy to explicitly prohibit the use of e-cigarettes and vaping products in all areas where smoking is currently banned.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to accept first consideration of ORDINANCE 2235.

ATTACHMENTS

1. Ord - Smoking prohibited
2. Chapter 41.15

ORDINANCE

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS RELATED TO CHAPTER 41, PUBLIC HEALTH AND SAFETY

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

SECTION 1. SECTION MODIFIED: That Section 41.15 of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

41.15 SMOKING PROHIBITED.

1. Definition. "Electronic smoking device" means any product containing or delivering nicotine (e.g., Electronic Nicotine Delivery System or ENDS) or any other substance intended for human consumption that can be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other product name or descriptor.
2. It is unlawful for any person to smoke or to carry any lighted cigar, pipe, cigarette, or electronic smoking device in any motor bus, or in a building area, or any other place in the City where the owner or the person in charge thereof has caused to be displayed a sign reading "No Smoking Municipal Ordinance." Such sign shall be placed so that it is clearly visible to the passengers of such bus or the occupants of such building area or place.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED at Ankeny, Iowa, this 2nd day of September, 2025.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE 12th DAY OF SEPTEMBER, 2025

1st Con 8/4/25
2nd Con 8/18/25
3rd Con 9/2/25

41.15 SMOKING PROHIBITED.
It is unlawful for any person to smoke or to carry any lighted cigar, pipe, or cigarette in any motor bus, or in a building area, or any other place in the City where the owner or the person in charge thereof has caused to be displayed a sign reading “No Smoking Municipal Ordinance.” Such sign shall be placed so that it is clearly visible to the passengers of such bus or the occupants of such building area or place.

ANKENY CITY COUNCIL

Ankeny City Council Agenda

August 4, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME
$1,356,000 Water Revenue Capital Loan Notes, Series 2025

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The City Council held a public meeting and hearing on the proposal to initiate proceedings for a Loan and Disbursement Agreement with the Iowa Finance Authority, in an amount not to exceed $1,356,000 Water Revenue Capital Loan Notes, Series 2025. The funding will support the SW Walnut Street and SW Ordnance Road Water Main Improvements project included in the 2025 Capital Improvement Program.

The Council's final action is to approve the Loan and Disbursement Agreement and the associated Tax Exemption Certificate.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Ankeny and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $1,356,000 Water Revenue Capital Loan Notes, Series 2025, of the City of Ankeny, State of Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of the Notes; approval of Tax Exemption Certificate.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The $1,356,000 Water Revenue Capital Loan Notes, Series 2025 will be payable from and secured by the net revenues of the Water Utility.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to adopt RESOLUTION approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Ankeny and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $1,356,000 Water Revenue Capital Loan Notes, Series 2025, of the City of Ankeny, State of Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of the Notes; approval of Tax Exemption Certificate.

ATTACHMENTS

1. Resolution
2. Loan and Disbursement Agreement
3. Tax Exemption Certificate

Council Member _____ introduced the following Resolution entitled "A RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AND DISBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ANKENY AND THE IOWA FINANCE AUTHORITY, AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF $1,356,000 WATER REVENUE CAPITAL LOAN NOTES, SERIES 2025, OF THE CITY OF ANKENY, STATE OF IOWA, UNDER THE PROVISIONS OF THE CODE OF IOWA, AND PROVIDING FOR A METHOD OF PAYMENT OF THE NOTES; APPROVAL OF TAX EXEMPTION CERTIFICATE", 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

A RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AND DISBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ANKENY AND THE IOWA FINANCE AUTHORITY, AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF $1,356,000 WATER REVENUE CAPITAL LOAN NOTES, SERIES 2025, OF THE CITY OF ANKENY, STATE OF IOWA, UNDER THE PROVISIONS OF THE CODE OF IOWA, AND PROVIDING FOR A METHOD OF PAYMENT OF THE NOTES; APPROVAL OF TAX EXEMPTION CERTIFICATE

WHEREAS, the City Council of the City of Ankeny, State of Iowa, sometimes hereinafter referred to as the "Issuer", has heretofore established charges, rates and rentals for services which are and will continue to be collected as system revenues of the Municipal Water Utility, sometimes hereinafter referred to as the "System", and the Net Revenues thereof are available for the payment of Water Revenue Capital Loan Notes, Series 2025, subject to the following premises; and

WHEREAS, Issuer proposes to issue its Water Revenue Capital Loan Notes, Series 2025, to the extent of $1,356,000 for the purpose of defraying the costs of the Project as set forth in Section 3 of this Resolution; and, it is deemed necessary and advisable and in the best interests of the City that a form of Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority, be approved and authorized; and

WHEREAS, there have been heretofore issued certain Water Revenue Bonds and Capital Loan Notes, part of which remain outstanding and a lien on the Net Revenues of the System (the "Outstanding Obligations"); and

WHEREAS, in the Prior Bond Resolutions authorizing the issuance of the Outstanding Obligations it is provided that Additional Obligations may be issued on a parity with the Outstanding Obligations, for the costs of future improvements and extensions to the System, provided that there has been procured and placed on file with the Clerk, a statement complying with the conditions and limitations therein imposed upon the issuance of said parity notes or bonds; and

WHEREAS, a statement of PFM Financial Advisors LLC, an Independent Financial Consultant not in the regular employ of Issuer, has been placed on file in the office of the Clerk, showing the conditions and limitations of the Prior Bond Resolutions, with regard to the sufficiency of the Net Revenues of the System to permit the issuance of Additional Obligations ranking on a parity with the Outstanding Obligations to have been met and satisfied as required; and

WHEREAS, the notice of intention of Issuer to take action for the issuance of not to exceed $1,356,000 Water Revenue Capital Loan Notes has heretofore been duly published and

no objections to such proposed action have been filed; and the Issuer desires to proceed with the issuance of $1,356,000 Water Revenue Capital Loan Notes, Series 2025.

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

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

- "Additional Obligations" shall mean any water revenue bonds or notes or other obligations issued on a parity with the Notes in accordance with the provisions of this Resolution.

- "Agreement" shall mean a Loan and Disbursement Agreement dated as of the Closing between the City and the Original Purchaser, relating to the Loan made to the City under the Program. Defined terms in the Agreement as incorporated herein.

- "Clerk" shall mean the City Clerk, or such other officer of the successor Governing Body as shall be charged with substantially the same duties and responsibilities.

- "Closing" shall mean the date of delivery of the Note to the Original Purchaser and the funding of the Loan by the Program.

- "Corporate Seal" shall mean the official seal of Issuer adopted by the Governing Body.

- "Fiscal Year" shall mean the twelve-month period beginning on July 1 of each year and ending on the last day of June of the following year, or any other consecutive twelve-month period adopted by the Governing Body or by law as the official accounting period of the System; provided, that the requirements of a fiscal year as expressed in this Resolution shall exclude any payment of principal or interest falling due on the first day of the fiscal year and include any payment of principal or interest falling due on the first day of the succeeding fiscal year.

- "Governing Body" shall mean the City Council of the City, or its successor in function with respect to the operation and control of the System.

- "Independent Auditor" shall mean an independent firm of certified public accountants or the Auditor of State.

- "Issuer" and "City" shall mean the City of Ankeny, State of Iowa.

- "Loan" shall mean the principal amount allocated by the Original Purchaser to the City under the Program, equal in amount to the principal amount of the Notes.

• "Net Revenues" shall mean gross earnings of the System after deduction of Current Expenses; "Current Expenses" shall mean and include the reasonable and necessary cost of operating, maintaining, repairing and insuring the System, including purchases at wholesale, if any, salaries, wages, and costs of materials and supplies but excluding depreciation and principal of and interest on the Notes and any Parity Obligations or payments to the various funds established herein; capital costs, depreciation and interest or principal payments are not System expenses.

• "Notes" or "Note" shall mean $1,356,000 Water Revenue Capital Loan Notes, Series 2025, authorized to be issued by this Resolution.

• "Original Purchaser" shall mean the Iowa Finance Authority, as the purchaser of the Notes from Issuer at the time of their original issuance.

• "Outstanding Obligations" shall mean the portions of the following Water Revenue Bonds or Notes which are still outstanding and unpaid, and remain a lien on the Net Revenues of the System, including:

$1,605,000 Water Revenue Bonds, Series 2017B, dated May 31, 2017;

$5,990,000 Water Revenue Bonds, Series 2018B, dated May 30, 2018;

$5,090,000 Water Revenue Bonds, Series 2019B dated May 28, 2019;

$3,375,000 Water Revenue Bonds, Series 2020B dated June 9, 2020;

$2,865,000 Water Revenue Capital Loan Notes, Series 2021 dated April 23, 2021;

$5,783,000 Water Revenue Capital Loan Notes, Series 2023A dated April 21, 2023;

$3,248,000 Water Revenue Capital Loan Notes, Series 2023C dated May 19, 2023;

$11,103,000 Water Revenue Capital Loan Notes, Series 2023D dated December 22, 2023; and

$3,780,000 Water Revenue Bonds, Series 2024B dated June 20, 2024.

• "Parity Obligations" shall mean bonds or notes payable solely from the Net Revenues of the System on an equal basis with the Notes herein authorized to be issued, and shall include Additional Obligations as authorized to be issued under the terms of this Resolution and the Outstanding Obligations.

• "Paying Agent" shall be the Treasurer, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein as Issuer's

agent to provide for the payment of principal of and interest on the Notes as the same shall become due.

- "Permitted Investments" shall mean:

  - direct obligations of (including obligations issued or held in book entry form on the books of) the Department of the Treasury of the United States of America;

  - cash (insured at all times by the Federal Deposit Insurance Corporation or otherwise collateralized with obligations described in the above paragraph);

  - obligations of any of the following federal agencies which obligations represent full faith and credit of the United States of America, including:

    - Export - Import Bank
    - Farm Credit System Financial Assistance Corporation
    - USDA - Rural Development
    - General Services Administration
    - U.S. Maritime Administration
    - Small Business Administration
    - Government National Mortgage Association (GNMA)
    - U.S. Department of Housing & Urban Development (PHA's)
    - Federal Housing Administration

  - repurchase agreements whose underlying collateral consists of the investments set out above if the Issuer takes delivery of the collateral either directly or through an authorized custodian. Repurchase agreements do not include reverse repurchase agreements;

  - senior debt obligations rated "AAA" by Standard & Poor's Corporation (S&P) or "Aaa" by Moody's Investors Service Inc. (Moody's) issued by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation;

  - U.S. dollar denominated deposit accounts, federal funds and banker's acceptances with domestic commercial banks which have a rating on their short-term certificates of deposit on the date of purchase of "A-1" or "A-1+" by S&P or "P-1" by Moody's and maturing no more than 360 days after the date of purchase (ratings on holding companies are not considered as the rating of the bank);

  - commercial paper which is rated at the time of purchase in the single highest classification, "A-1+" by S&P or "P-1" by Moody's and which matures not more than 270 days after the date of purchase;

■ investments in a money market fund rated "AAAm" or "AAAm-G" or better by S&P;

■ pre-refunded Municipal Obligations, defined as any bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice; and (a) which are rated, based on an irrevocable escrow account or fund (the "escrow"), in the highest rating category of S&P or Moody's or any successors thereto; or (b)(i) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or direct obligations of the Department of the Treasury of the United States of America, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate; and (ii) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates specified in the irrevocable instructions referred to above, as appropriate;

■ tax exempt bonds as defined and permitted by section 148 of the Internal Revenue Code and applicable regulations and only if rated within the two highest classifications as established by at least one of the standard rating services approved by the superintendent of banking by rule adopted pursuant to chapter 17A Code of Iowa;

■ an investment contract rated within the two highest classifications as established by at least one of the standard rating services approved by the superintendent of banking by rule adopted pursuant to chapter 17A Code of Iowa; and

■ Iowa Public Agency Investment Trust.

• "Prior Bond Resolution(s)" shall mean the resolution(s) of the City Council authorizing the issuance of the Outstanding Obligations.

• "Program" shall mean the Iowa Drinking Water Facilities Financing Program undertaken by the Original Purchaser.

• "Project" shall mean 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 Ordnance Road.

- "Project Fund" shall mean the account into which the proceeds of the Loan and Note shall be allocated and held to pay Project costs.

- "Rebate Fund" shall mean the fund so defined in and established pursuant to the Tax Exemption Certificate.

- "Registrar" shall mean the Treasurer, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Notes. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Notes.

- "Reserve Fund Requirement" shall mean an amount equal to the lesser of (a) the maximum annual amount of the principal and interest coming due on the Notes and Parity Obligations; (b) 10% of the stated principal amount of the Notes and Parity Obligations, or (c) 125% of the average annual principal and interest coming due on the Notes and Parity Obligations. For purposes of this definition: (1) "issue price" shall be substituted for "stated principal amount" for issues with original issue discount or original issue premium of more than a de minimus amount and (2) stated principal amount shall not include any portion of an issue refunded or advance refunded by a subsequent issue.

- "Resolution" shall mean this resolution authorizing the issuance of the Notes.

- "System" shall mean the municipal water utility of the Issuer and all properties of every nature hereinafter owned by the Issuer comprising part of or used as a part of the System, including all water treatment facilities, storage facilities, pumping stations and all related property and improvements and extensions made by Issuer while any of the Notes or Parity Obligations remain outstanding; all real and personal property; and all appurtenances, contracts, leases, franchises and other intangibles.

- "Tax Exemption Certificate" shall mean the Tax Exemption Certificate executed by the Treasurer and delivered at the time of issuance and delivery of the Notes.

- "Treasurer" shall mean the Administrative Services Director, or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Notes issued hereunder.

- "Yield Restricted" shall mean required to be invested at a yield that is not materially higher than the yield on the Notes under section 148(a) of the Internal Revenue Code or regulations issued thereunder.

Section 2. Authority. The Agreement and the Notes authorized by this Resolution shall be issued pursuant to Sections 384.24A and 384.83 of the Code of Iowa, and in compliance with all applicable provisions of the Constitution and laws of the State of Iowa. The Agreement shall be substantially in the form attached to this Resolution and is authorized to be executed and issued on behalf of the Issuer by the Mayor and attested by the Clerk.

Section 3. Authorization and Purpose. There are hereby authorized to be issued, negotiable, serial, fully registered Revenue Notes of the City, in the County of Polk, State of Iowa, each to be designated as "Water Revenue Capital Loan Notes, Series 2025", in the aggregate amount of $1,356,000 for the purpose of paying costs of the Project. The City Council, pursuant to Sections 384.24A and 384.83 of the Code of Iowa, hereby finds and determines that it is necessary and advisable to issue said Notes authorized by the Agreement and this Resolution.

Section 4. Source of Payment. The Notes herein authorized, Parity Obligations, and the interest thereon shall be payable solely and only out of the Net Revenues of the System and shall be a first lien on the future Net Revenues of the System. The Notes shall not be general obligations of the Issuer nor shall they be payable in any manner by taxation and the Issuer shall be in no manner liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Notes.

Section 5. Note Details. Water Revenue Capital Loan Notes, Series 2025 of the City in the amount of $1,356,000 shall be issued to evidence the obligations of the Issuer under the Agreement pursuant to the provisions of Sections 384.24A and 384.83 of the Code of Iowa for the aforesaid purpose. The Notes shall be designated "WATER REVENUE CAPITAL LOAN NOTES, SERIES 2025", be dated the date of delivery, and bear interest at the rate of 3.12% per annum from the date of each advancement made under the Agreement, until payment thereof, at the office of the Paying Agent, said interest payable on December 1, 2025 and semi-annually thereafter on the 1st day of June and December in each year until maturity as set forth on the Debt Service Schedule attached to the Agreement as Exhibit A and incorporated herein by this reference. As set forth on said Debt Service Schedule, principal shall be payable on June 1, 2026 and annually thereafter on the 1st day of June in the amounts set forth therein until principal and interest are fully paid, except that the final installment of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2045. Notwithstanding the foregoing or any other provision hereof, principal and interest shall be payable as shown on said Debt Service Schedule until completion of the Project, at which time the final Debt Service Schedule shall be determined by the Program based upon actual advancements, final costs and completion of the Project, all as provided in the administrative rules governing the Program. Payment of principal and interest on the Notes shall at all times conform to said Debt Service Schedule and the rules of the Program.

The Notes shall be executed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the Clerk, and impressed or imprinted with the seal of the City and shall be fully registered as to both principal and interest as provided in this Resolution; principal, interest and premium, if any shall be payable at the office of the Paying Agent by mailing of a check, wire transfer or automated clearing house system transfer to the registered owner of the Note. The Notes may be in the denomination of $1,000 or multiples thereof and shall at the request of the Original Purchaser be initially issued as a single Note in the denomination of $1,356,000 and numbered R-1.

Section 6. Initiation Fee and Servicing Fee. In addition to the payment of principal of and interest on the Notes, the Issuer also agrees to pay the Initiation Fee and the Servicing Fee as defined and in accordance with the terms of the Agreement.

Section 7. Redemption. The Notes are subject to optional redemption at a price of par plus accrued interest (i) on any date upon receipt of written consent of the Original Purchaser or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Notes may be made from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot, by giving not less than thirty (30) days' notice of redemption by certified or registered mail to the Original Purchaser (or any other registered owner of the Note). The terms of redemption shall be par, plus accrued interest to date of call. The Notes are also subject to mandatory redemption as set forth Section 5 of the Agreement.

Section 8. Registration of Notes; Appointment of Registrar; Transfer; Ownership; Delivery; and Cancellation.

a) Registration. The ownership of Notes may be transferred only by the making of an entry upon the books kept for the registration and transfer of ownership of the Notes, and in no other way. The Treasurer is hereby appointed as Note Registrar under the terms of this Resolution. Registrar shall maintain the books of the Issuer for the registration of ownership of the Notes for the payment of principal of and interest on the Notes as provided in this Resolution. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code, subject to the provisions for registration and transfer contained in the Notes and in this Resolution.

b) Transfer. The ownership of any Note may be transferred only upon the Registration Books kept for the registration and transfer of Notes and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple individuals, of all such transferees). In the event that the address of the registered owner of a Note (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Note, a new fully registered Note, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Note, and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

c) Registration of Transferred Notes. In all cases of the transfer of the Notes, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Notes, in accordance with the provisions of this Resolution.

d) Ownership. As to any Note, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Notes and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative.

All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note, including the interest thereon, to the extent of the sum or sums so paid.

e) Cancellation. All Notes which have been redeemed shall not be reissued but shall be cancelled by the Registrar. All Notes which are cancelled by the Registrar shall be destroyed and a Certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Notes to the Issuer.

f) Non-Presentment of Notes. In the event any payment check, wire, or electronic transfer of funds representing payment of principal of or interest on the Notes is returned to the Paying Agent or if any note is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Notes shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Notes shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Notes who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Notes. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Notes of whatever nature shall be made upon the Issuer.

Section 9. Reissuance of Mutilated, Destroyed, Stolen or Lost Notes. In case any outstanding Note shall become mutilated or be destroyed, stolen or lost, the Issuer shall at the request of Registrar authenticate and deliver a new Note of like tenor and amount as the Note so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Note to Registrar, upon surrender of such mutilated Note, or in lieu of and substitution for the Note destroyed, stolen or lost, upon filing with the Registrar evidence satisfactory to the Registrar and Issuer that such Note has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Registrar and Issuer with satisfactory indemnity and complying with such other reasonable regulations as the Issuer or its agent may prescribe and paying such expenses as the Issuer may incur in connection therewith.

Section 10. Record Date. Payments of principal and interest, otherwise than upon full redemption, made in respect of any Note, shall be made to the registered holder thereof or to their designated Agent as the same appear on the books of the Registrar on the 15th day of the month preceding the payment date. All such payments shall fully discharge the obligations of the Issuer in respect of such Notes to the extent of the payments so made.

Section 11. Execution, Authentication and Delivery of the Notes. Upon the adoption of this Resolution, the Mayor and Clerk shall execute and deliver the Notes to the Registrar, who shall authenticate the Notes and deliver the same to or upon order of the Original Purchaser. No

Note shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder unless the Registrar shall duly endorse and execute on such Note a Certificate of Authentication substantially in the form of the Certificate herein set forth. Such Certificate upon any Note executed on behalf of the Issuer shall be conclusive evidence that the Note so authenticated has been duly issued under this Resolution and that the holder thereof is entitled to the benefits of this Resolution.

Section 12. Right to Name Substitute Paying Agent or Registrar. Issuer reserves the right to name a substitute, successor Registrar or Paying Agent upon giving prompt written notice to each registered noteholder.

Section 13. Form of Note. The Note shall be printed in substantial compliance with standards proposed by the American Standards Institute substantially in the form as follows:

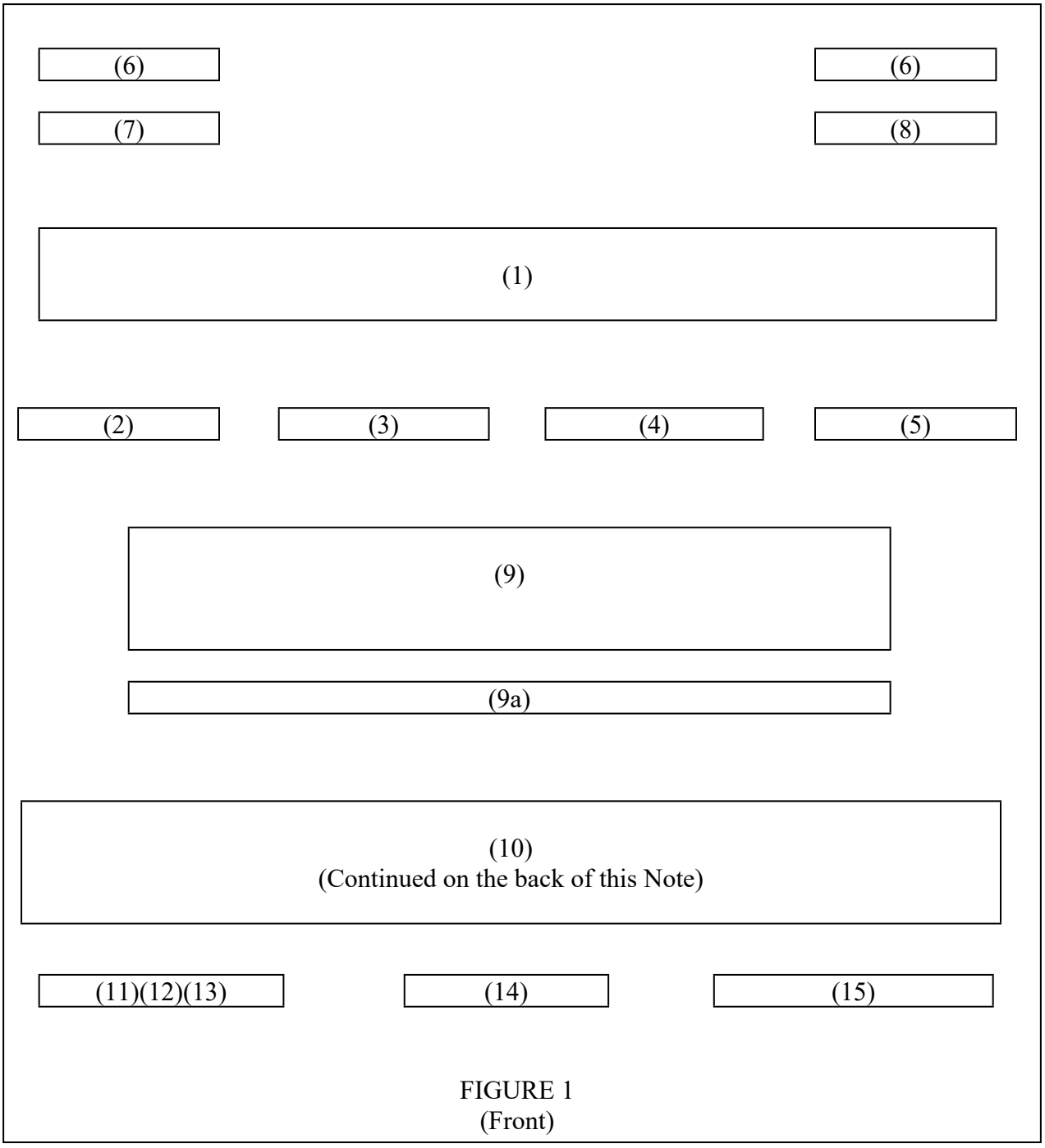


FIGURE 1
(Front)

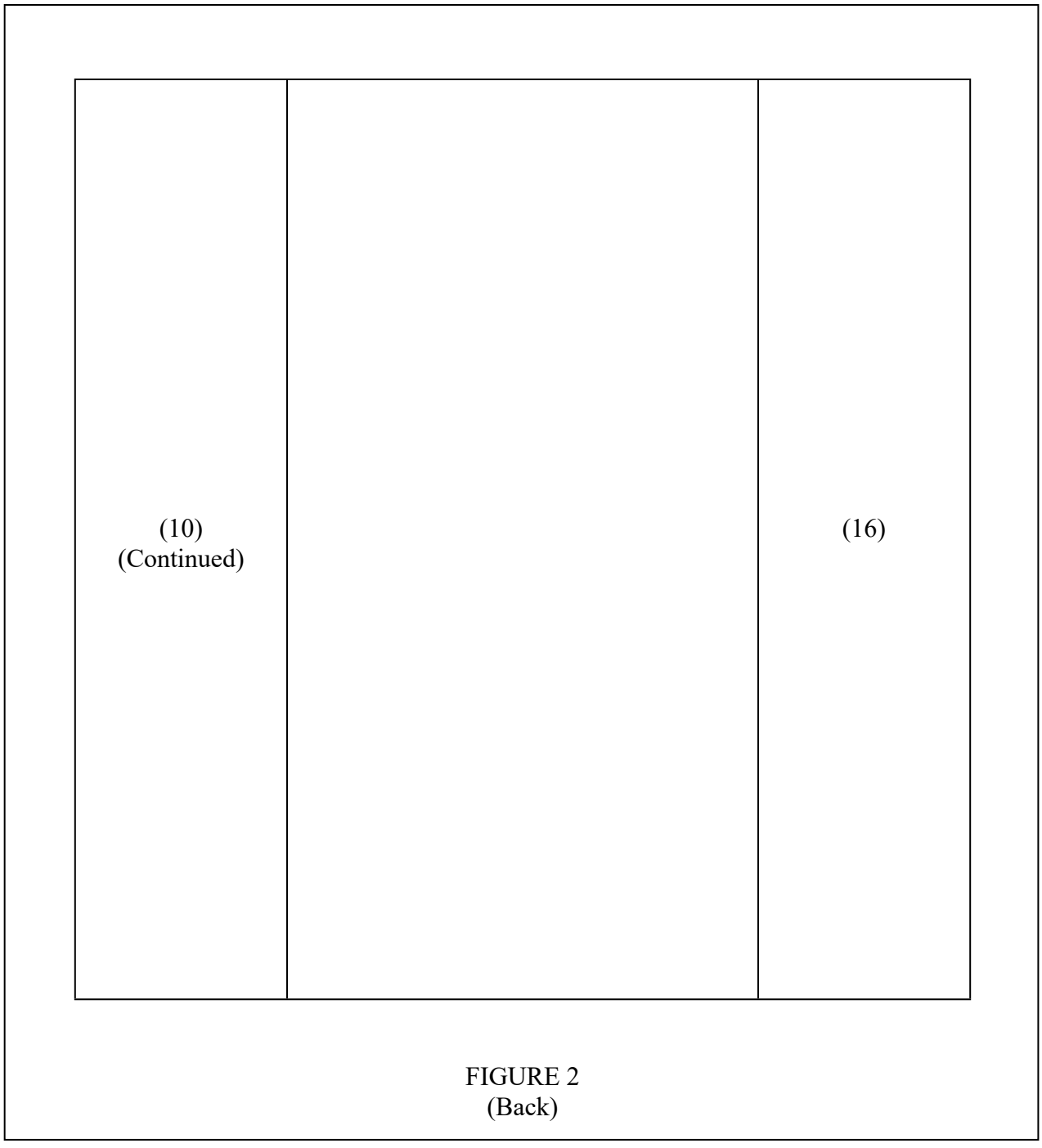


FIGURE 2
(Back)

The text of the Notes to be located thereon at the item numbers shown shall be as follows:

Item 1, figure 1= "STATE OF IOWA"
"COUNTY OF POLK"
"CITY OF ANKENY"
"WATER REVENUE CAPITAL LOAN NOTES"
"SERIES 2025"

Item 2, figure 1= Rate: 3.12%
Item 3, figure 1= Maturity: June 1, 2045
Item 4, figure 1= Note Date: August 22, 2025
Item 6, figure 1= "Registered"
Item 7, figure 1= Certificate No. R-1
Item 8, figure 1= Principal Amount: $1,356,000

Item 9, figure 1 = The City of Ankeny, State of Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

IOWA FINANCE AUTHORITY

Item 10, figure 1 = or registered assigns, the principal sum of (principal amount written out) in lawful money of the United States of America, on the maturity dates and in the principal amounts set forth on the Debt Service Schedule attached hereto and incorporated herein by this reference, with interest on said sum from the date of each advancement made under a certain Loan and Disbursement Agreement dated as of the date hereof until paid at the rate of 3.12% per annum, payable on December 1, 2025, and semi-annually thereafter on the 1st day of June and December in each year. As set forth on said Debt Service Schedule, principal shall be payable on June 1, 2026 and annually thereafter on the first day of June in the amounts set forth therein until principal and interest are fully paid, except that the final installment of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2045. Notwithstanding the foregoing or any other provision hereof, principal and interest shall be payable as shown on said Debt Service Schedule until completion of the Project, at which time the final Debt Service Schedule shall be determined by the Program and attached hereto based upon actual advancements, final costs and completion of the Project, all as provided in the administrative rules governing the Iowa Drinking Water Facilities Financing Program. Payment of principal and interest of this Note shall at all times conform to said Debt Service Schedule and the rules of the Drinking Water State Revolving Fund Program.

Interest and principal shall be paid to the registered holder of the Note as shown on the records of ownership maintained by the Registrar as of the 15th day of the month next preceding such interest payment date. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

This Note is issued pursuant to the provisions of Sections 384.24A and 384.83 of the Code of Iowa, as amended, for the purpose of paying 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 Ordnance Road, and evidences amounts payable under a certain Loan and Disbursement Agreement dated as of the date hereof, in conformity to a Resolution of the City Council of said City duly passed and approved. For a complete statement of the revenues and funds from which and the conditions under which this Note is payable, a statement of the conditions under which Additional Obligations of equal standing may be issued, and the general covenants and provisions pursuant to which this Note is issued, reference is made to the above-described Loan and Disbursement Agreement and Resolution.

This Note is subject to optional redemption at a price of par plus accrued interest (i) on any date upon receipt of written consent of the Iowa Finance Authority or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of this Note may be made from any funds regardless of source, in whole or from time to time in part, in any order of maturity, by lot by giving thirty (30) days' notice of redemption by certified or registered mail, to the Iowa Finance Authority (or any other registered owner of the Note). This Note is also subject to mandatory redemption as set forth in Section 5 of the Agreement.

Ownership of this Note may be transferred only by transfer upon the books kept for such purpose by the Treasurer, the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Note at the office of the Registrar, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered Noteholders of such change. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.83(5) of the Code of Iowa, subject to the provisions for registration and transfer contained in the Resolution.

This Note and the series of which it forms a part, other Outstanding Obligations ranking on a parity therewith and any Additional Obligations which may be hereafter issued and outstanding from time to time on a parity with the Note, as provided in the Resolution and Loan and Disbursement Agreement of which notice is hereby given and which are hereby made a part hereof, are payable from and secured by a pledge of the Net Revenues of the municipal water utility (the "System"), as defined and provided in the Resolution. There has heretofore been established and the City covenants and agrees that it will maintain just and equitable rates or charges for the use of and service rendered by the System in each year for the payment of the proper and reasonable expenses of operation and maintenance of the System and for the establishment of a sufficient sinking fund to meet the principal of and interest on this series of Notes, other Outstanding Obligations, and Additional Obligations ranking on a parity therewith, as the same become due. This Note is not payable in any manner by taxation and under no circumstances shall the City be in any manner liable by reason of the failure of the Net Revenues to be sufficient for the payment hereof.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Note, have been existent, had, done and performed as required by law.

IN TESTIMONY WHEREOF, the City by its City Council has caused this Note to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its Clerk, with the seal of the City printed or impressed hereon, and authenticated by the manual signature of an authorized representative of the Registrar, the Treasurer of the City of Ankeny, State of Iowa, all as of the 22nd day of August, 2025.

Item 11, figure 1 = Date of authentication: August 22, 2025
Item 12, figure 1 = This is one of the Notes described in the within mentioned Resolution, as registered by the City Treasurer

CITY TREASURER, Registrar

By: _____
Registrar

Item 13, figure 1 = Registrar and Transfer Agent: Treasurer
Paying Agent: Treasurer

SEE REVERSE FOR CERTAIN DEFINITIONS

Item 14, figure 1 = (Seal)
Item 15, figure 1 = (Signature Block)

CITY OF ANKENY, STATE OF IOWA

By: _____ (manual or facsimile signature)
Mayor
ATTEST:

By: _____ (manual or facsimile signature)
City Clerk

Item 16, figure 1 = (Assignment Block)
(Information Required for Registration)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Note and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Note on the books kept for registration of the within Note, with full power of substitution in the premises.

Dated: _____

_____

_____
(Person(s) executing this Assignment sign(s) here)

SIGNATURE)
GUARANTEED)_____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the certificate(s) or note(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____
Address of Transferee(s) _____
Social Security or Tax Identification
Number of Transferee(s) _____
Transferee is a(n):

Individual*	_____	Corporation	_____
Partnership	_____	Trust	_____

*If the Note is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Note, shall be construed as though written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with rights of survivorship and not as tenants in common
IA UNIF TRANS MIN ACT - ..... Custodian .....
(Cust) (Minor)
Under Iowa Uniform Transfers to Minors Act.....
(State)

(End of form of Note)

Section 14. Equality of Lien. The timely payment of principal of and interest on the Notes and Parity Obligations shall be secured equally and ratably by the Net Revenues of the System without priority by reason of number or time of sale or delivery; and the Net Revenues of the System are hereby irrevocably pledged to the timely payment of both principal and interest as the same become due.

Section 15. Application of Note Proceeds – Project Fund. Proceeds of the Notes shall be credited to the Project Fund and expended therefrom for the purposes of issuance.

Any amounts on hand in the Project Fund shall be available for the payment of the principal of or interest on the Notes at any time that other funds of the System shall be insufficient to the purpose, in which event such funds shall be repaid to the Project Fund at the earliest opportunity. Any balance on hand in the Project Fund and not immediately required for its purposes may be invested not inconsistent with limitations provided by law, the Internal Revenue Code and this Resolution.

Section 16. User Rates. There has heretofore been established and published as required by law, just and equitable rates or charges for the use of the service rendered by the System. The rates or charges shall be paid by the owner of each and every lot, parcel of real estate, or building that is connected with and uses the System, by or through any part of the System or that in any way uses or is served by the System. So long as the Bonds are outstanding and unpaid the rates or charges to consumers of services of the System shall be sufficient in each year for the payment of the proper and reasonable expenses of operation and maintenance of the System and for the payment of principal and interest on the Bonds and Parity Obligations and obligations as the same fall due, and to provide for the creation of reserves as hereinafter provided.

Any revenues paid and collected for the use of the System and its services by the Issuer or any department, agency or instrumentality of the Issuer shall be used and accounted for in the same manner as any other revenues derived from the operations of the System.

Section 17. Application of Revenues. From and after the delivery of any Notes, and as long as any of the Notes or Parity Obligations shall be outstanding and unpaid either as to principal or as to interest, or until all of the Notes and Parity Obligations then outstanding shall have been discharged and satisfied in the manner provided in this Resolution, the entire income

and revenues of the System shall be deposited as collected in a fund to be known as the Water Revenue Fund (the "Revenue Fund"), and shall be disbursed only as follows:

The provisions in the Prior Bond Resolutions, whereby there was created and is to be maintained a Water Revenue Note Principal and Interest Sinking Fund, and for the monthly payment into said fund from the future Net Revenues of the System such portion thereof as will be sufficient to meet the principal and interest of the Outstanding Obligations, are hereby ratified and confirmed, and all such provisions inure to and constitute the security for the payment of the principal and interest on Notes hereby authorized to be issued; provided, however, that the amounts to be set aside and paid into the Water Revenue Note Principal and Interest Sinking Fund in equal monthly installments from the earnings shall be sufficient to pay the principal and interest due each year, not only on the Outstanding Obligations, but also the principal and interest of the Notes herein authorized to be issued and to maintain a reserve therefor, as required. Except as may be otherwise provided in the Prior Note Resolution, proceeds of the Notes or other funds may be invested in Permitted Investments.

Nothing in this Resolution shall be construed to impair the rights vested in the Outstanding Obligations. The amounts herein required to be paid into the various funds named in this Section shall be inclusive of payments required in respect to the Outstanding Obligations. The provisions of the legislation authorizing the Outstanding Obligations and the provisions of this Resolution are to be construed wherever possible so that the same will not be in conflict. In the event such construction is not possible, the provisions of the resolution first adopted shall prevail until such time as the notes or bonds authorized by said resolution have been paid in full or otherwise satisfied as therein provided at which time the provisions of this Resolution shall again prevail.

So long as the Notes or Parity Obligations remain outstanding and unpaid the same are discharged and satisfied in the manner provided in this Resolution, the entire income and revenues of the system shall be deposited and collected in a fund to be known as the Revenue Fund, and shall be disbursed only as follows:

a) Operation and Maintenance Fund. Money in the Revenue Fund shall first be disbursed to make deposits into a separate and special fund to pay current expenses. The fund shall be known as the Water Utility Operation and Maintenance Fund (the "Operation and Maintenance Fund"). There shall be deposited in the Operation and Maintenance Fund each month an amount sufficient to meet the current expenses of the month plus an amount equal to 1/12th of expenses payable on an annual basis such as insurance. After the first day of the month, further deposits may be made to this account from the Revenue Fund to the extent necessary to pay current expenses accrued and payable to the extent that funds are not available in the Surplus Fund.

b) Sinking Fund. Money in the Revenue Fund shall next be disbursed to make deposits into a separate and special fund to pay principal of and interest on the Notes and Parity Obligations. The fund shall be known as the Water Revenue Note Principal and Interest Sinking Fund (the "Sinking Fund"). The required amount to be deposited in the Sinking Fund in any month shall be an amount equal to $1/6^{th}$ of the installment of interest coming due on the next interest payment date on the then outstanding Notes and Parity

Obligations plus 1/12th of the installment of principal coming due on such Notes and Parity Obligations on the next succeeding principal payment date until the full amount of such installment is on hand. If for any reason the amount on hand in the Sinking Fund exceeds the required amount, the excess shall forthwith be withdrawn and paid into the Revenue Fund. Money in the Sinking Fund shall be used solely for the purpose of paying principal of and interest on the Notes and Parity Obligations as the same shall become due and payable.

c) Reserve Fund. Money in the Revenue Fund shall next be disbursed to maintain a debt service reserve in an amount equal to the Reserve Fund Requirement. Such fund shall be known as the Water Revenue Debt Service Reserve Fund (the "Reserve Fund"). In each month there shall be deposited in the Reserve Fund an amount equal to 25 percent of the amount required by this Resolution to be deposited in such month in the Sinking Fund; provided, however, that when the amount on deposit in the Reserve Fund shall be not less than the Reserve Fund Requirement, no further deposits shall be made into the Reserve Fund except to maintain such level, and when the amount on deposit in the Reserve Fund is greater than the balance required above, such additional amounts shall be withdrawn and paid into the Revenue Fund. Money in the Reserve Fund shall be used solely for the purpose of paying principal at maturity of or interest on the Notes and Parity Obligations for the payment of which insufficient money shall be available in the Sinking Fund. Whenever it shall become necessary to so use money in the Reserve Fund, the payments required above shall be continued or resumed until it shall have been restored to the required minimum amount. At Closing, the City shall deposit into the Reserve Fund an amount sufficient to satisfy the Reserve Fund Requirement, from cash on hand.

d) Subordinate Obligations. Money in the Revenue Fund may next be used to pay principal of and interest on (including reasonable reserves therefor) any other obligations which by their terms shall be payable from the revenues of the System, but subordinate to the Notes and Parity Obligations, and which have been issued for the purposes of extensions and improvements to the System or to retire the Notes or Parity Obligations in advance of maturity, or to pay for extraordinary repairs or replacements to the System.

e) Surplus Revenue. All money thereafter remaining in the Revenue Fund at the close of each month may be deposited in any of the funds created by this Resolution, to pay for extraordinary repairs or replacements to the System, or may be used to pay or redeem the Notes or Parity Obligations or any of them, or for any lawful purpose.

Money in the Revenue Fund shall be allotted and paid into the various funds and accounts hereinbefore referred to in the order in which the funds are listed, on a cumulative basis on the 10th day of each month, or on the next succeeding business day when the 10th shall not be a business day; and if in any month the money in the Revenue Fund shall be insufficient to deposit or transfer the required amount in any of the funds or accounts, the deficiency shall be made up in the following month or months after payments into all funds and accounts enjoying a prior claim to the revenues shall have been met in full.

Section 18. Investments. Moneys on hand in the project fund and all of the funds provided by this Resolution may be invested only in Permitted Investments or deposited in financial institutions which are members of the Federal Deposit Insurance Corporation or its equivalent successor, and the deposits of which are insured thereby and all such deposits exceeding the maximum amount insured from time to time by FDIC or its equivalent successor in any one financial institution shall be continuously secured in compliance with Iowa Code Chapter 12C, or otherwise by a valid pledge of direct obligations of the United States Government having an equivalent market value. All investments shall mature before the date on which the moneys are required for the purposes for which the fund was created or otherwise as herein provided. The provisions of this Section shall not be construed to require the Issuer to maintain separate accounts for the funds created by this Section.

The Sinking Fund and Reserve Fund shall be segregated in separate accounts but may be invested in the same manner as other funds of the Issuer but designated as a trust fund on the books and records of the Issuer. The Sinking Fund and Reserve Fund shall not be available for any other purposes other than those specified in this Resolution.

All income derived from such investments shall be deposited in the Revenue Fund and shall be regarded as revenues of the System. Investments shall at any time necessary be liquidated and the proceeds thereof applied to the purpose for which the respective fund was created.

Section 19. Covenants Regarding the Operation of the System. The Issuer hereby covenants and agrees with each and every holder of the Notes and Parity Obligations:

a) Maintenance and Efficiency. The Issuer will maintain the System in good condition and operate it in an efficient manner and at reasonable cost.

b) Sufficiency of Rates. On or before the beginning of each Fiscal Year the Governing Body will adopt or continue in effect rates for all services rendered by the System determined to be sufficient to produce Net Revenues for the next succeeding Fiscal Year which are (i) adequate to pay the principal and interest requirements thereof and to create or maintain the reserves as provided in this Resolution, and (ii) not less than 110 percent of the principal and interest requirements of the next succeeding Fiscal Year. No free use of the System by the Issuer or any department, agency or instrumentality of the Issuer shall be permitted except upon the determination of the Governing Body that the rates and changes otherwise in effect are sufficient to provide Net Revenues at least equal to the requirements of this subsection.

c) Insurance. The Issuer shall maintain insurance for the benefit of the Noteholders on the insurable portions of the System of a kind and in an amount which normally would be carried by private companies engaged in a similar kind of business. The proceeds of any insurance, except public liability insurance, shall be used to repair or replace the part or parts of the System damaged or destroyed, or if not so used shall be placed in an improvement fund for the benefit of the System.

d) Accounting and Audits. The Issuer will cause to be kept proper books and accounts adapted to the System and in accordance with generally accepted accounting practices, and will diligently act to cause the books and accounts to be audited and reported upon, by an Independent Auditor and will provide copies of the audit report to the Department, all as provided in the Agreement. The Original Purchaser and holders of any of the Notes and Parity Obligations shall have at all reasonable times the right to inspect the System and the records, accounts and data of the Issuer relating thereto.

e) State Laws. The Issuer will faithfully and punctually perform all duties with reference to the System required by the Constitution and laws of the State of Iowa, including the making and collecting of reasonable and sufficient rates for services rendered by the System as above provided, and will segregate the revenues of the System and apply the revenues to the funds specified in this Resolution.

f) Property. The Issuer will not sell, lease, mortgage or in any manner dispose of the System, or any capital part thereof, including any and all extensions and additions that may be made thereto, until satisfaction and discharge of all of the Notes and Parity Obligations shall have been provided for in the manner provided in this Resolution; provided, however, this covenant shall not be construed to prevent the disposal by the Issuer of property which in the judgment of its Governing Body has become inexpedient or unprofitable to use in connection with the System, or if it is to the advantage of the System that other property of equal or higher value be substituted therefor, and provided further that the proceeds of the disposition of such property shall be placed in a revolving fund to be used in preference to other sources for capital improvements to the System. Any such proceeds of the disposition of property acquired with the proceeds of the Notes or Parity Obligations shall not be used to pay principal or interest on the Notes and Parity Obligations or for payments into the Sinking Fund.

g) Fidelity Bond. The Issuer shall maintain fidelity bond coverage in amounts which normally would be carried by private companies engaged in a similar kind of business on each officer or employee having custody of funds of the System.

h) Additional Charges. The Issuer will require proper connecting charges and/or other security for the payment of service charges.

i) Budget. The Governing Body of the Issuer shall approve and conduct operations pursuant to a system budget of revenues and current expenses for each Fiscal Year. Such budget shall take into account revenues and current expenses during the current and last preceding Fiscal Years. Copies of such budget and any amendments thereto shall be mailed to the Original Purchaser and to the Noteholder upon request.

Section 20. Remedies of Noteholders. Except as herein expressly limited the holder or holders of the Notes and Parity Obligations shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa, and of the United States of America, for the enforcement of payment of their Notes and interest thereon, and of the pledge of the revenues made hereunder, and of all covenants of the Issuer hereunder.

Section 21. Prior Lien and Parity Obligations. The Issuer will issue no other notes, bonds or obligations of any kind or nature payable from or enjoying a lien or claim on the property or revenues of the System having priority over the Notes or Parity Obligations.

Additional Obligations may be issued on a parity and equality of rank with the Notes with respect to the lien and claim of such Additional Obligations to the Net Revenues of the System and the money on deposit in the funds adopted by this Resolution, for the following purposes and under the following conditions, but not otherwise:

a) For the purpose of refunding any of the Notes or Parity Obligations which shall have matured or which shall mature not later than three months after the date of delivery of such refunding obligation and for the payment of which there shall be insufficient money in the Sinking Fund and the Reserve Fund;

b) For the purpose of making extensions, additions, improvements or replacements to the System, or refunding any Outstanding Obligations, Parity Obligations or Additional Obligations issued for such extensions, additions and improvements, if all of the following conditions shall have been met:

(i) before any such Additional Obligations ranking on a parity are issued, there will have been procured and filed with the Clerk, a statement of an Independent Auditor or independent financial advisor, not a regular employee of the Issuer, reciting the opinion based upon necessary investigations that the Net Revenues of the System for the preceding Fiscal Year (with adjustments as hereinafter provided) were equal to at least 1.10 times the maximum amount that will be required in any Fiscal Year prior to the longest maturity of any of the then outstanding Notes or Parity Obligations for both principal of and interest on all Notes or Parity Obligations then outstanding which are payable from the Net Revenues of the System and the Additional Obligations then proposed to be issued.

For the purpose of determining the Net Revenues of the System for the preceding Fiscal Year as aforesaid, the amount of the gross revenues for such year may be adjusted by an independent consulting engineer, the Independent Auditor or the independent financial advisor, so as to reflect any changes in the amount of such revenues which would have resulted had any revision of the schedule of rates or charges imposed at or prior to the time of the issuance of any such Additional Obligations been in effect during all of such preceding Fiscal Year.

(ii) the Additional Obligations must be payable as to principal and as to interest on the same month and day as the Notes herein authorized.

(iii) for the purposes of this Section, principal and interest falling due on the first day of a Fiscal Year shall be deemed a requirement of the immediately preceding Fiscal Year.

(iv) for the purposes of this Section, general obligation bonds or notes shall be refunded only upon a finding of necessity by the Governing Body and only to the extent the general obligation bonds or notes were issued or the proceeds thereof were expended for the System.

(v) for purposes of this Section, "preceding Fiscal Year" shall be the most recently completed Fiscal Year for which audited financial statements prepared by a certified public accountant are issued and available, but in no event a Fiscal Year which ended more than eighteen months prior to the date of issuance of the Additional Obligations.

Section 22. Disposition of Proceeds; Arbitrage Not Permitted. The Issuer reasonably expects and covenants that no use will be made of the proceeds from the issuance and sale of the Notes issued hereunder which will cause any of the Notes to be classified as arbitrage bonds within the meaning of Section 148(a) and (b) of the Internal Revenue Code of the United States, and that throughout the term of said Notes it will comply with the requirements of said statute and regulations issued thereunder.

To the best knowledge and belief of the Issuer, there are no facts or circumstances that would materially change the foregoing statements or the conclusion that it is not expected that the proceeds of the Notes will be used in a manner that would cause the Notes to be arbitrage bonds. Without limiting the generality of the foregoing, the Issuer hereby agrees to comply with the provisions of the Tax Exemption Certificate and the provisions of the Tax Exemption Certificate are hereby approved, and incorporated herein by reference as part of this Resolution. The Treasurer is hereby directed to make and insert all calculations and determinations necessary to complete the Tax Exemption Certificate in all respects and to execute and deliver the Tax Exemption Certificate at issuance of the Notes to certify as to the reasonable expectations and covenants of the Issuer at that date.

The Issuer covenants that it will treat as Yield Restricted any proceeds of the Notes remaining unexpended after three years from the issuance and any other funds required by the Tax Exemption Certificate to be so treated. If any investments are held with respect to the Notes and Parity Obligations, the Issuer shall treat the same for the purpose of restricted yield as held in proportion to the original principal amounts of each issue.

The Issuer covenants that it will exceed any investment yield restriction provided in this Resolution only in the event that it shall first obtain an opinion of recognized bond counsel that the proposed investment action will not cause the Notes to be classified as arbitrage bonds under Section 148(a) and (b) the Internal Revenue Code or regulations issued thereunder.

The Issuer covenants that it will proceed with due diligence to spend the proceeds of the Notes for the purpose set forth in this Resolution. The Issuer further covenants that it will make no change in the use of the proceeds available for the construction of facilities or change in the use of any portion of the facilities constructed therefrom by persons other than the Issuer or the general public unless it has obtained an opinion of bond counsel or a revenue ruling that the proposed project or use will not be of such character as to cause interest on any of the Notes not to be exempt from federal income taxes in the hands of holders other than substantial users of the

project, under the provisions of Section 142(a) of the Internal Revenue Code of the United States, related statutes and regulations.

Section 23. Additional Covenants, Representations and Warranties of the Issuer. The Issuer certifies and covenants with the purchasers and holders of the Notes from time to time outstanding that the Issuer through its officers, (a) will make such further specific covenants, representations and assurances as may be necessary or advisable; (b) comply with all representations, covenants and assurances contained in the Tax Exemption Certificate, which Tax Exemption Certificate shall constitute a part of the contract between the Issuer and the owners of the Notes; (c) consult with bond counsel (as defined in the Tax Exemption Certificate); (d) pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Notes; (e) file such forms, statements and supporting documents as may be required and in a timely manner; and (f) if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Issuer in such compliance.

Section 24. Amendment of Resolution to Maintain Tax Exemption. This Resolution may be amended without the consent of any owner of the Notes if, in the opinion of bond counsel, such amendment is necessary to maintain tax exemption with respect to the Notes under applicable Federal law or regulations.

Section 25. Discharge and Satisfaction of Notes. The covenants, liens and pledges entered into, created or imposed pursuant to this Resolution may be fully discharged and satisfied with respect to the Notes and Parity Obligations, or any of them, in any one or more of the following ways:

(a) By paying the Notes or Parity Obligations when the same shall become due and payable; and

(b) By depositing in trust with the Treasurer, or with a corporate trustee designated by the Governing Body, for the payment of said obligations and irrevocably appropriated exclusively to that purpose an amount in cash or direct obligations of the United States the maturities and income of which shall be sufficient to retire at maturity, or by redemption prior to maturity on a designated date upon which said obligations may be redeemed, all of such obligations outstanding at the time, together with the interest thereon to maturity or to the designated redemption date, premiums thereon, if any that may be payable on the redemption of the same; provided that proper notice of redemption of all such obligations to be redeemed shall have been previously published or provisions shall have been made for such publication.

Upon such payment or deposit of money or securities, or both, in the amount and manner provided by this Section, all liability of the Issuer with respect to the Notes or Parity Obligations shall cease, determine and be completely discharged, and the holders thereof shall be entitled only to payment out of the money or securities so deposited.

Section 26. Resolution a Contract. The provisions of this Resolution shall constitute a contract between the Issuer and the holder or holders of the Notes and Parity Obligations, and

after the issuance of any of the Notes no change, variation or alteration of any kind in the provisions of this Resolution shall be made in any manner, except as provided in the next succeeding Section, until such time as all of the Notes and Parity Obligations, and interest due thereon, shall have been satisfied and discharged as provided in this Resolution.

Section 27. Amendment of Resolution Without Consent. The Issuer may, without the consent of or notice to any of the holders of the Notes and Parity Obligations, amend or supplement this Resolution for any one or more of the following purposes:

(a) to cure any ambiguity, defect, omission or inconsistent provision in this Resolution or in the Notes or Parity Obligations; or to comply with any applicable provision of law or regulation of federal or state agencies; provided, however, that such action shall not materially adversely affect the interests of the holders of the Notes or Parity Obligations;

(b) to change the terms or provisions of this Resolution to the extent necessary to prevent the interest on the Notes or Parity Obligations from being includable within the gross income of the holders thereof for federal income tax purposes;

(c) to grant to or confer upon the holders of the Notes or Parity Obligations any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the holders of the Notes;

(d) to add to the covenants and agreements of the Issuer contained in this Resolution other covenants and agreements of, or conditions or restrictions upon, the Issuer or to surrender or eliminate any right or power reserved to or conferred upon the Issuer in this Resolution; or

(e) to subject to the lien and pledge of this Resolution additional pledged revenues as may be permitted by law.

Section 28. Amendment of Resolution Requiring Consent. This Resolution may be amended from time to time if such amendment shall have been consented to by holders of not less than two-thirds in principal amount of the Notes and Parity Obligations at any time outstanding (not including in any case any Notes which may then be held or owned by or for the account of the Issuer, but including such Refunding Obligations as may have been issued for the purpose of refunding any of such Notes if such Refunding Obligations shall not then be owned by the Issuer); but this Resolution may not be so amended in such manner as to:

(a) Make any change in the maturity or interest rate of the Notes, or modify the terms of payment of principal of or interest on the Notes or any of them or impose any conditions with respect to such payment;

(b) Materially affect the rights of the holders of less than all of the Notes and Parity Obligations then outstanding; and

(c) Reduce the percentage of the principal amount of Notes, the consent of the holders of which is required to effect a further amendment.

Whenever the Issuer shall propose to amend this Resolution under the provisions of this Section, it shall cause notice of the proposed amendment to be filed with the Original Purchaser and to be mailed by certified mail to each registered owner of any Note as shown by the records of the Registrar. Such notice shall set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory Resolution is on file in the office of the Clerk.

Whenever at any time within one year from the date of the mailing of said notice there shall be filed with the Clerk an instrument or instruments executed by the holders of at least two-thirds in aggregate principal amount of the Notes then outstanding as in this Section defined, which instrument or instruments shall refer to the proposed amendatory Resolution described in said notice and shall specifically consent to and approve the adoption thereof, thereupon, but not otherwise, the Governing Body of the Issuer may adopt such amendatory Resolution and such Resolution shall become effective and binding upon the holders of all of the Notes and Parity Obligations.

Any consent given by the holder of a Note pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the instrument evidencing such consent and shall be conclusive and binding upon all future holders of the same Note during such period. Such consent may be revoked at any time after six months from the date of such instrument by the holder who gave such consent or by a successor in title by filing notice of such revocation with the Clerk.

The fact and date of the execution of any instrument under the provisions of this Section may be proved by the certificate of any officer in any jurisdiction who by the laws thereof is authorized to take acknowledgments of deeds within such jurisdiction that the person signing such instrument acknowledged before him the execution thereof, or may be proved by an affidavit of a witness to such execution sworn to before such officer.

The amount and numbers of the Notes held by any person executing such instrument and the date of his holding the same may be proved by an affidavit by such person or by a certificate executed by an officer of a bank or trust company showing that on the date therein mentioned such person had on deposit with such bank or trust company the Notes described in such certificate.

Notwithstanding anything in this Section to the contrary, the holder or holders of 100% of the Notes and Parity Obligations may consent to any amendment of this Resolution, or waive any notices required hereunder, on such terms and under such conditions as said holders shall determine to be appropriate.

Section 29. Severability. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions.

Section 30. Repeal of Conflicting Ordinances or Resolutions and Effective Date. All other ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed; and this Resolution shall be in effect from and after its adoption.

Section 31. Rule of Construction. This Resolution and the terms and conditions of the Notes authorized hereby shall be construed whenever possible so as not to conflict with the terms and conditions of the Loan and Disbursement Agreement. In the event such construction is not possible, or in the event of any conflict or inconsistency between the terms hereof and those of the Loan and Disbursement Agreement, the terms of the Loan and Disbursement Agreement shall prevail and be given effect to the extent necessary to resolve any such conflict or inconsistency.

PASSED AND APPROVED this 4th day of August, 2025.

_____
Bobbi B. Bentz, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

LOAN AND DISBURSEMENT AGREEMENT
$1,356,000 WATER REVENUE CAPITAL LOAN NOTES, SERIES 2025

This Loan and Disbursement Agreement (the "Agreement") is made and entered into as of August 22, 2025 by and between the City of Ankeny, Iowa (the "Participant") and the Iowa Finance Authority, an agency and public instrumentality of the State of Iowa (the "Issuer").

WHEREAS, the Issuer, in cooperation with the Iowa Department of Natural Resources (the "Department"), is authorized to undertake the creation, administration and financing of the Iowa Drinking Water Facilities Financing Program (the "Program") established in the Code of Iowa, Sections 16.131 through 16.135 and Sections 455B.291 through 455B.299, including, among other things, the making of loans to Water Systems for purposes of the Program; and

WHEREAS, the Participant desires to participate in the Program as a means of financing all or part of the construction of certain drinking water treatment facilities serving the Participant and its residents; and

WHEREAS, to assist in financing the Project (defined herein), the Issuer desires to make a loan to the Participant in the amount set forth in Section 2 hereof;

NOW, THEREFORE, the parties agree as follows:

Section 1. Definitions. In addition to other definitions set forth herein, the following terms as used in this Agreement shall, unless the context clearly requires otherwise, have the following meanings:

(a) "Bonds" shall mean any State Revolving Fund Revenue Bonds that were or in the future are issued by the Issuer for the purpose of providing moneys to finance the Loan to the Participant.

(b) "Code" shall mean the Internal Revenue Code of 1986, as amended, and all lawfully promulgated regulations thereunder.

(c) "Project" shall mean the particular construction activities approved by the Department and being undertaken by the Participant with respect to the operation or infrastructure of the Water System for the purpose of providing safe drinking water to the customers thereof, as described in the Resolution.

(d) "Regulations" shall mean the administrative rules of the Department relating to the Program, set forth in Title 567, Chapter 44 of the Iowa Administrative Code, and the administrative rules of the Issuer relating to the Program set forth in Title 265, Chapter 26 of the Iowa Administrative Code.

(e) "Resolution" shall mean the resolution of the City Council of the Participant providing for the authorization and issuance of the Revenue Bond, attached hereto as Exhibit B, adopted on August 4, 2025, approving and authorizing the execution of this Agreement and the issuance of the Revenue Bond (as defined herein).

(f) "Water System" shall mean the drinking water system of the Participant, all facilities being used in conjunction therewith and all appurtenances and extensions thereto, including but not limited to the water facilities which the Participant is financing under this Agreement.

Section 2. Loan; Purchase of Revenue Bond. The Issuer agrees to purchase a duly authorized and issued water revenue bond or capital loan note of the Participant (the "Revenue Bond") in order to make a loan to the Participant, and will disburse proceeds as set forth herein. The Participant agrees to borrow and accept from the Issuer, a loan in the principal amount of $1,356,000 (the "Loan").

The Participant shall use the proceeds of the Loan strictly (a) to finance a portion of the costs of construction of the Project and (b), where applicable, to reimburse the Participant for a portion of the costs of the Project, which portion was paid or incurred in anticipation of reimbursement through the Program and which is eligible for such reimbursement under and pursuant to the Regulations and the Code.

Section 3. Disbursements. Proceeds of the Loan shall be made available to the Participant in the form of one or more periodic disbursements as provided in this Section. The Issuer thereafter shall make disbursements of a portion of the Loan for payment of costs of the Project upon receipt of the following:

(a) a completed payment request on a form acceptable to and available from the Issuer;

(b) current construction payment estimates;

(c) engineering service statements;

(d) purchase orders or invoices for items not included within other contracts; and

(e) evidence that the costs for which the disbursement is requested have been incurred.

Solely with respect to the request for the final disbursement of proceeds of the Loan, the Participant shall submit to the Issuer (via the Department), in addition to items (a) through (e) above, a certification of completion and acceptance of the Project by the Participant or evidence of an acceptable settlement if the Project is subject to a dispute between the Participant and any contractor.

Disbursements shall be made in a timely fashion following the receipt of the information as set forth above. Unless otherwise agreed to in writing by the Issuer, funds shall be payable to the Participant via automated clearinghouse system transfer to the account specified by the Participant.

Section 4. Completion of Project. The Participant covenants and agrees (i) to exercise its best efforts in accordance with prudent water treatment utility practices to complete

the Project; and (ii) to provide from its own fiscal resources all monies, in excess of the total amount of Loan proceeds it receives under the Agreement, required to complete the Project.

Section 5. Repayment of Loan; Issuance of Revenue Bonds. The Participant's obligation to repay the Loan and interest thereon shall be evidenced by the Revenue Bond in the principal amount of the Loan, complying in all material respects with the Regulations and being in substantially the form set forth in the Resolution, which Resolution is attached hereto as Exhibit B. The Revenue Bond shall be delivered to the Issuer as the original purchaser and registered holder thereof at the closing of the Loan. The Revenue Bond shall be accompanied by a legal opinion of bond counsel, in form satisfactory to the Issuer, to evidence the legality, security position and tax-exempt status of interest on the Revenue Bond. The parties agree that a payment of principal of or interest on the Revenue Bond shall be deemed to be a payment of the same on the Loan and a payment of principal of or interest on the Loan shall be deemed to be a payment of the same on the Revenue Bond. Unless otherwise agreed to in writing by the Issuer, all payments of principal and interest due under the Loan shall be made via automated clearinghouse transfer, from an account specified by the Participant.

The Revenue Bond shall be dated the date of delivery to the Issuer, with interest and the Servicing Fee (together, the "Interest Rate" as set forth in Section 6 hereof) payable semiannually on June 1 and December 1 of each year (unless the resolution authorizing a previous series of outstanding bonds on a parity with the Revenue Bond requires interest to be paid on other interest payment dates, in which case such other dates shall apply) from the date of each disbursement of a part of the Loan from the Issuer to the Participant (which are initially expected to be on approximately the dates set forth on Exhibit A attached hereto and incorporated herein). The first repayment of principal of the Loan shall be due and payable not later than one year after substantial completion of the Project and payments of principal, interest and the Servicing Fee shall continue thereafter until the Loan is paid in full. Following the final disbursement of Loan proceeds to the Participant, Exhibit A shall be adjusted by the Issuer, with the approval of the Participant, based upon actual disbursements to the Participant under the Agreement. Such revised Exhibit A thereafter shall be deemed to be incorporated herein by reference and made a part hereof and shall supersede and replace that initially attached hereto and to the Revenue Bond.

The Revenue Bond shall be subject to optional redemption by the Participant at a price of par plus accrued interest (i) on any date upon receipt of written consent by the Issuer, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any such optional redemption of the Revenue Bond by the Participant may be made from any funds regardless of source, in whole or from time to time in part, upon not less than thirty (30) days' notice of redemption by e-mail, facsimile, certified or registered mail to the Issuer (or any other registered owner of the Revenue Bond). The Revenue Bond is also subject to mandatory redemption in the event the costs of the Project are less than initially projected, in which case the amount of the Loan shall be reduced to an amount equal to the actual Project costs disbursed. The Participant and the Issuer agree that following such adjustment, the principal amount due under the Revenue Bond shall be automatically reduced to equal the principal amount of the adjusted Loan.

The Revenue Bond and the interest thereon and any additional obligations as may be hereafter issued and outstanding from time to time under the conditions set forth in the

Resolution shall be payable solely and only from the Net Revenues (as defined in the Resolution) of the Water System of the Participant, a sufficient portion of which has been and shall be ordered set aside and pledged for such purpose under the provisions of the Resolution. Neither this Agreement nor the Revenue Bond is a general obligation of the Participant, and under no circumstance shall the Participant be in any manner liable by reason of the failure of the aforesaid Net Revenues to be sufficient to pay the Revenue Bond and the interest thereon or to otherwise discharge the Participant's obligation hereunder.

Section 6. Interest Rate, Initiation Fee and Servicing Fees. (a) The Participant agrees to pay to the Issuer, as additional consideration for the Loan, a loan initiation fee (the "Initiation Fee") equal to one-half of one percent (0.50%) of the amount of the Loan (but not to exceed $100,000.00) ($6,780.00), which shall be due and payable on the date of this Agreement. Unless the Issuer shall be otherwise notified by the Participant that the Participant intends to pay such Initiation Fee from other funds, and has received such other funds from the Participant on the date hereof, the Issuer shall be authorized to deduct the full amount of the Initiation Fee from the proceeds of the Loan being made hereunder, and such deduction by the Issuer shall be deemed to be an expenditure by the Participant of the Loan proceeds.

(b) The Participant agrees to pay a Loan servicing fee (the "Servicing Fee") to the Issuer in an amount equal to 0.25% per annum of the principal amount of the Loan outstanding. The Servicing Fee shall be paid as described in Section 5 and Section 6(c) hereof.

(c) The Loan shall bear interest at 3.12% per annum (the "Rate"). As described in Section 5, payments hereunder shall be calculated based on the Rate plus the Servicing Fee (such 3.37%, the "Interest Rate").

Section 7. Compliance with Applicable Laws, Performance Under Loan Agreement; Rates. The Participant covenants and agrees (i) to comply with all applicable State of Iowa and federal laws, rules and regulations (including but not limited to the Regulations), judicial decisions, and executive orders in the performance of the Agreement and in the financing, construction, operation, maintenance and use of the Project and the Water System; (ii) to maintain its Water System in good repair, working order and operating condition; (iii) to cooperate with the Issuer in the observance and performance of its respective duties, covenants, obligations and agreements under the Agreement; (iv) to comply with all terms and conditions of the Resolution; and (v) to establish, levy and collect rents, rates and other charges for the products and services provided by its Water System, which rents, rates and other charges shall be at least sufficient (A) to meet the operation and maintenance expenses of such Water System, (B) to produce and maintain Net Revenues at a level not less than 110% of the amount of principal and interest on the Revenue Bond and any other obligations secured by a pledge of the Net Revenues falling due in the same year, (C) to comply with all covenants pertaining thereto contained in, and all other provisions of, any bond resolution, trust indenture or other security agreement, if any, relating to any bonds or other evidences of indebtedness issued or to be issued by the Participant, (D) to pay the debt service requirements on any bonds, notes or other evidences of indebtedness, whether now outstanding or incurred in the future, secured by such revenues or other receipts and issued to finance improvements to the Water System and to make any other payments required by the laws of the State of Iowa, (E) to generate funds sufficient to fulfill the terms of all other contracts and agreements made by the Participant, including, without

limitation, the Agreement and the Revenue Bond and (F) to pay all other amounts payable from or constituting a lien or charge on the operating revenues of its Water System.

Section 8. Exclusion of Interest from Gross Income. Unless otherwise agreed to by the Issuer in writing, the Participant covenants and agrees as follows:

(a) The Participant shall not take any action or omit to take any action which would result in a loss of the exclusion of the interest on the Bonds from gross income for federal income taxation as that status is governed by Section 103(a) of the Code.

(b) The Participant shall not take any action or omit to take any action, which action or omission would cause its Revenue Bond or the Bonds (assuming solely for this purpose that the proceeds of the Bonds loaned to the Participant represent all of the proceeds of the Bonds) to be "private activity bonds" within the meaning of Section 141(a) of the Code. Accordingly, unless the Participant receives the prior written approval of the Issuer, the Participant shall not (A) permit any of the proceeds of the Bonds loaned to the Participant or the Project financed with such proceeds to be used, either directly or indirectly, in any manner that would constitute "private business use" within the meaning of Section 141(b)(6) of the Code, taking into account for this purpose all such use by persons other than governmental units on an aggregate basis, (B) use, either directly or indirectly, any of the proceeds of the Bonds loaned to the Participant to make or finance loans to persons other than governmental units (as such term is used in Section 141(c) of the Code) or (C) use, either directly or indirectly, any of the proceeds of the Bonds loaned to the Participant to acquire any "non-governmental output property" within the meaning of Section 141(d)(2) of the Code.

(c) The Participant shall not directly or indirectly use or permit the use of any proceeds of the Bonds (or amounts replaced with such proceeds) or any other funds or take any action or omit to take any action, which use or action or omission would (assuming solely for this purpose that the proceeds of the Bonds loaned to the Participant represent all of the proceeds of the Bonds) cause the Bonds to be "arbitrage bonds" within the meaning of Section 148(a) of the Code.

(d) The Participant shall not directly or indirectly use or permit the use of any proceeds of the Bonds to pay the principal of or interest on any issue of State or local governmental obligations ("refinancing of indebtedness") unless the Participant shall establish to the satisfaction of the Issuer that such refinancing of indebtedness will not adversely affect the exclusion from gross income of interest on the Bonds for federal income tax purposes and the Participant delivers an opinion to such effect of bond counsel acceptable to the Issuer.

(e) The Participant shall not directly or indirectly use or permit the use of any proceeds of the Bonds to reimburse the Participant for any portion of the cost of the Project unless such cost was paid or incurred by the Participant in anticipation of reimbursement from the proceeds of the Bonds or other State or local governmental borrowing in accordance with the Code, published rulings of the Internal Revenue Service and the Regulations.

(f) The Participant shall not use the proceeds of the Bonds (assuming solely for this purpose that the proceeds of the Bonds loaned to the Participant represent all of the proceeds of the Bonds) in any manner which would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code or "hedge bonds" within the meaning of Section 149(g) of the Code.

(g) The Participant shall comply with all provisions of the Code relating to the rebate of any profits from arbitrage attributable to the Participant, and shall indemnify and hold the Issuer harmless therefrom.

Section 9. Insurance; Audits; Disposal of Property. The Participant covenants and agrees (a) to maintain insurance on, or to self-insure, the insurable portions of the Water System of a kind and in an amount which normally would be carried by private companies engaged in a similar type of business, (b) to keep proper books and accounts adapted to the Water System, showing the complete and correct entry of all transactions relating thereto, and to cause said books and accounts to be audited or examined by an independent auditor or the State Auditor (i) at such times and for such periods as may be required by the federal Single Audit Act of 1984, OMB Circular A-133 or State law, and (ii) at such other times and for such other periods as may be requested at any time and from time to time by the Issuer (which requests may require an audit to be performed for a period that would not otherwise be required to be audited under State law), and (c) unless the Participant has received a waiver and consent from the Issuer, it shall not sell, lease or in any manner dispose of the Water System, or any capital part thereof, including any and all extensions and additions which may be made thereto, until the Revenue Bond shall have been paid in full or otherwise discharged as provided in the Resolution; provided, however, that the Participant may dispose of any property which in the judgment of its governing body is no longer useful or profitable to use in connection with the operation of the Water System or essential to the continued operation thereof.

Section 10. Maintenance of Documents; Access. The Participant agrees to maintain its project accounts in accordance with generally accepted accounting principles ("GAAP") as issued by the Governmental Accounting Standards Board, including GAAP requirements relating to the reporting of infrastructure assets.

The Participant agrees to permit the Issuer or its duly authorized representative access to all files and documents relating to the Project for purposes of conducting audits and reviews in accordance with any of the Regulations.

Section 11. Continuing Disclosure. As a means of enabling the Issuer to comply with the "continuing disclosure" requirements set forth in Rule 15c2-12 (the "Rule") of the Securities and Exchange Commission, the Participant agrees, during the term of the Loan, but only upon written notification from the Issuer to the Participant that this Section 11 applies to such Participant for a particular fiscal year, to provide the Issuer with (i) the comprehensive audit report of the Participant, prepared and certified by an independent auditor or the State Auditor, or unaudited financial information if the audit is not available, not later than 180 days after the end of each fiscal year for which this section applies and (ii) such other information and operating data as the Issuer may reasonably request from time to time with respect to the Water System, the Project or the Participant.

The Participant hereby consents to the inclusion of all or any portion of the foregoing information and materials in a public filing made by the Issuer under the Rule. The Participant agrees to indemnify and hold harmless the Issuer, and its officers, directors, employees and agents from and against any and all claims, damages, losses, liabilities, reasonable costs and expenses whatsoever (including attorney fees) which such indemnified party may incur by reason of or in connection with the disclosure of information permitted under this Section; provided that no such indemnification shall be required for any claims, damages, losses, liabilities, costs or expenses to the extent, but only to the extent, caused by the willful misconduct or gross negligence of the Issuer in the disclosure of such information.

Section 12. Events of Default. If any one or more of the following events occur, it is hereby defined as and declared to constitute an "Event of Default" under this Agreement:

(a) Failure by the Participant to pay, or cause to be paid, any Loan repayment (including the Servicing Fee) required to be paid under this Agreement when due, which failure shall continue for a period of fifteen (15) days.

(b) Failure by the Participant to make, or cause to be made, any required payments of principal, redemption premium, if any, and interest on any bonds, notes or other obligations of the Participant (other than the Loan and the Revenue Bond), the payment of which are secured by operating revenues of the Water System.

(c) Failure by the Participant to observe and perform any duty, covenant, obligation or agreement on its part to be observed or performed under the Agreement or the Resolution, other than the obligation to make Loan repayments, which failure shall continue for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, is given to the Participant by the Issuer, unless the Issuer shall agree in writing to an extension of such time prior to its expiration or the failure stated in such notice is correctable but cannot be corrected in the applicable period, in which case the Issuer may not unreasonably withhold its consent to an extension of such time up to one hundred twenty (120) days from the delivery of the written notice referred to above if corrective action is commenced by the Participant within the applicable period and diligently pursued until the Event of Default is corrected.

Section 13. Remedies on Default. Whenever an Event of Default shall have occurred and be continuing, the Issuer shall have the right to take any action authorized under the Regulations, the Revenue Bond or this Agreement and to take whatever other action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the Agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the Participant under the Agreement or the Resolution.

Section 14. Amendments. This Agreement may not be amended, supplemented or modified except by a writing executed by all of the parties hereto.

Section 15. Termination. The Participant understands and agrees that the Loan may be terminated at the option of the Issuer if construction of the Project has not commenced within one year of the date of execution of this Agreement, all as set forth in the Regulations.

Section 16. Rule of Construction. This Agreement is executed pursuant to the provisions of Section 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of that statute.

In the event of any inconsistency or conflict between the terms and conditions of the Revenue Bond and this Agreement or the Regulations, the parties acknowledge and agree that the terms of this Agreement or the Regulations, as the case may be, shall take precedence over any such terms of the Revenue Bond and shall be controlling, and that the payment of principal and interest on the Loan shall at all times conform to the schedule set forth on Exhibit A, as adjusted, and the Regulations.

Section 17. Federal Requirements. The Participant agrees to comply with all applicable federal requirements including, but not limited to, Davis-Bacon wage requirements and the requirements relating to the use of American iron and steel products.

Section 18. Application of Uniform Electronic Transactions Act.

The Issuer and the Participant agree this Agreement and all documents related thereto and referenced herein may be entered into and provided for pursuant to and in accordance with Chapter 554D of the Code of Iowa.

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the date first above written.

CITY OF ANKENY, IOWA

By: _____
Bobbi B. Bentz, Mayor

Attest:

_____
Michelle Yuska, City Clerk

[Participant Signature Page to LDA]

IN WITNESS WHEREOF, I have hereunto affixed my signature all as of the date first above written.

IOWA FINANCE AUTHORITY

By: _____
Its:

[IFA Signature Page to LDA]

EXHIBIT A

ESTIMATED DISBURSEMENTS AND DEBT SERVICE REPAYMENT SCHEDULE

EXHIBIT B

AUTHORIZATION/ISSUANCE RESOLUTION OF PARTICIPANT

4900-1269-0007-1\10174-758

TAX EXEMPTION CERTIFICATE

of

CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA, ISSUER

$1,356,000 Water Revenue Capital Loan Notes, Series 2025

This instrument was prepared by:

Ahlers & Cooney, P.C.
100 Court Avenue, Suite 600
Des Moines, Iowa 50309
(515) 243-7611

TABLE OF CONTENTS

This Table of Contents is not a part of this Tax Exemption Certificate and is provided only for convenience of reference.

INTRODUCTION ..... **- 1 -**
ARTICLE I DEFINITIONS ..... **- 1 -**
ARTICLE II SPECIFIC CERTIFICATIONS, REPRESENTATIONS AND AGREEMENTS ..... **- 4 -**
Section 2.1 Authority to Certify and Expectations ..... - 4 -
Section 2.2 Receipts and Expenditures of Sale Proceeds ..... - 6 -
Section 2.3 Purpose of Bonds ..... - 7 -
Section 2.4 Facts Supporting Tax-Exemption Classification ..... - 7 -
Section 2.5 Facts Supporting Temporary Periods for Proceeds ..... - 8 -
Section 2.6 Resolution Funds at Restricted or Unrestricted Yield ..... - 8 -
Section 2.7 Pertaining to Yields ..... - 10 -
Section 2.8 Reimbursement Bonds ..... - 11 -
ARTICLE III REBATE ..... **- 12 -**
Section 3.1 Records ..... - 12 -
Section 3.2 Rebate Fund ..... - 12 -
Section 3.3 Exceptions to Rebate ..... - 12 -
Section 3.4 Calculation of Rebate Amount ..... - 14 -
Section 3.5 Rebate Requirements and the Bond Fund ..... - 14 -
Section 3.6 Investment of the Rebate Fund ..... - 14 -
Section 3.7 Payment to the United States ..... - 15 -
Section 3.8 Records ..... - 15 -
Section 3.9 Additional Payments ..... - 15 -
ARTICLE IV INVESTMENT RESTRICTIONS ..... **- 16 -**
Section 4.1 Avoidance of Prohibited Payments ..... - 16 -
Section 4.2 Market Price Requirement ..... - 16 -
Section 4.3 Investment in Certificates of Deposit ..... - 16 -
Section 4.4 Investment Pursuant to Investment Contracts and Agreements ..... - 17 -
Section 4.5 Records ..... - 19 -
Section 4.6 Investments to be Legal ..... - 19 -
ARTICLE V GENERAL COVENANTS ..... **- 19 -**
ARTICLE VI AMENDMENTS AND ADDITIONAL AGREEMENTS ..... **- 19 -**
Section 6.1 Opinion of Bond Counsel; Amendments ..... - 19 -
Section 6.2 Additional Covenants, Agreements ..... - 20 -
Section 6.3 Internal Revenue Service Audits ..... - 20 -
Section 6.4 Amendments ..... - 20 -
EXHIBIT "A" **21**
EXHIBIT "B" **22**
EXHIBIT "C" **23**

TAX EXEMPTION CERTIFICATE

CITY OF ANKENY, STATE OF IOWA

THIS TAX EXEMPTION CERTIFICATE made and entered into on August 22, 2025, by the City of Ankeny, County of Polk, State of Iowa (the "Issuer").

INTRODUCTION

This Certificate is executed and delivered in connection with the issuance by the Issuer of its $1,356,000 Water Revenue Capital Loan Notes, Series 2025 (the "Bonds"). The Bonds are issued pursuant to the provisions of the Resolution of the Issuer authorizing the issuance of the Bonds. Such Resolution provides that the covenants contained in this Certificate constitute a part of the Issuer's contract with the owners of the Bonds.

The Issuer recognizes that under the Code (as defined below) the tax-exempt status of the interest received by the owners of the Bonds is dependent upon, among other things, the facts, circumstances, and reasonable expectations of the Issuer as to future facts not in existence at this time, as well as the observance of certain covenants in the future. The Issuer covenants that it will take such action with respect to the Bonds as may be required by the Code, and pertinent legal regulations issued thereunder in order to establish and maintain the tax-exempt status of the Bonds, including the observance of all specific covenants contained in the Resolution and this Certificate.

ARTICLE I

DEFINITIONS

The following terms as used in this Certificate shall have the meanings set forth below. The terms defined in the Resolution shall retain the meanings set forth therein when used in this Certificate. Other terms used in this Certificate shall have the meanings set forth in the Code or in the Regulations.

- "Annual Debt Service" means the principal of and interest on the Bonds scheduled to be paid during a given Bond Year.

- "Bonds" means the $1,356,000 aggregate principal amount of Water Revenue Capital Loan Notes, Series 2025, of the Issuer issued in registered form pursuant to the Resolution.

- "Bond Counsel" means Ahlers & Cooney, P.C., Des Moines, Iowa, or an attorney at law or a firm of attorneys of nationally recognized standing in matters pertaining to the tax-exempt status of interest on obligations issued by states and their political subdivisions, duly admitted to the practice of law before the highest court of any State of the United States of America.

- "Bond Fund" means the Sinking Fund described in the Resolution.

- "Bond Purchase Agreement" means the binding contract in writing for the sale of the Bonds.

- "Bond Year" as defined in Regulation 1.148-1(b), means a one-year period beginning on the day after expiration of the preceding Bond Year. The first Bond Year shall be the one-year or shorter period beginning on the Closing Date and ending on a principal or interest payment date, unless Issuer selects another date.

- "Bond Yield" means that discount rate which produces an amount equal to the Issue Price of the Bonds when used in computing the present value of all payments of principal and interest to be paid on the Bonds, using semiannual compounding on a 360-day year as computed under Regulation 1.148-4.

- "Certificate" means this Tax Exemption Certificate.

- "Closing" means the delivery of the Bonds in exchange for the agreed upon purchase price.

- "Closing Date" means the date of Closing.

- "Code" means the Internal Revenue Code of 1986, as amended, and any statutes which replace or supplement the Internal Revenue Code of 1986.

- "Computation Date" means each five-year period from the Closing Date through the last day of the fifth and each succeeding fifth Bond Year.

- "Excess Earnings" means the amount earned on all Nonpurpose Investments minus the amount which would have been earned if such Nonpurpose Investments were invested at a rate equal to the Bond Yield, plus any income attributable to such excess.

- "Final Bond Retirement Date" means the date on which the Bonds are actually paid in full.

- "Financial Advisor" means PFM Financial Advisors LLC.

- "Governmental Obligations" means direct general obligations of, or obligations the timely payment of the principal of and interest on which is unconditionally guaranteed by the United States.

- "Gross Proceeds" as defined in Regulation 1.148-l(b), means any Proceeds of the Bonds and any replacement proceeds (as defined in Regulation 1.148-1(c)) of the Bonds.

- "Gross Proceeds Funds" means the Reserve Fund, Project Fund, Proceeds held to pay cost of issuance, and any other fund or account held for the benefit of the owners of the Bonds or containing Gross Proceeds of the Bonds except the Bond Fund and the Rebate Fund.

- "Issue Price" as defined in Regulation 1.148-l(b) and (f)(2), means the price paid by the Purchaser of the Bonds. The Issue Price is $1,356,000, as set forth in Exhibit A.

- "Issuer" means the City of Ankeny, a municipal corporation in the County of Polk, State of Iowa.

- "Minor Portion of the Bonds", as defined in Regulation 1.148-2(g), means the lesser of five (5) percent of Proceeds or $100,000. The Minor Portion of the Bonds is computed to be $67,800.

- "Nonpurpose Investments" means any investment property which is acquired with Gross Proceeds and is not acquired to carry out the governmental purpose of the Bonds, and may include but is not limited to U.S. Treasury bonds, corporate bonds, or certificates of deposit.

- "Proceeds" as defined in Regulation 1.148-l(b), means Sale Proceeds, investment proceeds and transferred proceeds of the Bonds.

- "Project" means the 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 Ordnance Road including sums already expended that meet the requirements of Section 2.8 hereof, as more fully described in the Resolution.

- "Project Fund" shall mean the fund required to be established by the Resolution for the deposit of the Proceeds of the Notes.

- "Purchasers" means Iowa Finance Authority of Des Moines, Iowa, constituting the initial purchasers of the Bonds from the Issuer.

- "Rebate Amount" means the amount computed as described in this Certificate.

- "Rebate Fund" means the fund to be created, if necessary, pursuant to this Certificate.

- "Rebate Payment Date" means a date chosen by the Issuer which is not more than 60 days following each Computation Date or the Final Bond Retirement Date.

- "Regulations" means the Income Tax Regulations, amendments and successor provisions promulgated by the Department of the Treasury under Sections 103, 148 and 149 of the Code, or other Sections of the Code relating to "arbitrage bonds", including without limitation Regulations 1.148-1 through 1.148-11, 1.149(b)-1, 1.149-d(1), 1.150-1 and 1.150-2.

- "Replacement Proceeds" include, but are not limited to, sinking funds, amounts that are pledged as security for an issue, and amounts that are replaced because of a sufficiently direct nexus to a governmental purpose of an issue.

- "Resolution" means the resolution of the Issuer adopted on August 4, 2025, authorizing the issuance of the Bonds.

- "Sale Proceeds" as defined in Regulation 1.148-1(b), means any amounts actually or constructively received from the sale of the Bonds, including amounts used to pay underwriter's discount or compensation and accrued interest other than pre-issuance accrued interest.

- "Sinking Fund" means the Bond Fund.

- "SLGS" means demand deposit Treasury securities of the State and Local Government Series.

- "Tax Exempt Obligations" means bonds or other obligations the interest on which is excludable from the gross income of the owners thereof under Section 103 of the Code and include certain regulated investment companies, stock in tax-exempt mutual funds and demand deposit SLGS.

- "Taxable Obligations" means all investment property, obligations or securities other than Tax Exempt Obligations.

- "Verification Certificate" means the certificate attached to this Certificate as Exhibit A, establishing the Purchaser will not reoffer or sell the Bonds to the public.

ARTICLE II

SPECIFIC CERTIFICATIONS, REPRESENTATIONS AND AGREEMENTS

The Issuer hereby certifies, represents and agrees as follows:

Section 2.1 Authority to Certify and Expectations

(a) The undersigned officer of the Issuer along with other officers of the Issuer, are charged with the responsibility of issuing the Bonds.

(b) This Certificate is being executed and delivered in part for the purposes specified in Section 1.148-2(b)(2) of the Regulations and is intended (among other purposes) to establish reasonable expectations of the Issuer at this time.

(c) The Issuer has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as a bond issuer which may certify bond issues under Section 1.148-2(b)(2) of the Regulations.

(d) The certifications, representations and agreements set forth in this Article II are made on the basis of the facts, estimates and circumstances in existence on the date hereof, including the following: (1) with respect to amounts expected to be received from delivery of the Bonds, amounts actually received, (2) with respect to payments of amounts into various funds or accounts, review of the authorizations or directions for such payments made by the Issuer pursuant to the Resolution and this Certificate, (3) with respect to the Issue Price, the certifications of the Purchasers as set forth in the Verification Certificate, (4) with respect to expenditure of the Proceeds of the Bonds, actual expenditures and reasonable expectations of the Issuer as to when the Proceeds will be spent for purposes of the Project, (5) with respect to amounts reasonably required in a reserve fund, the certifications of the Financial Advisor as set forth in Exhibit B hereto, and (6) with respect to Bond Yield, review of the Verification Certificate. The Issuer has no reason to believe such facts, estimates or circumstances are untrue or incomplete in any material way.

(e) To the best of the knowledge and belief of the undersigned officer of the Issuer, there are no facts, estimates or circumstances that would materially change the representations, certifications or agreements set forth in this Certificate, and the expectations herein set out are reasonable.

(f) No arrangement exists under which the payment of principal or interest on the Bonds would be directly or indirectly guaranteed by the United States or any agency or instrumentality thereof.

(g) After the expiration of any applicable temporary periods, and excluding investments in a bona fide debt service fund or reserve fund, not more than five percent (5%) of the Proceeds of the Bonds will be (a) used to make loans which are guaranteed by the United States or any agency or instrumentality thereof, or (b) invested in federally insured deposits or accounts.

(h) The Issuer will file with the Internal Revenue Service in a timely fashion Form 8038-G, Information Return for Tax-Exempt Governmental Obligations with respect to the Bonds and such other reports required to comply with the Code and applicable Regulations.

(i) The Issuer will take no action which would cause the Bonds to become "private activity bonds" as defined in Section 141 (a) of the Code, including any use of the Project by any person other than a governmental unit if such use will be by other than a member of the general public. None of the Proceeds of the Bonds will be used directly or indirectly to make or finance loans to any person other than a governmental unit.

(j) The Issuer will make no change in the nature or purpose of the Project except as provided in Section 6.1 hereof.

(k) Except as provided in the Resolution, the Issuer will not establish any sinking fund, bond fund, reserve fund, debt service fund or other fund reasonably expected to be used to pay debt service on the Bonds (other than the Bond Fund and any

Reserve Fund), exercise its option to redeem Bonds prior to maturity or effect a refunding of the Bonds.

(l) No bonds or other obligations of the Issuer (1) were sold in the 15 days preceding the date of sale of the Bonds, (2) were sold or will be sold within the 15 days after the date of sale of the Bonds, (3) have been delivered in the past 15 days or (4) will be delivered in the next 15 days pursuant to a common plan of financing for the issuance of the Bonds and payable out of substantially the same source of revenues.

(m) None of the Proceeds of the Bonds will be used directly or indirectly to replace funds of the Issuer used directly or indirectly to acquire obligations having a yield higher than the Bond Yield.

(n) No portion of the Bonds is issued for the purpose of investing such portion at a higher yield than the Bond Yield.

(o) The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause them to be "arbitrage bonds" as defined in Section 148(a) of the Code. The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause the interest on the Bonds to be includible in the gross income of the owners of the Bonds under the Code. The Issuer will not intentionally use any portion of the Proceeds to acquire higher yielding investments.

(p) The Issuer will not use the Proceeds of the Bonds to exploit the difference between tax-exempt and taxable interest rates to obtain a material financial advantage.

(q) The Issuer has not issued more Bonds, issued the Bonds earlier, or allowed the Bonds to remain outstanding longer than is reasonably necessary to accomplish the governmental purposes of the Bonds and in fact, the Bonds will not remain outstanding longer than 120% of the economic useful life of the assets financed with the Proceeds of the Bonds.

(r) The Bonds will not be Hedge Bonds as described in Section 149(g)(3) of the Code because the Issuer reasonably expects that it will meet the Expenditure test set forth in Section 2.5(b) hereof and that 50% or more of the Proceeds will not be invested in Nonpurpose Investments having a substantially guaranteed yield for four or more years.

Except for costs of issuance, all Sale Proceeds and investment earnings thereon will be expended for costs of the type that would be chargeable to capital accounts under the Code pursuant to federal income tax principles if the Issuer were treated as a corporation subject to federal income taxation.

Section 2.2 Receipts and Expenditures of Sale Proceeds

Sale Proceeds disbursed over time are expected to be expended as follows:

(a) $30,943 representing costs of issuing the Bonds will be used within six months of the Closing Date to pay the costs of issuance of the Bonds (with any excess remaining on deposit in the Project Fund); and

(b) $1,325,057 will be available to draw into the Project Fund and will be used together with earnings thereon to pay the costs of the Project and will not exceed the amount necessary to accomplish the governmental purposes of the Bonds; and

(c) Issuer cash on hand will supplement the Reserve Fund (see Section 2.6 herein for more information on the Reserve Fund).

Section 2.3 Purpose of Bonds

The Issuer is issuing the Bonds 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 Ordnance Road.

Section 2.4 Facts Supporting Tax-Exemption Classification

Governmental Bonds

Private Business Use/Private Security or Payment Tests

The Bonds are considered to be governmental bonds. The Proceeds will be used for the purposes described in Section 2.3 hereof. These bonds are not private activity bonds because no amount of Proceeds of the Bonds is to be used in a trade or business carried on by a non-governmental unit. Rather, the Proceeds will be used to finance the general government operations and facilities of the Issuer described in Section 2.3 hereof. All of the financed facilities are owned by the City and are expected to be used by the public generally, including commercial and industrial users. There are no contractual arrangements or agreements between the City and any commercial or industrial user of the Water Utility, and there are no other lease, management contract or other similar arrangements with respect to the Water Utility. Commercial or industrial users of the Water Utility may be or become subject to different rates or charges than those imposed on residential customers, depending on the volume of the water they purchase. All such charges, however, are or will be imposed by virtue of City ordinances applicable to all entities meeting the standards set forth therein. No other charges or payments will be imposed or paid to the City by any contributing industry for water services or Project-related construction and acquisition beyond those mandated by ordinance for certain classes of users.

Private Loan Financing Test

No amount of Proceeds of the Bonds is to be used directly or indirectly to make or finance loans to persons other than governmental units.

Output Facilities (water facilities)

The Issuer will use all or a portion of the Proceeds of the Bonds to finance an output facility.

The Issuer will comply with the Code and Regulations with respect to output facilities applicable to the Bonds.

Section 2.5 Facts Supporting Temporary Periods for Proceeds

(a) Time Test. Not later than six months after the Closing Date, the Issuer will incur a substantial binding obligation to a third party to expend at least 5% of the net Sale Proceeds of the Bonds.

(b) Expenditure Test. Not less than 85% of the net Sale Proceeds will be expended for Project costs, including the reimbursement of other funds expended to date, within a three-year temporary period from the Closing Date.

(c) Due Diligence Test. Not later than six months after Closing, work on the Project will have commenced and will proceed with due diligence to completion.

(d) Proceeds of the Bonds representing less than six months accrued interest on the Bonds will be spent within six months of this date to pay interest on the Bonds, and will be invested without restriction as to yield for a temporary period not in excess of six months.

Section 2.6 Resolution Funds at Restricted or Unrestricted Yield

(a) Proceeds of the Bonds will be held and accounted for in the manner provided in the Resolution. The Issuer has not and does not expect to create or establish any other bond fund, reserve fund, or similar fund or account for the Bonds. The Issuer has not and will not pledge any moneys or Taxable Obligations in order to pay debt service on the Bonds or restrict the use of such moneys or Taxable Obligations so as to give reasonable assurances of their availability for such purposes.

(b) Any monies which are invested beyond a temporary period are expected to constitute less than a major portion of the Bonds or to be restricted for investment at a yield not greater than one-eighth of one percent above the Bond Yield.

(c) The Issuer has established and will use the Bond Fund primarily to achieve a proper matching of revenues and debt service within each Bond Year and the Issuer will apply moneys deposited into the Bond Fund to pay the principal of and interest on the Bonds. Such Fund will be depleted at least once each Bond Year except for a reasonable carryover amount. The carryover amount will not exceed the greater of (1) one year's earnings on the Bond Fund or (2) one-twelfth of Annual Debt Service. The Issuer will spend moneys deposited from time to time into such fund within 13 months after the date of deposit. Revenues, intended to be used to pay debt service on the Bonds, will be deposited into the Bond Fund as set forth in the Resolution. The Issuer will spend

interest earned on moneys in such fund not more than 12 months after receipt. Accordingly, the Issuer will treat the Bond Fund as a bona fide debt service fund as defined in Regulation 1.148-1(b).

Investment of amounts on deposit in the Bond Fund will not be subject to arbitrage rebate requirements as the Bonds meet the safe harbor set forth in Regulation 1.148-3(k), because the average annual debt service on the Bonds will not exceed $2,500,000, the Bonds meet the safe harbor set forth in Code Section 148(f)(4)(A) because the Bonds are not private activity bonds, the average maturity of the issue (determined in accordance with Code Section 147(b)(2)(A)) is at least 5 years and the rates of interest on the bonds which are part of the issue do not vary during the term of the issue, and the Bonds are expected to meet one or more of the spending exemptions from rebate as provided in Section 3.3 hereof.

(d) The Minor Portion of the Bonds will be invested without regard to yield.

(e) A Reserve Fund is established to secure the Bonds, however, the Issuer does not expect that principal of or interest on the Bonds will be paid from the Reserve Fund. Monies in the Reserve Fund will not be accumulated except to a reasonable extent. Within one year of receipt, earnings upon the investment of the Reserve Fund monies will be commingled with other revenues from the operations of the Issuer which are substantial in amount for accounting and expenditure.

(f) The amounts on deposit in the Reserve Fund will at all times be equal to or less than the Allowable Reserve Fund Amount. However, if the amount in the Reserve Fund exceeds the Allowable Reserve Fund Amount, such excess must be invested at a yield no higher than the Bond Yield or will be invested in Tax Exempt Obligations.

(g) For purposes of Subsections (e) and (f), the following terms shall have the meanings set forth below:

(1) "Allowable Reserve Fund Amount" as described in Regulation 1.148-2(f)(2) means an amount equal to the lesser of (10) percent of the stated principal amount of the Bonds, the maximum annual principal and interest coming due on the Bonds, or 125% of the average annual principal and interest coming due on the Bonds. The Allowable Reserve Fund Amount is computed to be $95,575 (maximum annual debt service).

(2) "Reserve Fund" means that portion of the Revenue Fund as described in the Resolution.

(h) The Bond Fund and the Reserve Fund are funds which either (a) are reasonably expected to be used to pay debt service on the Bonds and Parity Bonds, or (b) are pledged to the payment of debt service on the Parity Bonds should other sources prove insufficient. The Bond Fund is a "sinking fund" as defined in Regulation 1.148-1(c)(2). The Bond Fund and the Reserve Fund apply to two or more issues, and each fund in the aggregate shall be referred to as a "Commingled Fund". Each Commingled

Fund shall be allocated among the various issues of Bonds and Parity Bonds according to the methods described below.

(i) For purposes of Subsection (h), the following terms shall have the meanings set forth below:

(1) "Bond Fund Allocation Factor" shall be determined by dividing the original face amount of the Bonds, $1,356,000, by the sum of the original face amounts of all outstanding Parity Bonds.

(2) "Parity Bonds" means the Bonds, and all other outstanding bonds of the Issuer ranking on a parity with the Bonds as set forth in the Resolution.

(3) "Reserve Fund Allocation Factor" shall be determined by dividing the original principal amount of the Bonds, $1,356,000 by the sum of the original face amounts of all outstanding Parity Bonds.

A portion of the investments in each Commingled Fund and earnings thereon shall be allocated to the Bonds by applying a certain percentage (the "Series 2025 Share") of the market value of the investments in the applicable Commingled Fund. Each time an issue of Parity Bonds is no longer outstanding and each time additional Parity Bonds are issued, the Issuer shall calculate the Series 2025 Share for the Bond Fund and Reserve Fund. The Series 2025 Share is determined for each Commingled Fund by applying the Bond Fund Allocation Factor and the Reserve Fund Allocation Factor, as applicable. Each time it shall be necessary to determine the earnings on the Bond Fund or the Reserve Fund, the Issuer shall multiply the earnings for the applicable Commingled Fund by the applicable Series 2025 Share. The Issuer may, at any time, use any other allocation method for the Reserve Fund or the Bond Fund allowed by Regulation 1.148-6(e)(6).

Section 2.7 Pertaining to Yields

(a) The purchase price of all Taxable Obligations to which restrictions apply under this Certificate as to investment yield or rebate of Excess Earnings, if any, has been and shall be calculated using (i) the price taking into account discount, premium and accrued interest, as applicable, actually paid or (ii) the fair market value if less than the price actually paid and if such Taxable Obligations were not purchased directly from the United States Treasury. The Issuer will acquire all such Taxable Obligations directly from the United States Treasury or in an arm's length transaction without regard to any amounts paid to reduce the yield on such Taxable Obligations. The Issuer will not pay or permit the payment of any amounts (other than to the United States) to reduce the yield on any Taxable Obligations. Obligations pledged to the payment of debt service on the Bonds, or deposited into any reserve fund after they have been acquired by the Issuer will be treated as though they were acquired for their fair market value on the date of such pledge or deposit. Obligations on deposit in any reserve fund on the Closing Date shall be treated as if acquired for their fair market value on the Closing Date.

(b) Qualified guarantees have not been used in computing yield.

(c) The Bond Yield has been computed as not less than 3.120325% percent. This Bond Yield has been computed on the basis of a purchase price for the Bonds equal to the Issue Price.

Section 2.8 Reimbursement Bonds

(a) Not later than 60 days after payment of Original Expenditures, the Issuer has adopted an Official Intent and has declared its intention to make a Reimbursement Allocation of Original Expenditures incurred in connection with Project Segment(s) from proceeds of the Reimbursement Bonds.

(b) The Reimbursement Allocation will occur on or before the later of (i) eighteen months after the Original Expenditures are paid or (ii) eighteen months after the first Project Segment is placed in service, but in no event more than three years after the Original Expenditures are paid.

(c) No other Reimbursement Allocation will be made except for Preliminary Expenditures.

(d) The Reimbursement Allocation has not been undertaken to avoid, in whole or in part, arbitrage yield restrictions or arbitrage rebate requirements and will not employ an abusive arbitrage device under Regulation 1.148-10.

(e) Within one year of the Closing Date, the Reimbursement Allocation will not be used in a manner that results in the creation of replacement proceeds, as defined in Regulation 1.148-1.

(f) For purposes of Section 2.8, the following terms shall have the meanings set forth below:

(1) "Official Intent" means a declaration of intent described under Regulation 1.150-2 to reimburse Original Expenditures with the proceeds of the Bonds.

(2) "Original Expenditure" means an expenditure for a governmental purpose that is originally paid from a source other than the Reimbursement Bonds.

(3) "Preliminary Expenditures", as defined in Regulation 1.150-2(f)(2), means architectural, engineering, surveying, soil tests, Reimbursement Bond issuance costs, and similar costs incurred prior to commencement of construction, rehabilitation or acquisition of a Project Segment which do not exceed 20% of the Issue Price of the portion of the Bonds that finances the Project Segment for which they were incurred.

(4) "Project Segment" means the costs, described in an Official Intent of the Issuer, incurred prior to the Closing Date to acquire, construct, or improve

land, buildings or equipment excluding current operating expenses but including costs of issuing the Reimbursement Bonds.

(5) "Reimbursement Allocation" means written evidence of the use of Reimbursement Bond proceeds to reimburse a fund of the Issuer for Original Expenditures paid or advanced prior to the Closing Date and incurred in connection with a Project Segment.

(6) "Reimbursement Bonds" means the portion of the Bonds which are allocated to reimburse the Original Expenditures paid prior to the Closing Date and incurred in connection with a Project Segment.

ARTICLE III

REBATE

Section 3.1 Records

Sale Proceeds of the Bonds will be held and accounted for in the manner provided in the Resolution. The Issuer will maintain adequate records for funds created by the Resolution and this Certificate including all deposits, withdrawals, transfers from, transfers to, investments, reinvestments, sales, purchases, redemptions, liquidations and use of money or obligations until six years after the Final Bond Retirement Date.

Section 3.2 Rebate Fund

(a) In the Resolution, the Issuer has covenanted to pay to the United States the Rebate Amount, an amount equal to the Excess Earnings on the Gross Proceeds Funds, if any, at the times and in the manner required or permitted and subject to stated special rules and allowable exceptions.

(b) The Issuer may establish a fund pursuant to the Resolution and this Certificate which is herein referred to as the Rebate Fund. The Issuer will invest and expend amounts on deposit in the Rebate Fund in accordance with this Certificate.

(c) Moneys in the Rebate Fund shall be held by the Issuer or its designee and, subject to Sections 3.4, 3.5 and 6.1 hereof, shall be held for future payment to the United States as contemplated under the provisions of this Certificate and shall not constitute part of the trust estate held for the benefit of the owners of the Bonds or the Issuer.

(d) The Issuer will pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States.

Section 3.3 Exceptions to Rebate

The Issuer reasonably expects that the Bonds are eligible for one or more exceptions from the arbitrage rebate rules set forth in the Regulations. If any Proceeds are ineligible, or become

ineligible, for an exception to the arbitrage rebate rules, the Issuer will comply with the provisions of this Article III. A description of the applicable rebate exception(s) is as follows:

- Eighteen-Month Exception

The Gross Proceeds of the Bonds are expected to be expended for the governmental purposes for which the Bonds were issued in accordance with the following schedule:

1) 15 percent spent within six months of the Closing Date;

2) 60 percent spent within one year of the Closing Date;

3) 100 percent spent within eighteen months of the Closing Date (subject to 5 percent retainage for not more than one year).

In any event, the Issuer expects that the 5% reasonable retainage will be spent within 30 months of the Closing Date. For purposes of determining compliance with the six-month and twelve-month spending periods, the amount of investment earnings included shall be based on the Issuer's reasonable expectations that the average annual interest rate on investments will be 0% (SRF is a disbursement program, no investment of proceeds). For purposes of determining compliance with the eighteen-month spending period, the amount of investment earnings included shall be based on actual earnings, if any. If the Issuer fails to meet the foregoing expenditure schedule, the Issuer shall comply with the arbitrage rebate requirements of the Code.

- Election to Treat as Construction Bonds.

The Issuer reasonably expects that more than 75 percent of the "available construction proceeds" ("ACP") of the Bonds, as defined in Section 148(f)(4)(C)(vi) of the Code, will be used for construction expenditures. ACP includes the issue price of the issue plus the earnings on such issue. Not less than the following percentages of the ACP will be spent within the following periods:

1) 10 percent spent within six months of the Closing Date;

2) 45 percent spent within one year of the Closing Date;

3) 75 percent spent within eighteen months of the Closing Date;

4) 100 percent spent within two years of the Closing Date (subject to 5 percent retainage for not more than one year).

In any event, the Issuer expects that the 5% reasonable retainage will be spent within a three-year period beginning on the Closing Date. A failure to spend an amount that does not exceed the lesser of (i) 3% of the issue price or (ii) $250,000, is disregarded if the Issuer exercises due diligence to complete the Project.

- Election with respect to future earnings

Pursuant to Section 1.148-7(f)(2) of the Regulations, the Issuer elects to use actual investment earnings of the ACP in determining compliance with the above schedule.

If the Issuer fails to meet the foregoing expenditure schedule, the Issuer shall comply with the arbitrage rebate requirements of the Code.

Section 3.4 Calculation of Rebate Amount

(a) As soon after each Computation Date as practicable, the Issuer shall, if necessary, calculate and determine the Excess Earnings on the Gross Proceeds Funds (the "Rebate Amount"). All calculations and determinations with respect to the Rebate Amount will be made on the basis of actual facts as of the Computation Date and reasonable expectations as to future events.

(b) If the Rebate Amount exceeds the amount currently on deposit in the Rebate Fund, the Issuer may deposit an amount in the Rebate Fund such that the balance in the Rebate Fund after such deposit equals the Rebate Amount. If the amount in the Rebate Fund exceeds the Rebate Amount, the Issuer may withdraw such excess amount provided that such withdrawal can be made from amounts originally transferred to the Rebate Fund and not from earnings thereon, which may not be transferred, and only if such withdrawal may be made without liquidating investments at a loss.

Section 3.5 Rebate Requirements and the Bond Fund

It is expected that the Bond Fund described in the Resolution and Section 2.6(c) of this Certificate will be treated as a bona fide debt service fund as defined in Regulation 1.148-1(b). As such, any amount earned during a Bond Year on the Bond Fund and amounts earned on such amounts, if allocated to the Bond Fund, will not be taken into account in calculating the Rebate Amount for the reasons outlined in Section 2.6(c) hereof. However, should the Bond Fund cease to be treated as a bona fide debt service fund, the Bond Fund will become subject to the rebate requirements set forth in Section 3.4 hereof.

Section 3.6 Investment of the Rebate Fund

(a) Immediately upon a transfer to the Rebate Fund, the Issuer may invest all amounts in the Rebate Fund not already invested and held in the Rebate Fund, to the extent possible, in (1) SLGS, such investments to be made at a yield of not more than one-eighth of one percent above the Bond Yield, (2) Tax Exempt Obligations, (3) direct obligations of the United States or (4) certificates of deposit of any bank or savings and loan association. All investments in the Rebate Fund shall be made to mature not later than the next Rebate Payment Date.

(b) If the Issuer invests in SLGS, the Issuer shall file timely subscription forms for such securities (if required). To the extent possible, amounts received from maturing SLGS shall be reinvested immediately in zero yield SLGS maturing on or before the next Rebate Payment Date.

Section 3.7 Payment to the United States

(a) On each Rebate Payment Date, the Issuer will pay to the United States at least ninety percent (90%) of the Rebate Amount less a computation credit of $1,000 per Bond Year for which the payment is made.

(b) The Issuer will pay to the United States not later than sixty (60) days after the Final Bond Retirement Date all the rebatable arbitrage as of such date and any income attributable to such rebatable arbitrage as described in Regulation 1.148-3(f)(2).

(c) If necessary, on each Rebate Payment Date, the Issuer will mail a check to the Internal Revenue Service Center, Ogden, UT 84201. Each payment shall be accompanied by a copy of Form 8038-T, Arbitrage Rebate, filed with respect to the Bonds or other information reporting form as is required to comply with the Code and applicable Regulations.

Section 3.8 Records

(a) The Issuer will keep and retain adequate records with respect to the Bonds, the Gross Proceeds Funds, the Bond Fund, the Reserve Fund, and the Rebate Fund until six years after the Final Bond Retirement Date. Such records shall include descriptions of all calculations of amounts transferred to the Rebate Fund, if any, and descriptions of all calculations of amounts paid to the United States as required by this Certificate. Such records will also show all amounts earned on moneys invested in such funds, and the actual dates and amounts of all principal, interest and redemption premiums (if any) paid on the Bonds.

(b) Records relating to the investments in such Funds shall completely describe all transfers, deposits, disbursements and earnings including:

(1) a complete list of all investments and reinvestments of amounts in each such Fund including, if applicable, purchase price, purchase date, type of security, accrued interest paid, interest rate, dated date, principal amount, date of maturity, interest payment dates, date of liquidation, receipt upon liquidation, market value of such investment on the Final Bond Retirement Date if held by the Issuer on the Final Bond Retirement Date, and market value of the investment on the date pledged to the payment of the Bonds or the date of deposit into the Reserve Fund, or the Closing Date if different from the purchase date.

(2) the amount and source of each payment to, and the amount, purpose and payee of each payment from, each such Fund.

Section 3.9 Additional Payments

The Issuer hereby agrees to pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States, but which is not available in a fund related to the Bonds for transfer to the Rebate Fund or payment to the United States.

ARTICLE IV

INVESTMENT RESTRICTIONS

Section 4.1 Avoidance of Prohibited Payments

The Issuer will not enter into any transaction that reduces the amount required to be deposited into the Rebate Fund or paid to the United States because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to either party. The Issuer will not invest or direct the investment of any funds in a manner which reduces an amount required to be paid to the United States because such transaction results in a small profit or larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to the Issuer. In particular, notwithstanding anything to the contrary contained herein or in the Resolution, the Issuer will not invest or direct the investment of any funds in a manner which would violate any provision of this Article IV.

Section 4.2 Market Price Requirement

(a) The Issuer will not purchase or direct the purchase of Taxable Obligations for more than the then available market price for such Taxable Obligations. The Issuer will not sell, liquidate or direct the sale or liquidation of Taxable Obligations for less than the then available market price.

(b) For purposes of this Certificate, United States Treasury obligations purchased directly from the United States Treasury will be deemed to be purchased at the market price.

Section 4.3 Investment in Certificates of Deposit

(a) Notwithstanding anything to the contrary contained herein or in the Resolution, the Issuer will invest or direct the investment of funds on deposit in the Reserve Fund, any other Gross Proceeds Fund, the Bond Fund, and the Rebate Fund, in a certificate of deposit of a bank or savings bank which is permitted by law and by the Resolution only if the purchase price of such a certificate of deposit is treated as its fair market value on the purchase date and if the yield on the certificate of deposit is not less than (1) the yield on reasonably comparable direct obligations of the United States; and (2) the highest yield that is published or posted by the provider to be currently available from the provider on reasonably comparable certificates of deposit offered to the public.

(b) The certificate of deposit described in paragraph 4.3(a) above must be executed by a dealer who maintains an active secondary market in comparable certificates of deposit and must be based on actual trades adjusted to reflect the size and term of that certificate of deposit and the stability and reputation of the bank or savings bank issuing the certificate of deposit.

Section 4.4 Investment Pursuant to Investment Contracts and Agreements

The Issuer will invest or direct the investment of funds on deposit in the Gross Proceeds Funds, the Bond Fund, and the Rebate Fund pursuant to an investment contract (including a repurchase agreement) only if all of the following requirements are satisfied:

(a) The Issuer makes a bona fide solicitation for the purchase of the investment. A bona fide solicitation is a solicitation that satisfies all of the following requirements:

(1) The bid specifications are in writing and are timely forwarded to potential providers.

(2) The bid specifications include all material terms of the bid. A term is material if it may directly or indirectly affect the yield or the cost of the investment.

(3) The bid specifications include a statement notifying potential providers that submission of a bid is a representation that the potential provider did not consult with any other potential provider about its bid, that the bid was determined without regard to any other formal or informal agreement that the potential provider has with the issuer or any other person (whether or not in connection with the Bonds), and that the bid is not being submitted solely as a courtesy to the issuer or any other person for purposes of satisfying the requirements of paragraph (d)(6)(iii)(B)(1) or (2) of Section 1.148-5 of the Regulations.

(4) The terms of the bid specifications are commercially reasonable. A term is commercially reasonable if there is a legitimate business purpose for the term other than to increase the purchase price or reduce the yield of the investment.

(5) For purchases of guaranteed investment contracts only, the terms of the solicitation take into account the Issuer's reasonably expected deposit and drawdown schedule for the amounts to be invested.

(6) All potential providers have an equal opportunity to bid and no potential provider is given the opportunity to review other bids (i.e., a last look) before providing a bid.

(7) At least three reasonably competitive providers are solicited for bids. A reasonably competitive provider is a provider that has an established industry reputation as a competitive provider of the type of investments being purchased.

(b) The bids received by the Issuer meet all of the following requirements:

(1) The Issuer receives at least three bids from providers that the Issuer solicited under a bona fide solicitation meeting the requirements of paragraph (d)(6)(iii)(A) of Section 1.148-5 of the Regulations and that do not have a material financial interest in the issue. A lead underwriter in a negotiated underwriting transaction is deemed to have a material financial interest in the issue until 15 days after the issue date of the issue. In addition, any entity acting as a financial advisor with respect to the purchase of the investment at the time the bid specifications are forwarded to potential providers has a material financial interest in the issue. A provider that is a related party to a provider that has a material financial interest in the issue is deemed to have a material financial interest in the issue.

(2) At least one of the three bids described in paragraph (d)(6)(iii)(B)(1) of Section 1.148-5 of the Regulations is from a reasonably competitive provider, within the meaning of paragraph (d)(6)(iii)(A)(7) of Section 1.148-5 of the Regulations.

(3) If the Issuer uses an agent to conduct the bidding process, the agent did not bid to provide the investment.

(c) The winning bid meets the following requirements:

(1) Guaranteed investment contracts. If the investment is a guaranteed investment contract, the winning bid is the highest yielding bona fide bid (determined net of any broker's fees).

(2) Other investments. If the investment is not a guaranteed investment contract, the winning bid is the lowest cost bona fide bid (including any broker's fees).

(d) The provider of the investments or the obligor on the guaranteed investment contract certifies the administrative costs that it pays (or expects to pay, if any) to third parties in connection with supplying the investment.

(e) The Issuer will retain the following records with the bond documents until three years after the last outstanding bond is redeemed:

(1) For purchases of guaranteed investment contracts, a copy of the contract, and for purchases of investments other than guaranteed investment contracts, the purchase agreement or confirmation.

(2) The receipt or other record of the amount actually paid by the Issuer for the investments, including a record of any administrative costs paid by the Issuer, and the certification under paragraph (d)(6)(iii)(D) of Section 1.148-5 of the Regulations.

(3) For each bid that is submitted, the name of the person and entity submitting the bid, the time and date of the bid, and the bid results.

(4) The bid solicitation form and, if the terms of the purchase agreement or the guaranteed investment contract deviated from the bid solicitation form or a submitted bid is modified, a brief statement explaining the deviation and stating the purpose for the deviation.

(5) For purchases of investments other than guaranteed investment contracts, the cost of the most efficient portfolio of State and Local Government Series Securities, determined at the time that the bids were required to be submitted pursuant to the terms of the bid specifications.

Section 4.5 Records

The Issuer will maintain records of all purchases, sales, liquidations, investments, reinvestments, redemptions, disbursements, deposits, and transfers of amounts on deposit.

Section 4.6 Investments to be Legal

All investments required to be made pursuant to this Certificate shall be made to the extent permitted by law. In the event that any such investment is determined to be ultra vires, it shall be liquidated and the proceeds thereof shall be invested in a legal investment, provided that prior to reinvesting such proceeds, the Issuer shall obtain an opinion of Bond Counsel to the effect that such reinvestment will not cause the Bonds to become arbitrage bonds under Sections 103, 148, 149, or any other applicable provision of the Code.

ARTICLE V

GENERAL COVENANTS

The Issuer hereby covenants to perform all acts within its power necessary to ensure that the reasonable expectations set forth in Article II hereof will be realized. The Issuer reasonably expects to comply with all covenants contained in this Certificate.

ARTICLE VI

AMENDMENTS AND ADDITIONAL AGREEMENTS

Section 6.1 Opinion of Bond Counsel; Amendments

The various provisions of this Certificate need not be observed and this Certificate may be amended or supplemented at any time by the Issuer if the Issuer receives an opinion or opinions of Bond Counsel that the failure to comply with such provisions will not cause any of the Bonds to become "arbitrage bonds" under the Code and that the terms of such amendment or supplement will not cause any of the Bonds to become "arbitrage bonds" under the Code, or otherwise cause interest on any of the Bonds to become includable in gross income for federal income tax purposes.

Section 6.2 Additional Covenants, Agreements

The Issuer hereby covenants to make, execute and enter into (and to take such actions, if any, as may be necessary to enable it to do so) such agreements as may be necessary to comply with any changes in law or regulations in order to preserve the tax-exempt status of the Bonds to the extent that it may lawfully do so. The Issuer further covenants (1) to impose such limitations on the investment or use of moneys or investments related to the Bonds, (2) to make such payments to the United States Treasury, (3) to maintain such records, (4) to perform such calculations, and (5) to perform such other lawful acts as may be necessary to preserve the tax-exempt status of the Bonds.

Section 6.3 Internal Revenue Service Audits

The Internal Revenue Service has not audited the Issuer regarding any obligations issued by or on behalf of the Issuer. To the best knowledge of the Issuer, no such obligations of the Issuer are currently under examination by the Internal Revenue Service.

Section 6.4 Amendments

Except as otherwise provided in Section 6.1 hereof, all the rights, powers, duties and obligations of the Issuer shall be irrevocable and binding upon the Issuer and shall not be subject to amendment or modification by the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be executed by its duly authorized officer, all as of the day first above written.

_____

Administrative Services Director , City of Ankeny, State of Iowa

(SEAL)

EXHIBIT "A"

VERIFICATION CERTIFICATE OF THE PURCHASER

The undersigned officer of the Iowa Finance Authority (the "Purchaser"), hereby certifies as follows:

1. The Purchaser and the City of Ankeny, Iowa (the "Issuer"), have entered into a Loan and Disbursement Agreement (the "Agreement"), providing for the purchase of a $1,356,000 Water Revenue Capital Loan Notes, Series 2025 of the City dated as of the date of delivery (the "Notes").

2. The Agreement is in full force and effect and has not been repealed, rescinded or amended.

3. The Purchaser hereby confirms that the Notes were purchased at par and will not be reoffered to the public, the terms of purchase being as follows:

Principal Amount Issued	Principal Amount Sold	Interest Rate	Price (% of par) (do not include accrued interest)
$1,356,000	None	3.12%	100%

IN WITNESS WHEREOF, the Purchaser has caused this Verification Certificate to be executed by its duly authorized officer this _____ day of _____, 2025.

IOWA FINANCE AUTHORITY

By: _____
Its:

EXHIBIT "B"

CERTIFICATE OF FINANCIAL ADVISOR

I, the undersigned, do hereby certify that I am the _____ of PFM Financial Advisors LLC (the "Financial Advisor"). The Financial Advisor acknowledges that this Certificate is given, in part, as the basis for certain representations made in the Tax Exemption Certificate delivered by the City of Ankeny, State of Iowa (the "Issuer"), as of the date hereof, in connection with the issuance of $1,356,000 Water Revenue Capital Loan Notes, Series 2025, of the Issuer (the " Bonds "), and as a basis for certain opinions of Ahlers & Cooney, P.C., Bond Counsel, with regard to the tax-exempt status of the Bonds. All definitions contained in the Tax Exemption Certificate are hereby incorporated by reference.

1. Since Issuer revenues are subject to changes beyond its control, potential purchasers of the Bonds expect a reserve fund to be established to provide some measure of protection for their investments and to provide a workout period for the Issuer in case of adversity.

2. A reasonable time period for providing a workout is one year. Therefore, the reserve fund provided in the Resolution authorizing the issuance of the Bonds is, in our opinion, reasonably required under current market conditions.

IN WITNESS WHEREOF, I hereunto affix my official signature this _____ day of _____, 2025.

PFM FINANCIAL ADVISORS LLC

By:_____

Title:_____

EXHIBIT "C"

CONSTRUCTION ISSUE CERTIFICATION

I, the undersigned, do hereby certify that I am the Administrative Services Director of the City of Ankeny, Iowa. I acknowledge that this Certificate is given as the basis for certain representations made in the Tax Exemption Certificate delivered by the City of Ankeny, State of Iowa (the "Issuer"), as of the date hereof, in connection with the issuance of $1,356,000 Water Revenue Capital Loan Notes, Series 2025, of the Issuer (the "Bonds").

The Issuer has elected to satisfy the requirements of Code Section 148(f)(4)(C)(iv)(I) based upon its reasonable expectations that more than 75% of the "available construction proceeds" of the Bonds, as defined in Section 148(f)(4)(C)(vi) of the Code, are to be used for construction expenditures with respect to property to be owned by the Issuer as a governmental unit.

Construction expenditures means capital expenditures, as defined in Regulation 1.150-1(b), that, on or before the date the property financed by the expenditures is placed in service, as defined in Regulation 1.150-2(c), will be properly chargeable to or may be capitalized as part of the basis of (1) real property, other than expenditures for the acquisition of any interest in land or real property other than land, (2) constructed personal property as defined in Regulation 1.148-7(g)(3), or (3) specially developed computer software as defined in Regulation 1.148-7(g)(4), that is functionally related and subordinate to real property or constructed personal property.

As of the date of issue of the Bonds, it is my opinion that at least 75% of the available construction proceeds of the Issue will be used for construction expenditures as defined above.

IN WITNESS WHEREOF, I hereunto affix my official signature this _____ day of _____, 2025.

CITY OF ANKENY, IOWA

By:_____

Title: Administrative Services Director

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