



ANKENY CITY COUNCIL

Regular Meeting
Monday, October 6, 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

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

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the October 6, 2025 Agenda

Consider motion to approve and accept the October 6, 2025 agenda, with or without amendment.

C. APPROVAL OF CONSENT AGENDA:

- **MINUTES**

- CA - 1.** Approval of official council actions of the regular meeting of September 15, 2025 as published, subject to correction, as recommended by the City Clerk.
- CA - 2.** Approval of official council actions of the special meeting of September 29, 2025 as published, subject to correction, as recommended by the City Clerk.
- CA - 3.** Receive and file minutes of the Plan and Zoning Commission meeting of September 3, 2025.
- CA - 4.** Receive and file minutes of the Civil Service Commission meeting of September 11, 2025, subject to correction as recommended by the commission.
- CA - 5.** Receive and file minutes of the Library Board of Trustee meeting of August 21, 2025.

- **LICENSES AND PERMITS**

- CA - 6.** Consider motion to approve the issuance of Retail Tobacco permits.
- CA - 7.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.

- **FINANCE/BUDGET**

- CA - 8.** Consider motion to approve Change Order #6 increasing the contract amount by \$66.00 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.
- CA - 9.** Consider motion to approve Change Order #3 increasing the contract amount by \$6,204.69 to Graphite Construction Group for construction services on the Watercrest Park Expansion project.
- CA - 10.** Consider motion to approve Payment #7 in the amount of \$6,192.38 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
- CA - 11.** Consider motion to approve Payment #11 in the amount of \$11,394.80 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr — NW 9th St & NW Ash Dr Intersection Improvements project.
- CA - 12.** Consider motion to approve Payment #4 in the amount of \$9,470.00 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr. — Concept Study project.
- CA - 13.** Consider motion to approve Payment #10 in the amount of \$636,127.21 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.
- CA - 14.** Consider motion to approve Payment #6 in the amount of \$750.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
- CA - 15.** Consider motion to approve Payment #6 in the amount of \$21,545.25 to Confluence, Inc. for professional services associated with the South Ankeny Boulevard Corridor Plan project.
- CA - 16.** Consider motion to approve Payment #17 in the amount of \$10,665.00 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.

- CA - 17.** Consider motion to approve Payment #15 in the amount of \$135,909.55 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.
- CA - 18.** Consider motion to approve Payment #5 in the amount of \$33,628.21 to Graphite Construction Group for construction services on the Watercrest Park Expansion project.
- CA - 19.** Consider motion to approve Payment #12 in the amount of \$1,830.65 to HGS, LLC, for construction services on the Rock Creek Greenbelt - Native Vegetation project.
- CA - 20.** Consider motion to approve Payment #7 in the amount of \$2,950.40 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
- CA - 21.** Consider motion to approve Payment #26 in the amount of \$2,823.75 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements — Phase 2 project.
- CA - 22.** Consider motion to approve Payment #2 in the amount of \$1,710.00 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance project.
- CA - 23.** Consider motion to approve Payment #18 in the amount of \$18,269.60 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.
- CA - 24.** Consider motion to approve Payment #18 in the amount of \$20,331.46 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 25.** Consider motion to approve Payment #1 in the amount of \$93,780.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
- CA - 26.** Consider motion to approve Payment #7 in the amount of \$23,052.66 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
- CA - 27.** Consider motion to approve Payment #46 in the amount of \$1,433.00 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.
- CA - 28.** Consider motion to approve Payment #19 in the amount of \$17,436.75 to Snyder & Associates for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th Street project.
- CA - 29.** Consider motion to approve Payment #7 in the amount of \$17,931.25 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.
- CA - 30.** Consider motion to approve Payment #10 in the amount of \$6,533.00 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements—Phase 4 project.
- CA - 31.** Consider motion to approve Payment #13 in the amount of \$6,063.75 to Snyder &

Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.

CA - 32. Consider motion to approve the October 6, 2025 Accounts Payable.

• **PERSONNEL ITEMS**

CA - 33. Consider motion to adopt **RESOLUTION** approving an increase in the full-time equivalent (FTE) positions authorized for Fiscal Year 2026 from 381.45 to 383.07.

CA - 34. Consider motion to approve the revised classification position description for Airport Manager and the new classification position description for Airport Maintenance Technician.

CA - 35. Consider motion to approve an Employee Appreciation Day for all full-time and permanent part-time employees.

• **COMMUNITY DEVELOPMENT ITEMS**

CA - 36. Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, platted easements, and authorizing cost participation for 8' sidewalk for Centennial Ridge Plat 4.

CA - 37. Consider motion to approve the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive.

CA - 38. Consider motion to adopt **RESOLUTION** waiving approval of the final plat for The Estates at Woodland Hills Plat 1.

CA - 39. Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by Knapp-Elwell, LC, from the current PUD, Planned Unit Development to PUD, Planned Unit Development located east of Interstate-35 at the Corporate Woods Interchange (date of hrg: 10/20/25 @ 5:30 p.m.)

• **ENGINEERING ITEMS**

CA - 40. 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. (A & G Properties, LC and PTL Holdings, LLC - 2310 W 1st Street)

CA - 41. 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. (FFR Ankeny 1, LLC - 1913 W 1st Street)

CA - 42. Consider motion to adopt **RESOLUTION** accepting the maintenance bonds for public improvements in Centennial Ridge Plat 4.

CA - 43. Consider motion to adopt **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of permanent sidewalk easement and temporary construction easement for the Westlawn Place Area Utility Improvements - Phase 1 project in Ankeny, Iowa. (Donald Dean and Jill D. Goforth - 321 SW Westlawn Drive)

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 44.** Consider motion to approve the Final Amendment to the Professional Services Agreement increasing the contract amount by \$48,500.00 with Strand Associates, Inc. for additional construction services on the Aquifer Storage and Recovery (ASR) Well #1 Replacement Project.
- CA - 45. 2024 City-Wide Permanent Surface Restoration:** Consider motion to approve: a) Final Change Order #1 decreasing the contract amount by \$4,900.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Alpha Landscapes LLC in the amount of \$27,972.00; and d) Final Payment #4 in the amount of \$6,265.35 and Release of Retainage in the amount of \$1,398.60.
- CA - 46. 2025 Annual Storm Sewer Repairs — Package 2:** Consider motion to approve: a) Final Change Order #3 decreasing the contract amount by \$1,909.20; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Absolute Group in the amount of \$87,820.93; and d) Final Payment #4 in the amount of \$456.00 and Release of Retainage in the amount of \$4,391.05.
- CA - 47. 2025 Annual Storm Sewer Repairs - Package 3:** Consider motion to approve: a) Final Change Order #2 decreasing the contract amount by \$7,520.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Dave's Dozing and Excavating in the amount of \$99,800.00; and d) Final Payment #4 in the amount of \$11,780.00 and Release of Retainage in the amount of \$4,990.00.
- CA - 48. 2025 Pedestrian Ramp Improvements Program - Briarwood South:** Consider motion to approve: a) Final Change Order #2 decreasing the contract amount by \$2,380.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with TK Concrete, Inc. in the amount of \$174,320.00; and d) Final Payment #3 in the amount of \$28,238.75; Retainage Payment in the amount of \$8,716.00.

- **ADMINISTRATIVE ITEMS**

- CA - 49.** Consider motion to adopt **RESOLUTION** fixing date for a meeting on the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$9,100,000 Water Revenue Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof (date of hrg: 10/20/25 @ 5:30 p.m.).

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-49

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-49.

D. LEGISLATIVE BUSINESS:

- **APPROVAL OF ORDINANCES:**

- 50.** Ord 2239 An Ordinance vacating a Public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement recorded in Book 18048, pages 621-633 of the records of the Polk County Recorder.

Consider motion to accept second consideration of ORDINANCE 2239.

Consider motion to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2239, sending it on its final passage and publication as required by law.

Consider motion to adopt RESOLUTION authorizing the conveyance of real estate vacated by the City of Ankeny to Kwik Trip, Inc. dba Kwik Star pursuant to Iowa Code Section 354.23.

E. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

City Manager

- **REPORT OF THE GOVERNING BODY:**

Mayor Bentz

City Council Members:

Council Member Graber

Council Member Perry

Council Member Ruddy

Council Member Shafer

Council Member Stearns

- **FUTURE COUNCIL AGENDA ITEMS:**

- Public Hearing - SE Creekview Drive Extension - RISE Project - 10/20/25 @ 5:30 p.m.
- Public Hearing - \$9,100,000 Water Revenue Capital Loan Notes - 10/20/25 @ 5:30 p.m.
- Public Hearing - rezone - Corporate Woods Business Park PUD - 10/20/25 @ 5:30 p.m.
- Council Action Planning Session - 10/20/25 @ 5:30 p.m.
- Council Action Planning Session - 11/3/25 @ 5:30 p.m.
- Council Action Planning Session - 11/10/25 @ 5:30 p.m.

F. ADJOURNMENT



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 October 6, 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 October 6, 2025 agenda, with or without amendment.

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 September 15, 2025 as published, subject to correction, as recommended by the City Clerk.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Minutes

MINUTES OF THE ANKENY CITY COUNCIL

Monday, September 15, 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, Joe Ruddy, and Todd Shafer were in attendance. Council Member Kelly Stearns was absent. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led in the Pledge of Allegiance.

APPROVAL OF AGENDA

1. Council Member Graber moved, Shafer seconded, to approve and accept the September 15, 2025 agenda without amendment. Ayes: 4

PUBLIC HEARING

1. PH 2025-62. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2239 vacating a Public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement. Notice of this hearing was published in the Des Moines Register on the 5th day of September, 2025.

Eric Jensen, Director of Community Development, reported that Kwik Trip, Inc. has requested the vacation of a public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement. The intent is to facilitate further development of the site.

Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing none, Council Member Ruddy moved, Shafer seconded, to close public hearing 2025-62. Ayes: 4. Council Member Graber moved, Ruddy seconded, to accept first consideration of ORDINANCE 2239. Ayes: Graber, Ruddy, Perry, Shafer.

2. PH 2025-63. Mayor Bentz announced this is the time and place for a public hearing on the matter of a proposed development agreement between the City of Ankeny and New Horizon Cuisine related to business expansion. The Notice of Hearing on this proposal was published in the Des Moines Register on the 5th day of September, 2025.

Derek Lord, Director of Economic Development, reported that the proposal is to construct an approximately \$10 million, 30,000-square-foot office, research and development, production and warehouse facility. New Horizon Cuisine has committed to creating 11 new jobs within three years.

Mayor Bentz then asked for any public comment regarding the proposed agreement. Jake Gretz, New Horizon Cuisine General Manager, thanked council for their support and provided information about the company. Council Member Ruddy moved, Graber seconded, to close public hearing 2025-63. Ayes: 4. Council Member Shafer moved, Ruddy seconded, to adopt **RESOLUTION 2025-386** approving a Development Agreement between the City of Ankeny and New Horizon Cuisine. Ayes: Shafer, Ruddy, Graber, Perry. Council Member Graber moved, Shafer seconded, to adopt **RESOLUTION 2025-387** approving the application of New

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of September 2, 2025, as published.
2. Official council actions of the special meeting of September 4, 2025, as published.
3. Receive and file minutes of the Plan and Zoning Commission meeting of August 19, 2025.
4. Receive and file minutes of the Civil Service Commission meeting of September 3, 2025, subject to correction as recommended by the Clerk of the Commission.
5. Receive and file minutes of the Civil Service Commission meeting of September 5, 2025, subject to correction as recommended by the Clerk of the Commission.

Licenses and Permits

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

Finance/Budget

7. Receive and file Financial Reports for August 2025.
8. Receive and file Building Permit Report for August 2025.
9. Receive and file the Utility Billing Report for August 2025.
10. Change Order #2 increasing the contract amount by \$8,605.00 to On Track Construction, LLC, Inc., for construction services on the SW Walnut Street and SW Ordinance Road Water Main project.
11. Change Order #1 increasing the contract amount by \$4,950.00 to Shekar Engineering, for construction services on the 2025 PCC Reconstruction Program - SE 8th Street project.
12. Payment #5 in the amount of \$149,232.65 to Absolute Concrete Construction, for construction services on the NW Northlawn Area Utility Improvements – Phase 4.
13. Payment #6 in the amount of \$4,479.74 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
14. Payment #9 in the amount of \$3,126.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
15. Payment #6 in the amount of \$30,679.90 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 1 project.
16. Payment #3 in the amount of \$8,455.00 to Dave's Dozing and Excavating, for construction services on the 2025 Annual Storm Sewer Repairs – Pkg 3 project.
17. Payment #14 in the amount of \$88,423.40 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 2 project.
18. Payment #33 in the amount of \$8,994.04 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
19. Payment #3 in the amount of \$106,599.50 to Iowa Contracting, Inc., for construction services on the 2025 PCC Street Patching project.
20. Payment #25 in the amount of \$4,490.25 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements - Phase 2 project.
21. Payment #5 in the amount of \$272,981.98 to On Track Construction, LLC, Inc., for construction services on the SW Walnut Street and SW Ordinance Road Water Main project.
22. Payment #12 in the amount of \$19,825.40 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
23. Payment #14 in the amount of \$129,515.46 to Rognes Corporation, for construction services on the SE 3rd Street Improvements - Phase 2 project.

24. Payment #5 in the amount of \$201,730.58 to Shekar Engineering, PLC, for construction services on the 2025 PCC Reconstruction Program - SE 8th Street project.
25. Payment #4 in the amount of \$364,696.98 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
26. Payment #4 in the amount of \$41,480.71 to Shekar Engineering, PLC, for construction services on the SW Des Moines Street Utility Improvements project.
27. Payment #5 in the amount of \$130,503.94 to Shekar Engineering, PLC, for construction services on the SW Des Moines Street Utility Improvements project.
28. Payment #2 in the amount of \$79,372.50 to TK Concrete, Inc., for construction services on the 2025 Pedestrian Ramp Improvements Program - Briarwood South project.
29. Payment #5 in the amount of \$166,696.48 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
30. September 15, 2025 Accounts Payable by fund: General \$553,710; Hotel Motel Tax \$186,756; Road Use Tax \$241,328; Seizure \$130; Library Foundation \$149; Solid Waste \$136,686; Water \$169,029; Sewer \$771,222; Storm Water \$21,026; Golf Course \$51,494; Enterprise Project \$738,047; Revolving \$3,178; Risk Management \$99,063; Health Insurance \$193; Capital Projects \$1,257,641; Payroll Totals \$1,642,202; Transfers/ACH (\$236,735); Agenda Payments Approved Separately (\$1,890,165); Grand Total \$3,744,954.

Personnel Items

31. **RESOLUTION 2025-388** amending the City of Ankeny Employee Handbook.

Community Development Items

32. **RESOLUTION 2025-389** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on Lot 1, Heartland Assembly of God Plat 1; and associated with the Heartland Assembly of God Building Addition Site Plan.
33. **RESOLUTION 2025-390** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement located on the Des Moines Area Community College Ankeny Campus, associated with the Des Moines Area Community College Ankeny Dental Clinic Building 27 Site Plan.
34. **RESOLUTION 2025-391** authorizing the Mayor to sign a Development Agreement by and between the City of Ankeny, Iowa and Heartland Church, Iowa regarding the construction of Heartland Assembly of God Building Addition.
35. **RESOLUTION 2025-392** accepting final plat, letter of credit for seeding and erosion control, platted easements, parkland dedication agreement, and authorizing cost participation for the upsizing of a public water main along NE 38th Street (County) for First Street Commons Plat 3.

Engineering Items

36. **RESOLUTION 2025-393** 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. (Allen M & M Properties, LLC - 2401 W 1st Street)
37. **RESOLUTION 2025-394** 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. (TG Rentals III and Provision Properties II, LLC - 1902 W 1st Street)
38. **RESOLUTION 2025-395** 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. (TG Rentals I and Provision Properties II, LLC - 1810 W 1st Street)

39. **RESOLUTION 2025-396** authorizing the execution of a Joint Utility Trench Usage Agreement between the City of Ankeny and MCImetro Access Transmission Services LLC to facilitate the relocation of existing private utilities for the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.
40. **RESOLUTION 2025-397** authorizing the execution of a Joint Utility Trench Usage Agreement between the City of Ankeny and Mediacom Communications Corporation to facilitate the relocation of existing private utilities for the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.
41. **RESOLUTION 2025-398** authorizing the execution of a Joint Utility Trench Usage Agreement between the City of Ankeny and Metro Fibernet, LLC dba Metronet to facilitate the relocation of existing private utilities for the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.
42. **RESOLUTION 2025-399** authorizing the execution of a Joint Utility Trench Usage Agreement between the City of Ankeny and Qwest Corporation d/b/a CenturyLink QC to facilitate the relocation of existing private utilities for the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.
43. **RESOLUTION 2025-400** authorizing the execution of a Joint Utility Trench Usage Agreement between the City of Ankeny and Unite Private Networks to facilitate the relocation of existing private utilities for the South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.
44. **RESOLUTION 2025-401** accepting public improvements in Kimberley Villas Plat 1 for water main and sanitary sewer.
45. **RESOLUTION 2025-402** accepting the maintenance bond for utilities in First Street Commons Plat 3.
46. **RESOLUTION 2025-403** authorizing the execution of an Urban-State Traffic Engineering Program (U-STEP) funding agreement between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny for the sharing of construction costs for the spot improvements at the west leg of the Ankeny Boulevard and First Street intersection as a part of the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to First Street project.
47. Approve the Professional Services Agreement with Olsson, Inc. for traffic engineering services for the NE / SE Delaware Avenue Traffic Signal Timing Upgrades in an amount not to exceed \$55,270.85.
48. Approve the Professional Services Agreement with Snyder & Associates, Inc. for traffic engineering services for the SW / SE Oralabor Road Traffic Signal Timing Updates in an amount not to exceed \$58,900.00.

Capital Improvement Projects

49. **RESOLUTION 2025-404** ordering construction on the SE Creekview Drive Extension - RISE project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 10/14/25 @ 10:30 A.M. / date of hrg: 10/20/25 @ 5:30 P.M.)
50. **2025 Asphalt Street Resurfacing Program:** a) Final Change Order #1 increasing the contract amount by \$5,562.00; b) Certificate of Completion; c) **RESOLUTION 2025-405** accepting the public improvements with OMG Midwest, Inc., DBA Des Moines Asphalt & Paving in the amount of \$768,157.25; and d) Final Payment #3 in the amount of \$40,472.38; Retainage Payment in the amount of \$38,407.86.

Administrative Items

51. **RESOLUTION 2025-406** amending the schedule of permit fees for Excavation in the Right-of-Way and Public Utility Easements as authorized by the City of Ankeny, Iowa Municipal Code.
52. **RESOLUTION 2025-407** authorizing City of Ankeny's election to participate in a National Settlement with Purdue Pharma and the Sackler Family Regarding Opioid Sales.

53. **RESOLUTION 2025-408** approving the City of Ankeny's participation in the National Opioids Secondary Manufacturers Settlements regarding opioid sales.
54. **RESOLUTION 2025-409** authorizing the City of Ankeny to submit an application for funding from Bravo for interactive lighting at the High Trestle Trail underpass at HWY 69 and commitment of matching funds for proposed improvements.

Ordinances

55. Accept third consideration of **Ordinance 2236**. An Ordinance vacating a Public Utility Easement located on Lot 1, Harvest Ridge Plat 1 and Lot 1, Harvest Ridge Plat 2, sending it on its final passage and publication as required by law.
RESOLUTION 2025-410 authorizing the sale of real estate vacated by the City of Ankeny to Courtyards at Harvest Ridge, LLC.
56. Accept third consideration of **Ordinance 2237**. An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 122, Non-Franchise Utility Accommodation, sending it on its final passage and publication as required by law.
57. Accept third consideration of **Ordinance 2238**. An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to Chapter 151, Excavations, sending it on its final passage and publication as required by law.

APPROVAL OF CONSENT AGENDA

1. Council Member Shafer moved, second by Graber, to approve the recommendations for Consent Agenda Items CA-1 through CA-57. Ayes: Shafer, Graber, Perry, Ruddy.

NEW BUSINESS

1. Request for Council Initiated Rezoning from PUD, Planned Unit Development to PUD, Planned Unit Development, for an amendment to the Crosswinds Business Park PUD and waive the requirement for notification through on-site signage based upon the size and perimeter area of the site. Council Member Graber moved, Shafer seconded, to initiate a rezoning from PUD, Planned Unit Development to PUD, Planned Unit Development, for an amendment to the Crosswinds Business Park PUD, and waive the requirement for notification through on-site signage based upon the size and perimeter of the site, and refer to the Plan and Zoning Commission for review and recommendation. Ayes: Graber, Shafer, Perry, Ruddy.

ADJOURNMENT

1. Meeting was adjourned at 5:52 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 9/26/25.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 special meeting of September 29, 2025 as published, subject to correction, as recommended by the City Clerk.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Minutes

MINUTES OF THE ANKENY CITY COUNCIL SPECIAL MEETING

Monday, September 29, 2025

Ankeny Kirkendall Library - City Council Chambers

Bobbi Bentz, Mayor

Todd Shafer, Mayor Pro Tem

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

The meeting was called to order at 12:03 p.m. Council Members Dustin Graber, Jeff Perry, and Joe Ruddy participated electronically. Mayor Bobbi Bentz and Council Members Todd Shafer and Kelly Stearns were absent. City Manager Mike Schrock was also present.

Graber moved, Ruddy seconded, to appoint Council Member Perry as the Acting Chairperson for this meeting. Ayes: 3.

APPROVAL OF AGENDA

1. Council Member Graber moved, Ruddy seconded, to approve and accept the September 29, 2025 special meeting agenda as presented. Ayes: 3.

NEW BUSINESS

1. Liquor License Application: Council Member Ruddy moved, Graber seconded, to approve the issuance of a 5-day liquor license for Uptown Garage Brewing Company. Ayes: Ruddy, Graber, Perry.

ADJOURNMENT

1. Meeting was adjourned at 12:05 p.m.

Michelle Yuska, City Clerk

Bobbi Bentz, Mayor

Published in the Des Moines Register on the 3rd day of October, 2025.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 September 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 2025-09-03

Meeting Minutes
Plan & Zoning Commission Meeting
Wednesday, September 3, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the September 3, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Todd Ripper, Glenn Hunter, and Phil Tuning. Absent: Lisa West and Trina Flack.

Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Laura Hutzell and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the September 3, 2025 agenda without amendments. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

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 August 19, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the August 19, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. 2135 NE 36th Street - Casey's Store #5142 Site Plan

Motion to approve the site plan for 2135 NE 36th Street, Casey's Store #5142, subject to approval of the required COSESCO permit and fee; and approval of the SWPPP document.

Item #3. 1980 NW Briargate Drive - Triad Kids Gym Site Plan

Motion to approve the site plan for 1980 NW Briargate Drive, Triad Kids Gym, subject to approval of the required Storm Water Management easements and the required Public Water Main easement.

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

PUBLIC HEARINGS

Item #4. Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC.

Staff Report: B.Morrissey reported Maven Crux Development, on behalf of the property owner, Knapp-Elwell, LC, is proposing an amendment to the Corporate Woods Business Park Planned Unit Development (PUD). The request is to amend the "Allowable Uses" section of the PUD, adding additional language to the section. He stated that the PUD includes approximately 70.85-acres located east of Interstate-35 near the Corporate Woods Interchange and provided the zoning for the properties adjacent to the PUD. B.Morrissey presented The Ankeny Plan 2040 Future Land Use Map, which indicates the subject area as being suitable for either Office Business Park or Airport Business Park land uses. He explained that the applicant is proposing to amend the "Allowable Uses" section of the PUD to permit the owner to utilize the property for luxury indoor storage units that will store RV's, boats, cars, motorcycles,

and off-road vehicles. B.Morrissey stated that the "Allowable Uses" section of the current PUD permits a number of uses such as Offices, Research Facilities, Warehouses, Hotels, and Restaurants, among other uses. He said that the Prohibited Uses guidelines in the PUD do state that *"Buildings or structures designed and used solely for the purpose of leasing interior storage space for the storage of personal property" is prohibited*; and therefore, the applicant is proposing that the following language be added to the "Allowable Uses" section of the PUD:

"Storage facilities, for ownership and use by multiple third parties, for the leasing or selling of interior storage space for the storage of personal property, where a minimum of 35%, but no more than 45%, of the storage units are sold and the remaining storage units are leased; provided, that, such each storage unit shall not be smaller than 500 square feet and the height of each storage facility building shall be no less than 22 feet per single story. Said storage facility use shall only be permitted on that certain real estate currently identified as Parcel C and Parcel B of the PUD, which parcels are currently legally described as Outlot "R" and Outlot "S" in CORPORATE WOODS BUSINESS PARK PLAT 4.

He noted that the proposed language will only apply to these specific parcels and will not be applicable to the entire PUD area. B.Morrissey said the applicant has submitted the required number of rezoning petitions to initiate the PUD amendment and all legal notifications for this public hearing have been met. B.Morrissey stated that a complete staff report will be presented at the next Plan and Zoning commission meeting, which will address any comments, questions or concerns discussed during the public hearing.

G.Hunter asked if there was a reason why storage facilities were originally specifically excluded from the PUD. E.Jensen responded, that his understanding when reading the original PUD, there seemed to have a lot of emphasis on this being a gateway entrance to the city. He further commented that at that time, there were not really building material standards and the state of ministorage was different twenty years ago. E.Carstens agreed, and further shared that mini-storage was not just prohibited in this PUD, as there are quite a few zonings along the interstate corridor with similar conditions. He shared that there was a lot of conditional zoning in the mid 2000s. G.Hunter confirmed that the Commission will receive a site plan and elevations for their review and recommendation once the project gets to the site plan process. Staff responded, yes.

R.Weisheit confirmed that the existing conditions in the current PUD will remain the same. This amendment is just additional language being added to the PUD book. The restriction on storage facilities is not being removed from the PUD. E.Jensen responded, correct. The amendment only applies to the two parcels that are being presented and is specifically used for the type of use that has ownership, not just rentable space.

T.Rapp said they denoted doing landscaping on the east and the south side but assumes there will be something buffering the entrance ramp on the west since the area is recognized as being a gateway. E.Carstens responded, yes.

Ross Nichols, Maven Crux Development, 16852 Aurora Court, Clive, Iowa stated that this is a really neat project. It is specifically geared towards RV's and Boats and primarily sold as a condominium-style community, with a portion of the units for lease. They will have a refresh station, which is missing from a lot of the products in the market. He presented a draft rendering and stated that they have been working with city staff on this project to maintain aesthetic consistency with the surrounding development. Ross Nichols said it will have controlled access with cameras. He further stated that the units are sized at 22-feet in height, so that there can be mezzanine levels added to them for a personal office or man cave. He thanked the Commission for their time.

T.Rapp asked if there will be restroom facilities in the building. Ross said there will be two restroom facilities for all users of this space. In addition, the for-sale condos will be pre-plumbed and pre-wired for them to add full restrooms in their space, if they wish.

R.Weisheit asked how they would handle it if someone wanted more than one unit. Ross Nichols shared that with them being built back-to-back, they will have the ability to remove the demising wall for a pull-thru unit.

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

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by P.Tuning. All voted aye. Motion carried 5 – 0.

Chair Ted Rapp addressed the audience after the public hearing to let them know that the item will come back to the Commission on Tuesday, September 16, 2025 for a recommendation to the City Council.

REPORTS

City Council Meeting

E.Jensen reported on the September 2, 2025 City Council meeting and the Council Action Planning Session.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, September 16, 2025 Plan and Zoning Commission meeting and the August 2025 Building Permit Report.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by P.Tuning. Meeting adjourned at 6:47 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 Civil Service Commission meeting of September 11, 2025,
subject to correction as recommended by the commission.

ORIGINATING DEPARTMENT

Human Resources

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. 09.11.25 cs minutes

Meeting Minutes
Civil Service Commission
Thursday, September 11, 2025
12:00 p.m.
Ankeny Council Chambers
1250 SW District Dr, Ankeny, Iowa

Ray Blase
Laura Murphy
David Kinsley

ELECTRONIC MEETING INFORMATION

<https://us06web.zoom.us/j/89487313288?pwd=bvAreRKp5kCqMXI2LnHUZ4kUPbpzs3.1>

Meeting ID: 894 8731 3288
Passcode: 043221

Dial in: =1 312 626 6788; Meeting ID: 894 8731 3288; Passcode: 043221

CALL TO ORDER - ROLL CALL

The meeting was called to order by Ray Blase. Blase – present, Murphy – present by phone, Kinsley – absent. Also present by phone was Tom Henderson, attorney for the commission.

1. MOTION TO APPROVE THE MINUTES OF 9-5-25

Murphy moved to approve the minutes from September 5, 2025. Blase seconded the motion. All voted aye and the motion carried.

2. DECISION TO UNSEAL THE SPECIFICATION OF CHARGES

Attorney Henderson informed the commission of his discussion with the attorneys. Blase moved to receive and file the substituted specification of charges that was presented on Thursday, September 11th. Murphy seconded the motion. All voted aye and the motion carried.

3. MOTION TO SET THE APPEAL HEARING DATE

Blase moved to set the appeal hearing date for Monday, September 29th beginning at 9:00 am in the Council Chambers. Tuesday, September 30th is reserved for a second day if needed. Murphy seconded the motion. All voted

aye and the motion carried. The city clerk will email and mail the order setting hearing with the specification of charges to the attorneys on both sides. Attorney Henderson discussed with the commission the procedures for the hearing. Both parties will give opening statements, followed by witnesses/arguments, and then closing statements. The parties agreed to submit post-hearing briefs. Following the receipt of those briefs the commission can meet to deliberate and issue a ruling.

4. ADJOURNMENT

Being there was no further business, Blase adjourned the meeting at 12:15 pm.

Respectfully submitted,

Dawn Gean

Dawn Gean

Clerk of the Civil Service Commission



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 August 21, 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 August 2025



**Ankeny Kirkendall Public Library
BOARD OF TRUSTEES
Meeting Minutes
Thursday, August 21, 2025
Regular Meeting: 6:00 p.m.
Location: Library**

Present: Fred Schuster, Nancy Medema, John Meyer, Gene Lucht, and Heather Stephenson
Staff: Sam Mitchel

Agenda	Discussion Points
I. Call to Order	Schuster called the meeting to order.
II. Public Comment	
III. Approval of Minutes	A. July 17, 2025 Schuster pointed out that regarding elections, there needed to be a correction that Lucht motioned “to suspend article III.A of the bylaws for Piepho to run for secretary.” Meyer made a motion to approve with the correction, Medema seconded, passed unanimously.
IV. Consent Agenda Samuel Mitchel, Director	A. Financials: Mitchel stated that the run rate for the month was 8.3% and that the month’s expenditures mirrored those of typical beginning fiscal year expenditures.
V. Policy/Procedure Review	A. Makerspace Policy: Medema motioned to accept the revised policy, Lucht seconded, passed unanimously. B. Computer and Internet Policy: Medema suggested the words “the latest” in the Background paragraph be removed. Meyer suggested that under Procedures A, a statement “policy exceptions at the discretion of library staff” should be added. Meyer made a motion to accept the changes and suggestions, Stephenson seconded, passed unanimously.
VI. Director’s Report – Sam Mitchel	Mitchel presented the director’s report. Meyer asked how the Makerspace/Teen space swap was going. Mitchel stated that it is just about finished. Mitchel also stated that there will be a computer in study room 2A. This is in response to requests for a more private area conducive to sensitive business. Completion TBD as there will be IT Dept. and facilities involvement.

VII. Department Reports	Schuster inquired about the Teen program <i>Will It Float?</i> , and what it means when programs are waitlisted. Mitchel explained that due to the amount of resources/space sometimes signup is required, and a waitlist is created if prospective attendees drop their reservation.
VIII. Committee Reports (Evaluation, Finance, Marketing, Policy, Staffing, etc.)	A. Schuster relayed that he and Director Mitchel met with Mayor Bentz, Mike Schrock, interim City Mgr., and Jennifer Sease, Administrative Services Director about Library Board's budget expenditure authority in regards to State and City Code. B. Director Evaluation: Meyer relayed that the evaluation committee conducted the director's evaluation via survey input from Trustees. In light of that input plus Mitchel's self-evaluation, Meyer stated, "Overall, Sam is doing a great job." Meyer made a motion to accept the committee's evaluation, Stephenson seconded, passed unanimously.
IX. Friends of the Library (Update)	Medema stated that Friends board had a recent meeting to discuss strategic planning. The Friends approved the library's FY26 request of \$50,700. They are planning a Bake-off fundraiser in December.
X. Old Business	A. Strategic Plan 1. Strategic Initiative #2: Improve Access to Programming Discussion Stephenson commented that with so many senior living centers in Ankeny, the library should have on its radar how it might be able to meet potential requests.
XI. New Business	
XIII. Adjourn	A. Next Meeting: September 18, 2025

Respectfully submitted, Sam Mitchel, Library Director

Approved: 9/18/25



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 Retail Tobacco permits.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

In accordance with the City of Ankeny Code of Ordinances Chapter 131, "Cigarette and Tobacco Permits," retailers have submitted an application which meets all requirements and is now being presented to the City Council for approval. Copies of license applications are available for review in the Office of the City Clerk.

1. Vinje LLC, dba Good Times, 1912 SW 3rd St - Retail Tobacco License (Renew) Effective July 1, 2025 through June 30, 2026.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the issuance of permits as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 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. Fleet Farm of Green Bay LLC d/b/a Fleet Farm, 3875 SE Delaware Ave. - Class B Retail Alcohol License (LG) (Renewal) — Effective November 1, 2025.
2. Maha Laxmi Inc. d/b/a Wyndham Garden / Ankeny Diner, 133 SE Delaware Ave. - Class C Retail Alcohol License (LC) (Renewal) — Effective November 3, 2025. PENDING DRAM ENDORSEMENT
3. Ankeny Breakfast LLC d/b/a The Breakfast Club (Ankeny), 1465 SW Park Square Dr., Ste. 101 - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service — Effective November 7, 2025. PENDING DRAM ENDORSEMENT
4. Filet Steakhouse LLC, d/b/a Filet Steakhouse LLC, 1802 N Ankeny Blvd, Ste. 100 C. - Class C Retail Alcohol License (LC) (Renewal) — Effective October 21, 2025.
5. The Brehm Organization Inc. d/b/a Java Joe's Coffee House, 127 N Ankeny Blvd. - Special Class C Retail Alcohol License (BW) (New) - Tentatively Effective October 7, 2025. PENDING DEPT. APPROVALS
6. Ankeny Dram Shop FFE Leasing LLC d/b/a Whiskey River, 1055 SW Prairie Trail (FFA Bldg) - Class C Retail Alcohol License (LC) (5 Day) — Effective October 29, 2025.
7. Kum & Go LC d/b/a Maverik #5233, 3603 NE Otterview Cir - Class E Retail Alcohol License (LE) (Renewal) — Effective November 9, 2025. PENDING DEPT. APPROVALS

8. Mizu Ankeny Inc. d/b/a Mizu Sushi Bar & Grill, 1620 N Ankeny Blvd. - Class C Retail License (LC) (14 Day) — Effective October 15, 2025.
9. Mizu Ankeny Inc. d/b/a Mizu Sushi Bar & Grill, 1620 N Ankeny Blvd. - Class C Retail License (LC) (14 Day) — Effective October 29, 2025.
10. Mizu Ankeny Inc. d/b/a Mizu Sushi Bar & Grill, 1620 N Ankeny Blvd. - Class C Retail License (LC) (14 Day) — Effective November 12, 2025.
11. Amigos Mexican Grill Corp. d/b/a Amigos Mexican Grill, 502 N Ankeny Blvd., Ste. 5 - Class C Retail Alcohol License (LC) (Renewal) — Effective October 1, 2025. PENDING DEPT. APPROVALS.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the issuance of liquor licenses and / or beer / wine permits.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The City of Ankeny will receive a portion of each application fee in accordance with Iowa Code Section 123.143.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Change Order #6 increasing the contract amount by \$66.00 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

This change order is to reflect the actual quantities used on site for a variety of items.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

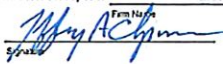
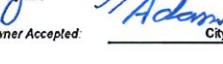
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Elder - CO #6

CHANGE ORDER FORM

	Project Title:	NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek																																																									
	Contractor:	Elder Corporation																																																									
	Address:	5088 E University Ave, Pleasant Hill, IA																																																									
	Finance Budget Code:	979.3979.4451	Finance Project #		979.4451																																																						
	Vendor Project or Invoice #:	990	PO #																																																								
Original Contract Date:	January 3, 2023	Vendor #		6340																																																							
Change Order Number: <u>6</u> Change Order Date: <u>October 6, 2025</u> Purpose of Change Order: Item 129: MULCHING, BONDED FIBER MATRIX. Quantity adjusted to reflect quantity used on site. Item 130: SEEDING AND FERTILIZING (URBAN). Quantity adjusted to reflect quantity used on site. Item 143: MOBILIZATIONS, EROSION CONTROL. Additional mobilization needed for final seeding																																																											
Details of Change Order:																																																											
ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE DIV.1	QUANTITY CHANGE DIV.2	QUANTITY CHANGE DIV.3	UNIT PRICE	EXTENDED PRICE DIV. 1	EXTENDED PRICE DIV. 2	EXTENDED PRICE DIV.3																																																		
129	MULCHING, BONDED FIBER MATRIX	AC	-0.63			\$ 3,500.00	\$ (2,205.00)	\$ -	\$ -																																																		
130	SEEDING AND FERTILIZING (URBAN)	AC	0.77			\$ 2,300.00	\$ 1,771.00	\$ -	\$ -																																																		
143	MOBILIZATIONS, EROSION CONTROL		1.00			\$ 500.00	\$ 500.00																																																				
Change Order Number: <u>6</u> makes the following adjustments to the Contract:							\$ 66.00	\$ -	\$ -																																																		
Contractor Accepted:			Elder Corporation																																																								
 Date: <u>9/16/25</u>			Record of Change Orders <table border="1"> <thead> <tr> <th>#</th> <th>Date</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td>Original Contract Amount</td> <td>\$ 9,993,000.00</td> </tr> <tr> <td>1</td> <td>May 15, 2023</td> <td>\$ 4,400.00</td> </tr> <tr> <td>2</td> <td>July 17, 2023</td> <td>\$ 8,858.00</td> </tr> <tr> <td>3</td> <td>August 21, 2023</td> <td>\$ 3,440.00</td> </tr> <tr> <td>4</td> <td>December 18, 2023</td> <td>\$ 137.90</td> </tr> <tr> <td>5</td> <td>January 6, 2025</td> <td>\$ (196,371.57)</td> </tr> <tr> <td>6</td> <td>October 6, 2025</td> <td>\$ 66.00</td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> <tr> <td>11</td> <td></td> <td></td> </tr> <tr> <td>12</td> <td></td> <td></td> </tr> <tr> <td>13</td> <td></td> <td></td> </tr> <tr> <td>14</td> <td></td> <td></td> </tr> <tr> <td>15</td> <td></td> <td></td> </tr> </tbody> </table>						#	Date	Amount		Original Contract Amount	\$ 9,993,000.00	1	May 15, 2023	\$ 4,400.00	2	July 17, 2023	\$ 8,858.00	3	August 21, 2023	\$ 3,440.00	4	December 18, 2023	\$ 137.90	5	January 6, 2025	\$ (196,371.57)	6	October 6, 2025	\$ 66.00	7			8			9			10			11			12			13			14			15		
#	Date	Amount																																																									
	Original Contract Amount	\$ 9,993,000.00																																																									
1	May 15, 2023	\$ 4,400.00																																																									
2	July 17, 2023	\$ 8,858.00																																																									
3	August 21, 2023	\$ 3,440.00																																																									
4	December 18, 2023	\$ 137.90																																																									
5	January 6, 2025	\$ (196,371.57)																																																									
6	October 6, 2025	\$ 66.00																																																									
7																																																											
8																																																											
9																																																											
10																																																											
11																																																											
12																																																											
13																																																											
14																																																											
15																																																											
Engineer Approved:			Snyder & Associates, Inc.																																																								
 Date: <u>9/19/25</u>																																																											
Owner Accepted:			City of Ankeny																																																								
 Date: <u>09/22/25</u>																																																											
Mayor																																																											
Signature			Date																																																								
			10/6/2025																																																								
Attest for Owner:																																																											
City Clerk																																																											
Signature			Date																																																								
			10/6/2025																																																								
Revised Contract Amount							\$ 9,813,528.33																																																				



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Change Order #3 increasing the contract amount by \$6,204.69 to Graphite Construction Group for construction services on the Watercrest Park Expansion project.

ORIGINATING DEPARTMENT
Parks & Recreation

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Change Order #3 is for a few various site modifications, including: adding rip rap at the storm sewer outlets, and final grading and seeding work.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Change Order #3

CHANGE ORDER FORM



Project Title: WATERCREST PARK EXPANSION
Contractor: GRAPHITE CONSTRUCTION GROUP
Address: 1955 NE 58TH AVE, DES MOINES, IA 50313
Finance Budget Code: 973.2973.4408 **Finance Project #** _____
Vendor Project or Invoice #: _____ **PO #** _____
Original Contract Date: July 1, 2024 **Vendor #** _____

Change Order Number: 3

Change Order Date: OCTOBER 6, 2025
NL

Purpose of Change Order:

Various site changes, including adding rip rap at the storm sewer outlets, finish grading and seeding.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Rip Rap material and labor	LS	1.00	\$ 2,295.00	\$ 2,295.00
2	Grading 10 hours	LS	1.00	\$ 1,500.00	\$ 1,500.00
3	Seeding	LS	1.00	\$ 1,735.03	\$ 1,735.03
4	OH&P	LS	1.00	\$ 674.66	\$ 674.66
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -

Change Order Number: 3 makes the following adjustments to the contract: **\$ 6,204.69**

Contractor Accepted: GRAPHITE CONSTRUCTION GROUP
 Signature: [Signature] Date: 7/24/25

Engineer Approved: Snyder & Associates, Inc.
 Signature: [Signature] Date: 9/1/2025

Owner Accepted: City of Ankeny
 Signature: _____ Title: _____
 Date: _____

Attest for Owner:
 Signature: _____ Title: _____
 Date: _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 516,207.00
1		\$ (702.00)
2		\$ 7,643.00
3		\$ 6,204.69
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 529,352.69



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 #7 in the amount of \$6,192.38 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange 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. AECOM - Pymt #7

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: I-35 & NE 36th Street Interchange Improvements
Contractor: AECOM Technical Services, Inc.
Address: 501 Sycamore Street, Suite 222, Waterloo, IA 50703
Finance Budget Code: 948.3948.4210 Finance Project #: 948.4210
Vendor Project #: 60751780 Purchase Order #: N/A
Original Contract Date: February 17, 2025 Vendor Account #: 12303

Date of Council Meeting: October 6, 2025 Payment Application #: 7

Payment Period: From: August 23, 2025 Through: September 19, 2025

Contract Summary:

Original Contract Amount:	\$	141,600.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	141,600.00	
Total Completed and Stored to Date:	\$	42,774.39	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	42,774.39	
Less Previous Applications for Payment:	\$	36,582.01	
SUBTOTAL:	\$		6,192.38
OTHER CHARGES:	\$		-
CURRENT PAYMENT DUE:	\$		6,192.38
Balance to Finish, Including Retainage:	\$	98,825.61	
Contract Time Remaining (Substantial):	-	#	
Contract Time Remaining (Full):	-	#	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: N/A
Firm Name

Signature Date

Engineer / Consultant Approval: AECOM Technical Services, Inc.

Signature Date
Michelle M. Smurney September 23, 2025

City of Ankeny Staff Approval:

Signature Date
Leslie Hart 9/24/25

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

Date Printed: 9/24/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 21, 2025	\$ 6,106.32
2	May 19, 2025	\$ 2,409.25
3	June 16, 2025	\$ 11,287.43
4	July 7, 2025	\$ 7,317.00
5	August 18, 2025	\$ 4,982.27
6	September 15, 2025	\$ 4,479.74
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 36,582.01

Record of Change Orders:

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

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining: N/A
Contract Period: _____
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



AECOM
500 SW 7th Street
Suite 301
Des Moines, Iowa 50309
www.aecom.com

515.323.7910 tel
515.244.4803 fax

September 24, 2025

Ms. Leslie Hart, PE, PTOE
Traffic Engineering Manager
City of Ankeny

Subject: **I35 and NE 36th Street Interchange Improvements**
Progress Report No. 07
AECOM #60751780

Dear Ms. Hart:

This progress report summarizes the work completed on the I35 and NE 36th Street Interchange project from August 23, 2025, through September 19, 2025. The following activities were accomplished during this time period:

1. Continued coordination on the Traffic Forecast Memo and Methods and Assumptions Memo.
2. Reviewed MPO TDM and TAZ data.
3. Continued layout of current interchange.

The following work is anticipated during the upcoming weeks:

1. Submit revised Traffic Forecast Memo to Iowa DOT for review and approval.
2. Continue safety analysis, traffic forecasting, and forecasted operations review.
3. Further developed Synchro models.
4. Continue layout of current interchange.

The project is proceeding within the current contract budget. With the additional coordination with the Iowa DOT on the necessary updates and review of the MPO's TDM model, our anticipated schedule for completion has been delayed. Once data analysis is complete and we have Iowa DOT approval of the forecast, we will revise the schedule and complete the remaining tasks in a timely manner. Please contact us if you have any questions regarding this report.

Yours sincerely,

Todd L. Allyn, PE

Michelle M. Sweeney, PE, PTOE

Check Payment to:
AECOM Technical Services, Inc.
An AECOM Company
1178 Paysphere Circle
Chicago, IL 60674

ACH Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
Account Number 5800937020
ABA Number 071000039

Wire Transfer Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
New York, NY 10001
Account Number 5800937020
ABA Number 026009593
SWIFT CODE BOFAUS3N



501 Sycamore Street, Suite 222, Waterloo, IA 50703
Tel: 319-232-6531
Fax: 319-232-0271

Federal Tax ID No. 95-2661922

ATTN : Leslie Hart
Ankeny, IA, City of
410 West First Street
Ankeny, IA 50023
United States

Invoice Date: 24-SEP-25
Invoice Number: 2001065756

Agreement Number: 60751780
Agreement Description:

Payment Term: 30 DAYS
Agreement Dated 02/17/2025
Please reference Invoice Number and Project Number with Remittance

Project Number : 60751780 Project Name : ANK - I35 and NE 36th St Interchange
Bill Through Date : 23-AUG-25 - 19-SEP-25
AECOM Project Manager: Allyn, Todd L
Agreement Dated 02/17/2025

Labor Multiplier						
Employee Name/Title	Title/Expenditure	Date	Hours	Rate	Raw Cost	Billed Amt
Adhikari, Rosy (Rosy)	Professional	19-SEP-25	40.00	34.35	1,373.90	
Allyn, Todd L	Project Professional	29-AUG-25	1.00	72.40	72.41	
Bernhardt, Mary E	Project Support	29-AUG-25	1.00	43.36	43.37	
Salomonsen, Derek A	Staff Professional	29-AUG-25	1.50	60.32	90.48	
Salomonsen, Derek A	Staff Professional	05-SEP-25	2.00	60.32	120.64	
Salomonsen, Derek A	Staff Professional	12-SEP-25	7.50	60.32	452.38	
Salomonsen, Derek A	Staff Professional	19-SEP-25	0.50	60.32	30.16	
Sweeney, Michelle	Senior Professional	29-AUG-25	1.00	96.69	96.69	
Van Sickle, Ethan (Ethan)	Professional	29-AUG-25	1.00	37.52	37.53	
Van Sickle, Ethan (Ethan)	Professional	12-SEP-25	1.00	37.52	37.53	
Van Sickle, Ethan (Ethan)	Professional	19-SEP-25	2.00	37.52	75.06	
Total Labor Multiplier			58.50		2,430.15	2,430.15

OverHead Markup 3,049.83
Labor CPFF Total 5,479.98

Lump Sum
Description Billed Amt
Fixed Fee Labor 712.40
Total Lump Sum 712.40

Project Total : ANK - I35 and NE 36th St Interchange 6,192.38

Invoice Summaries
Total Current Amount : 6,192.38
Retention Amount : 0.00
Pre-Tax Amount : 6,192.38
Tax Amount : 0.00
Total Invoice Amount : 6,192.38

Billing Summaries
Billing Summary Current Prior Total Limit Remain
Billings 6,192.38 36,582.01 42,774.39 141,600.00 98,825.61
Tax 0.00 0.00 0.00
Billing Total : 6,192.38 36,582.01 42,774.39

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2001065756

Invoice Date: 24-SEP-25

Invoice Due Date: 24-OCT-25

Amount Due: \$6,192.38 USD

Project Number: 60751780

To process your payment timely and ensure credit is given, please include the AECOM invoice number when sending payment. Including this invoice number will allow AECOM to promptly apply your payment without delay or additional information requests placed upon your organization.

Failure to reference the AECOM invoice number when sending payment may result in delay of your account being credited.

To expedite payment processing, AECOM is asking its clients to submit payments electronically by ACH (Automated Clearing House) if possible.

ACH payments provide an alternative to paper checks, affording you the following advantages:

- Certainty of delivery
- Reduced operating costs through the elimination of paper check mailing

Regards,

AECOM Cash Application Department
CashAppsRemittance@aecom.com



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #11 in the amount of \$11,394.80 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 #11

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: October 6, 2025 Payment Application #: 11

Payment Period: From: July 19, 2025 Through: August 15, 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:	\$	323,967.80	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	323,967.80	
Less Previous Applications for Payment:	\$	312,573.00	
SUBTOTAL:	\$		11,394.80

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 11,394.80

Balance to Finish, Including Retainage: \$ 78,563.20

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

Signature Date

City of Ankeny Staff Approval:

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
9	August 4, 2025	\$ 31,105.00
10	September 2, 2025	\$ 44,320.00
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 312,573.00

Record of Change Orders:

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

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

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.

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

Monthly Progress Report

Date: September 8, 2025
To: Matt Grugurich
From: Zach Parsons

Billing Through: 7/19/2025-8/15/2025
Invoice No.: 0372064
BMI Project No. 24X.135758.000

Work Completed Last Period

Check Plans, Utility Coordination Meeting, Right of Way Coordination

Upcoming Major Work Items

Final 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 turn lane and pedestrian ramp construction at church intersection

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	\$ 392.00	\$ 14,483.50	\$ 14,875.50	\$ 4,950.50	75%	80%
Task 2: Project Coordination & Public Participation and Involvement	\$ 35,398.00	\$ 2,040.00	\$ 17,497.00	\$ 19,537.00	\$ 15,861.00	55%	70%
Task 3: Survey and Data Collection	\$ 31,348.00	\$ -	\$ 28,018.50	\$ 28,018.50	\$ 3,329.50	89%	90%
Task 4: Design Phase Services	\$ 247,268.00	\$ 2,418.00	\$ 247,187.00	\$ 249,605.00	\$ (2,337.00)	101%	90%
Task 5: Bidding Phase Services	\$ 3,466.00	\$ -	\$ -	\$ -	\$ 3,466.00	0%	0%
Task 6: JCG Land Services	\$ 60,800.00	\$ 6,544.80	\$ 962.50	\$ 7,507.30	\$ 53,292.70	12%	2%
Task 7: Construction Materials Testing (CMT)	\$ 4,425.00	\$ -	\$ 4,425.00	\$ 4,425.00	\$ -	100%	100%
TOTAL	\$ 402,531.00	\$ 11,394.80	\$ 312,573.50	\$ 323,968.30	\$ 78,562.70	80%	86%

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



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
 MGrgurich@AnkenyIowa.gov
 Matt Grgurich
 Ankeny, IA 50023

August 29, 2025
 Project No: 24X.135758.000
 Invoice No: 0372064
 Client Account: ANKENY_CI_IA

Ankeny/PRA9 Intersection Improvements

Project and Contract Management (0000001)

Professional Services

	Hours	Amount	
Principal	2.00	392.00	
Totals	2.00	392.00	
Total Labor			392.00
Total this Task			\$392.00

Project Coordination/Public Involvement (0000002)

Professional Services

	Hours	Amount	
Senior Project Engineer	10.00	2,040.00	
Totals	10.00	2,040.00	
Total Labor			2,040.00
Total this Task			\$2,040.00

Design Phase Services (0000004)

Professional Services

	Hours	Amount	
Senior Project Engineer	10.50	2,142.00	
Graduate Engineer	2.00	276.00	
Totals	12.50	2,418.00	
Total Labor			2,418.00
Total this Task			\$2,418.00

Subconsultant - JCG Land Services (0000006)

Consultants

JCG Land Services, Inc.	6,544.80		
Total Consultants	6,544.80	6,544.80	
Total this Task			\$6,544.80
Total this Invoice			\$11,394.80

Billings to Date

	Current	Prior	Total
Labor	4,850.00	307,186.00	312,036.00
Consultant	6,544.80	962.50	7,507.30
Expense	0.00	4,425.00	4,425.00
Totals	11,394.80	312,573.50	323,968.30

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 13495 (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.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 \$9,470.00 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 #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: October 6, 2025 Payment Application #: 4
Payment Period: From: July 19, 2025 Through: August 15, 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:	\$	76,522.80	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	76,522.80	
Less Previous Applications for Payment:	\$	67,052.80	
SUBTOTAL:	\$	9,470.00	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 9,470.00

Balance to Finish, Including Retainage: \$ 19,753.20

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.

Signature Bach Parsons Date September 8, 2025
Firm Name

City of Ankeny Staff Approval:

Signature Matthew Grgurich Date 9/10/2025

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	July 7, 2025	\$ 13,620.30
2	August 4, 2025	\$ 17,434.00
3	September 2, 2025	\$ 35,998.50
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 67,052.80

Record of Change Orders:

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

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

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.

18th Street Reconstruction Monthly Progress Report

Date: September 8, 2025

To: Matt Grugurich

From: Zach Parsons

Billing Range: Through 8/15/25

Invoice No.: 0372063

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

2035 Interim Scenario

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	\$ 196.00	\$ 3,611.50	\$ 3,807.50	\$ 816.50	82%	85%
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	\$ -	\$ 21,775.00	\$ 21,775.00	\$ 8,225.00	73%	95%
Task 4:	Concept Study Analysis	\$ 14,127.00	\$ 5,515.00	\$ 13,986.00	\$ 19,501.00	\$ (5,374.00)	138%	100%
Task 5:	Technical Report and Deliverables	\$ 36,478.00	\$ 3,759.00	\$ 20,433.50	\$ 24,192.50	\$ 12,285.50	66%	75%
TOTAL		\$ 96,276.00	\$ 9,470.00	\$ 67,052.80	\$ 76,522.80	\$ 19,753.20	79%	79%

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



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

August 29, 2025
Project No: 24X.136148.000
Invoice No: 0372063
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	1.00	196.00	
Totals	1.00	196.00	
Total Labor			196.00
Total this Task			\$196.00

Concept Study Analysis (0000004)

Professional Services

	Hours	Amount	
Senior Project Engineer	2.00	430.00	
Design Engineer	29.50	4,867.50	
Graduate Engineer	7.50	1,045.50	
Totals	39.00	6,343.00	
Total Labor			6,343.00
Total this Task			\$6,343.00

Technical Report and Deliverables (0000005)

Professional Services

	Hours	Amount	
Principal	3.50	686.00	
Senior Project Engineer	2.00	430.00	
Design Engineer	11.00	1,815.00	
Totals	16.50	2,931.00	
Total Labor			2,931.00
Total this Task			\$2,931.00
Total this Invoice			\$9,470.00

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.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #10 in the amount of \$636,127.21 to CB&I Storage Tank Solutions LLC, for construction services on the NW Irvinedale Elevated Storage Tank project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CB&I - Pymt #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW Irvinedale Drive - Elevated Water Storage Tank
Contractor: CB&I Storage Tank Solutions LLC
Address: 915 N. Eldridge Parkway, Houston, TX 77079
Finance Budget Code: 611.3611.4450 Finance Project #: 661.4450
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: October 16, 2023 Vendor Account #: 522

Date of Council Meeting: October 6, 2025 Payment Application #: 10
Payment Period: From: June 28, 2025 Through: August 1, 2025

Contract Summary:

Original Contract Amount:	\$	9,751,758.59	
Net Change by Change Orders:	\$	(71,100.00)	
Contract Amount to Date: (line 1 ± 2)	\$	9,680,658.59	
Total Completed and Stored to Date:	\$	7,103,445.69	
Retainage: <u>5</u> % of Completed Work:	\$	355,172.28	
Total Earned Less Retainage:	\$	6,748,273.41	
Less Previous Applications for Payment:	\$	6,112,146.20	
SUBTOTAL:	\$	636,127.21	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 636,127.21

Balance to Finish, Including Retainage: \$ 2,932,385.18

Contract Time Remaining (Substantial): 91.0 #

Contract Time Remaining (Full): 121.0 #

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: CB&I Storage Tank Solutions LLC

Firm Name

Brett Keller

Signature

9/30/2025

Date

Engineer / Consultant Approval: HDR Engineering, Inc.

Firm Name

Fleming, Scott

Digitally signed by Fleming, Scott
DN: e=Scott.Fleming@hdrinc.com, cn=Fleming, Scott, OU=Users, OU=Kansas City 10450 Holmes Suite 600, OU=Missouri, OU=United States, OU=Offices, DC=contract, DC=hdr
Reason: I have reviewed this document
Date: 2025.09.30 17:03:49 CDT

Signature

Date

City of Ankeny Staff Approval:

Donald Clark

Signature

10/1/25

Date

Submit to: Don Clark
E-mail: dclark@ankenyiowa.gov Phone Number: 515.963.3529

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	March 18, 2024	\$ 583,062.50
2	April 26, 2024	\$ 544,660.03
3	May 31, 2024	\$ 430,882.00
4	July 11, 2024	\$ 593,070.75
5	January 21, 2025	\$ 1,768,701.59
6	February 17, 2025	\$ 746,512.04
7	March 16, 2025	\$ 359,009.76
8	June 19, 2025	\$ 655,232.53
9	August 18, 2025	\$ 431,015.00
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 6,112,146.20

Record of Change Orders:

No.	Date	Amount
1	March 18, 2024	\$ (83,000.00)
2	January 21, 2025	\$ 11,900.00
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ (71,100.00)

Contract Time Remaining:

Contract Period:	755
Construction Start Date:	November 6, 2023
Contract Full Completion Date:	November 30, 2025

Substantial Completion:

Contract Working Days:	725.0
Added by Change Order:	0.0
Total Working Days:	725.0
Working Days Used to Date:	634.0
Working Days Remaining:	91.0

Full Completion:

Contract Working Days:	755.0
Added by Change Order:	0.0
Total Working Days:	755.0
Working Days Used to Date:	634.0
Working Days Remaining:	121.0



INVOICE

MAIL TO: HDR Attn Rob Baker 2901 South loop Drive, Suite 3300 Attn: Rob Baker Ph. 515-473-5785 Ema Rob.Baker@hdrinc	SOLD TO: City of Ankeny, IA Attn: Don Clark 1210 NW Prairie Ridge Rd Job Location: ANKENY, IA Project No.: 10345779
--	---

INVOICE NO. 252422-10
APPLICATION NO. 10
INVOICE DATE 09/11/25
DUE DATE 10/11/25

TERMS	Net 30
A/P VENDOR NO.	0

Work From Date: 06/28/25
Work Thru Date: 08/01/25
CBI Contract No. 374252422
CBI Customer No. 11491052

DESCRIPTION

New Elevated Water Storage Tank (Oakton and Busse) Contract

Original Contract Price	\$9,751,758.59
Change Order	(\$71,100.00)
Total Contract Price	\$9,680,658.59

SCHEDULE OF VALUES	UNITS OF MEASURE	TOTAL UNITS	UNIT PRICE	TOTAL PRICE	TOTAL UNITS OR % COMPLETE	AMOUNT DUE
General Provisions and Covenants						
1.01 Mobilization, Demobilization, General Provisions and Covenants	LS	1	\$175,000.00	\$175,000.00	85%	\$148,750.00
Earthwork						
2.01 General Clearing and Grubbing	LS	1	\$26,525.00	\$26,525.00	100%	\$26,525.00
2.02 Topsoil and Finished Grading	CY	1358	\$7.43	\$10,085.87	7%	\$719.74
2.03 Excavation and Haul-Off, Class 10	CY	2700	\$15.92	\$42,984.00	500 Units	\$7,960.00
2.04 Excavation and Embankment, Class 10	CY	700	\$40.32	\$28,224.00	0%	\$0.00
2.05 4" Granular Subbase for 9" PCC and 7" PCC Pavements	SY	2057	\$40.32	\$82,938.24	0%	\$0.00
Sewers and Drains						
4.01 15" Storm Sewer Pipe, RCP	LF	271	\$125.20	\$33,929.20	0%	\$0.00
4.02 15" Storm Sewer Circular Pipe Aprons, Type 1, RCP	EA	2	\$1,591.50	\$3,183.00	0%	\$0.00
4.03 6" Subdrains, Case B, Type 1	LF	376	\$10.03	\$3,771.28	0%	\$0.00
4.04 6" Subdrains, Case C, Type 1	LF	387	\$8.22	\$3,181.14	0%	\$0.00
4.05 6" Subdrains, Detention Pond	LF	203	\$8.62	\$1,749.86	0%	\$0.00
4.06 6" Subdrain Cleanouts, Type A-1	EA	11	\$835.01	\$9,185.11	0%	\$0.00
4.07 6" Subdrain Outlets Into Structure	EA	5	\$795.75	\$3,978.75	0%	\$0.00
Water Mains and Appurtenances						
5.01 Water Main and Fittings Removal At and Including Connector	LS	1	\$14,854.00	\$14,854.00	0%	\$0.00
5.02 24" Water Main Open Cut, PVC or DIP, RJ	LF	1	\$721.48	\$248,910.60	60 Units	\$147,903.40
5.03 4" Water Main Open Cut, PVC or DIP, RJ	LF	1	\$122.02	\$5,490.90	40%	\$2,199.96
5.04 24" 45 Degree Bend	EA	1	\$9,283.75	\$27,851.25	40%	\$11,140.50
5.05 24" x 6" Tee	EA	1	\$8,391.18	\$16,782.36	55%	\$9,230.30
5.06 12" x 4" Tee, Cut Into Existing 12" Main	EA	1	\$10,079.50	\$10,079.50	20%	\$2,015.90
5.07 24" Gate Valve	EA	1	\$34,117.52	\$34,117.52	90%	\$30,705.77
5.08 4" Gate Valve	EA	1	\$3,705.01	\$3,705.01	90%	\$3,334.51
5.09 Fire Hydrant Assembly Removal	EA	1	\$1,591.50	\$4,774.50	0%	\$0.00
5.10 Fire Hydrant Assembly: 6" Gate Valve & Box, 6" Piping & Fittings	EA	1	\$5,305.00	\$15,915.00	3%	\$530.50
Structures for Sanitary and Storm Sewers						
6.01 48" Circular Storm Sewer Manhole Over Existing Sewer, Type	EA	1	\$12,732.00	\$12,732.00	50%	\$6,366.00
6.02 Single Open-Throat Curb Intake, Small Box, Type SW-507	EA	3	\$2,652.50	\$7,957.50	0%	\$0.00
6.03 Circular Area Intake, Type SW-512	EA	3	\$822.28	\$2,466.84	50%	\$1,233.42
6.04 Detention Basin Outlet Structure	EA	1	\$7,957.50	\$7,957.50	0%	\$0.00
Streets and Related Work						
7.01 9" PCC Pavement, Driveway	SY	1023	\$152.78	\$156,293.94	0%	\$0.00
7.02 7" PCC Pavement, Driveway	SY	787	\$159.15	\$125,251.05	0%	\$0.00
7.03 6" PCC Curb and Gutter	LF	30	\$159.15	\$4,774.50	0%	\$0.00
7.04 6" River Rock Surfacing	SY	49	\$51.99	\$2,547.51	0%	\$0.00
7.05 Detectable Warnings	SF	60	\$63.66	\$3,819.60	0%	\$0.00
Site Work and Landscaping						
8.01 Temporary Seeding, Fertilizing, and Mulching for Conventional	AC	1.3	\$11,305.36	\$14,696.97	69%	\$10,126.21
8.02 Permanent Seeding, Fertilizing, and Mulching for Hydraulic Seeding	AC	1.15	\$5,580.86	\$6,417.99	0%	\$0.00
8.03 Rip Rap for Pipe Outlet, Class E	TON	25	\$65.78	\$1,644.50	0%	\$0.00
8.04 Silt Fence	LF	1135	\$5.29	\$6,004.15	43%	\$2,610.00
8.05 Inlet Protection	EA	7	\$122.02	\$854.14	14%	\$122.00
8.06 Stabilized Construction Entrance	EA	1	\$4,836.16	\$4,836.16	100%	\$4,836.16
8.07 Concrete Washout	EA	1	\$2,652.50	\$2,652.50	50%	\$1,326.25
8.08 Chain Link Fence	LF	1061	\$65.25	\$69,230.25	0%	\$0.00
8.09 Swing Gate	EA	1	\$2,652.50	\$2,652.50	0%	\$0.00
8.10 Retaining Wall	LS	1	\$291,775.00	\$291,775.00	0%	\$0.00
8.11 Bollards	EA	2	\$1,061.00	\$2,122.00	0%	\$0.00
8.12 Permanent Seeding, Fertilizing, and Mulching for Hydraulic Seeding	AC	0.15	\$202,078.06	\$30,311.71	0%	\$0.00
8.13 Wattle	LF	406	\$15.69	\$6,370.14	37%	\$2,335.99
8.14 Temporary Rolled Erosion Control Product (RECP)	SY	976	\$8.49	\$8,286.24	0%	\$0.00
8.15 Tree - Maidenhair Tree	EA	5	\$689.65	\$3,448.25	0%	\$0.00
8.16 Tree - Moraine Sweet Gum	EA	7	\$497.61	\$3,483.27	0%	\$0.00
8.17 Tree - Redmond American Linden	EA	4	\$419.10	\$1,676.40	0%	\$0.00
8.18 Tree - White Fir	EA	4	\$530.50	\$2,122.00	0%	\$0.00
8.19 Tree - Eastern Redcedar	EA	7	\$466.84	\$3,267.88	0%	\$0.00
8.20 Tree - Norway Spruce	EA	4	\$530.50	\$2,122.00	0%	\$0.00
8.21 Shrub - Iroquois Beauty Black Chokeberry	EA	8	\$50.93	\$407.44	0%	\$0.00
8.22 Shrub - Lo & Behold Purple Haze Butterfly Bush	EA	13	\$50.93	\$662.09	0%	\$0.00
8.23 Shrub - Hummingbird Summersweet	EA	9	\$55.17	\$496.53	0%	\$0.00

<u>Special Provisions Items</u>							
200	Base Bid - 2,500,000 Gallon Composite Elevated Storage Tank	0	0	\$0.00		0%	\$0.00
201	Bonds & Insurance	LS	1	\$437,500.00	\$437,500.00	100%	\$437,500.00
202	Engineering	LS	1	\$587,500.00	\$587,500.00	100%	\$587,500.00
203	Tank Material	LS	1	\$1,485,051.65	\$1,485,051.65	90%	\$1,336,546.49
204	Fabrication & Ship (Concrete Shaft)	LS	1	\$123,500.00	\$123,500.00	100%	\$123,500.00
205	Fabrication & Ship (Tank Erection @ Grade)	LS	1	\$426,000.00	\$426,000.00	95%	\$404,700.00
206	Fabrication and Ship (Hoist Tank)	LS	1	\$57,600.00	\$57,600.00	85%	\$48,960.00
207	Temporary Construction Fence	LS	1	\$59,000.00	\$59,000.00	100%	\$59,000.00
208	Deep Foundation (ACP)	LS	1	\$398,300.00	\$398,300.00	100%	\$398,300.00
209	Pile Cap Foundation	LS	1	\$798,700.00	\$798,700.00	100%	\$798,700.00
210	Site Prep for CB&I	LS	1	\$59,000.00	\$59,000.00	100%	\$59,000.00
211	Set Derrick	LS	1	\$98,400.00	\$98,400.00	100%	\$98,400.00
212	Concrete Shaft	LS	1	\$1,078,500.00	\$1,078,500.00	100%	\$1,078,500.00
213	Tank Erection @ Grade	LS	1	\$698,000.00	\$698,000.00	100%	\$698,000.00
214	Paint Tank at Grade	LS	1	\$359,000.00	\$359,000.00	30%	\$107,700.00
215	Hoist and Complete Tank	LS	1	\$193,500.00	\$193,500.00	0%	\$0.00
216	Paint Tank in Air	LS	1	\$269,500.00	\$269,500.00	0%	\$0.00
217	Concrete Floor	LS	1	\$40,000.00	\$40,000.00	0%	\$0.00
218	Equipment Pads	LS	1	\$5,000.00	\$5,000.00	0%	\$0.00
219	Splash Pad	LS	1	\$5,000.00	\$5,000.00	0%	\$0.00
220	Interior base/floor piping.	LS	1	\$100,000.00	\$100,000.00	100%	\$100,000.00
221	Doors (Overhead & Personnel)	LS	1	\$24,000.00	\$24,000.00	0%	\$0.00
222	Stelize and Fill	LS	1	\$8,000.00	\$8,000.00	0%	\$0.00
300	Bulk Water Station Package Equipment	LS	1	\$327,583.75	\$327,583.75	84%	\$275,170.35
301	Bulk Water Station Installation (Shipping/Unloading, Concrete)	LS	1	\$79,575.00	\$79,575.00	67%	\$53,315.25
600	Electrical for Site Service, Elevated Storage Tank, Bulk Water	LS	1	\$171,648.58	\$171,648.58	0%	\$0.00
601	Area Lights Pole Mounted	EA	2	\$10,037.06	\$20,074.12	0%	\$0.00
602	SCADA Equipment Installation (Level Transducer, PLC Panel)	LS	1	\$12,519.80	\$12,519.80	0%	\$0.00
ADD ALTERNATE NO. 1							
1001	6" Granular Subbase for 6" HMA Pavement	SY	488	\$50.93	\$24,853.84	0%	\$0.00
1002	8" Sanitary Sewer Gravity Main, Truss Type PVC	LF	426	\$94.43	\$40,227.18	0%	\$0.00
1003	4" Sanitary Sewer Service Stub, PVC	LF	38	\$159.15	\$6,047.70	0%	\$0.00
1004	48" Circular Sanitary Sewer Manhole, Type SW-301	EA	3	\$12,732.00	\$38,196.00	33%	\$12,732.00
1005	Connection to Existing Sanitary Sewer Manhole	EA	1	\$7,957.50	\$7,957.50	0%	\$0.00
1006	6" HMA Pavement, Driveway	SY	488	\$97.03	\$47,350.64	0%	\$0.00
1007	5" PCC Pavement, Sidewalk/Trail	SY	428	\$159.15	\$68,116.20	0%	\$0.00
CO	Catwalk Modifications	LS	1	(\$3,000.00)	(\$3,000.00)	0%	\$0.00
CO	Welded Stainless Steel Fresh Mix System	LS	1	(\$80,000.00)	(\$80,000.00)	0%	\$0.00
CO-02	Couplings, Brass Plugs	LS	1	\$11,900.00	\$11,900.00	50%	\$5,950.00
				\$ 9,680,658.59		73%	\$7,097,495.69
				Progress Completed to Date			\$7,103,445.69
				Less: Retention 5%			\$355,172.28
				Total Amount Billed to Date			\$6,748,273.41
				Less: Amount Previously Invoiced			\$6,112,146.20
				Current Amount Due			\$636,127.21

REMITTANCE / PAYMENT INFORMATION:

Regular Mail:
CB&I Storage Tank Solutions LLC
P.O. Box 201213
Dallas, TX 75320-1213

Overnight Mail:
Lockbox Services 201213
CB&I Storage Tank Solutions LLC
2975 Regent Blvd, Suite 100
Irving, TX 75063

Wells Fargo EFT Information
Account Name: CB&I Storage Tank Solutions LLC
Bank: Wells Fargo Bank
Account Number: 4941981706
ABA: 121000248
Swift Code: WFBUS6S
Location: 420 Montgomery Street San Francisco, CA 94104

Questions Regarding Invoices Contact: CBIAccounts-Receiveable@cbi.com

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO: **City of Ankeny, IA**

CUSTOMER PROJECT:

(OWNER) **Attn: Don Clark**

1210 NW Prairie Ridge Rd

10345779

FROM (CONTRACTOR):

CB&I Storage Tank Solutions LLC
1725 Hughes Landing Blvd STE 600
The Woodlands, TX 77380

VIA (ENGINEER):

CONTRACT FOR:

New Elevated Water Storage Tank (Oakton and Busse) Contract

CONTRACT DATE: **10/16/23**

CB&I INVOICE NO. 252422-10
APPLICATION NO. 10

WORK FROM DATE: 06/28/25
WORK THRU DATE: 08/01/25

ENG. PROJECT NO: 10345779

Distribution to:

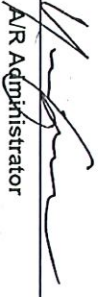
☐ OWNER
☐ ENGINEER
☐ CONTRACTOR
☐ OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		0.00	(83,000.00)
TOTAL			
Approved this Application			
Number	Date Approved		
CO-02	01/25/25	11,900.00	
TOTALS		11,900.00	0.00
Net change by Change Orders		(71,100.00)	

The undersigned Contractor certifies that to the best of the Contractor's Knowledge, information and belief that the Work covered by this Application for Payment has been completed in accordance with Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **CB&I Storage Tank Solutions LLC**

By: 

Date:

09/11/25

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		\$9,751,758.59
2. Net change by Change Orders		(71,100.00)
3. CONTRACT SUM TO DATE (Line 1+/-2)		\$9,680,658.59
4. TOTAL COMPLETED & STORED TO DATE (Col G on G703)		\$7,103,445.69
5. RETAINAGE:		
a. 5% of Completed Work		\$355,172.28
(Col D + E on G703)		
b. 0% of Stored Material		0.00
Col F on G703		
Total Retainage (Line 5a + 5b or (Total in Col I of G703)		\$355,172.28
6. TOTAL EARNED LESS RETAINAGE		
(Line 4 less Line 5 Total)		\$6,748,273.410
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		\$6,112,146.20
8. CURRENT PAYMENT DUE		\$636,127.21
9. BALANCE TO FINISH, PLUS RETAINAGE		\$2,932,385.18
(Line 3 less Line 6)		

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER: 0

By: _____ Date: _____

OWNER: **City of Ankeny, IA**

By:  Date: **10/1/25**

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT 703

PAGE 2 OF 2 PAGES

AIA Document 702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

INVOICE NUMBER: 252422-10
APPLICATION NUMBER: 10
APPLICATION DATE: 09/11/25
WORK FROM DATE: 06/28/25
WORK THRU DATE: 08/01/25

A	B	C	D	E	F	G	H	I	J	K				
ITEM NO.	DESCRIPTION OF WORK	TOTAL QUANTITY	COST PER UNIT	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATIONS	PREVIOUS % (P DIV C)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	TOTAL TO DATE (G DIV C)	BALANCE TO FINISH (C - G)	PREVIOUS RETAINAGE 5%	CURRENT RETAINAGE 5%	TOTAL RETAINAGE 5%
1.01	General Provisions and Covenants Mobilization, Demobilization, General Provisions and Con	0	175,000	175,000.00	140,000.00	80%	8,750.00		148,750.00	85%	26,250.00	7,000.00	437.50	7,437.50
2.01	Earthwork General Clearing and Grubbing	1	26,525	26,525.00	26,525.00	100%	0.00		26,525.00	100%	0.00	1,326.25	0.00	1,326.25
2.02	Topsoil and Finished Grading	1358	7	10,085.87	719.74	7%	0.00		719.74	7%	9,366.13	35.99	0.00	35.99
2.03	Excavation and Haul-Off, Class 10	2700	16	42,984.00	7,960.00	19%	0.00		7,960.00	19%	35,024.00	398.00	0.00	398.00
2.04	Excavation and Embankment, Class 10	700	40	28,224.00	0.00	0%	0.00		0.00	0%	28,224.00	0.00	0.00	0.00
2.05	4" Granular Subbase for 9" PCC and 7" PCC Pavements	2057	40	82,938.24	0.00	0%	0.00		0.00	0%	82,938.24	0.00	0.00	0.00
4.01	Sewers and Drains 15" Storm Sewer Pipe, RCP	271	125	33,929.20	0.00	0%	0.00		0.00	0%	33,929.20	0.00	0.00	0.00
4.02	15" Storm Sewer Circular Pipe Aprons, Type 1, RCP	2	1,592	3,183.00	0.00	0%	0.00		0.00	0%	3,183.00	0.00	0.00	0.00
4.03	6" Subdrains, Case B, Type 1	376	10	3,771.28	0.00	0%	0.00		0.00	0%	3,771.28	0.00	0.00	0.00
4.04	6" Subdrains, Case C, Type 1	387	8	3,181.14	0.00	0%	0.00		0.00	0%	3,181.14	0.00	0.00	0.00
4.05	6" Subdrains, Detention Pond	203	9	1,749.86	0.00	0%	0.00		0.00	0%	1,749.86	0.00	0.00	0.00
4.06	6" Subdrain Cleanouts, Type A-1	11	835	9,185.11	0.00	0%	0.00		0.00	0%	9,185.11	0.00	0.00	0.00
4.07	6" Subdrain Outlets Into Structure	5	796	3,978.75	0.00	0%	0.00		0.00	0%	3,978.75	0.00	0.00	0.00
5.01	Water Mains and Appurtenances Water Main and Fittings Removal At and Including Conne	1	14,854	14,854.00	0.00	0%	0.00		0.00	0%	14,854.00	0.00	0.00	0.00
5.02	24" Water Main Open Cut, PVC or DIP, RJ	1	721	248,910.60	43,288.80	17%	104,614.60		147,903.40	59%	101,007.20	2,164.44	5,230.73	7,395.17
5.03	4" Water Main Open Cut, PVC or DIP, RJ	1	122	5,490.90	0.00	0%	2,199.96		2,199.96	40%	3,290.94	0.00	110.00	110.00
5.04	24" 45 Degree Bend	1	9,284	27,851.25	0.00	0%	11,140.50		11,140.50	40%	16,710.75	0.00	557.03	557.03
5.05	24" x 6" Tee	1	8,391	16,782.36	0.00	0%	9,230.30		9,230.30	55%	7,552.06	0.00	461.51	461.51
5.06	12" x 4" Tee, Cut Into Existing 12" Main	1	10,080	10,079.50	0.00	0%	2,015.90		2,015.90	20%	8,063.60	0.00	100.80	100.80
5.07	24" Gate Valve	1	34,118	34,117.52	0.00	0%	30,705.77		30,705.77	90%	3,411.75	0.00	1,535.29	1,535.29
5.08	4" Gate Valve	1	3,705	3,705.01	0.00	0%	3,334.51		3,334.51	90%	370.50	0.00	166.73	166.73
5.09	Fire Hydrant Assembly Removal	1	1,592	4,774.50	0.00	0%	0.00		0.00	0%	4,774.50	0.00	0.00	0.00
5.1	Fire Hydrant Assembly, 6" Gate Valve & Box, 6" Piping & Structures for Sanitary and Storm Sewers	1	5,305	15,915.00	0.00	0%	530.50		530.50	3%	15,384.50	0.00	26.52	26.52
6.01	48" Circular Storm Sewer Manhole Over Existing Sewer, Single Open-Throat Cut Intake, Small Box, Type SW-512	1	12,732	12,732.00	0.00	0%	6,366.00		6,366.00	50%	6,366.00	0.00	318.30	318.30
6.02	6" Circular Area Intake, Type SW-512	3	2,653	7,957.50	0.00	0%	1,233.42		1,233.42	50%	7,957.50	0.00	61.67	61.67
6.03	Detention Basin Outlet Structure	3	822	2,466.84	0.00	0%	0.00		0.00	0%	2,466.84	0.00	0.00	0.00
6.04	Streets and Related Work	1	7,958	7,957.50	0.00	0%	0.00		0.00	#DIV/0!	0.00	0.00	0.00	0.00
7.01	9" PCC Pavement, Driveway	1023	153	156,293.94	0.00	0%	0.00		0.00	0%	156,293.94	0.00	0.00	0.00
7.02	7" PCC Pavement, Driveway	787	159	125,251.05	0.00	0%	0.00		0.00	0%	125,251.05	0.00	0.00	0.00
7.03	6" PCC Curb and Gutter	30	159	4,774.50	0.00	0%	0.00		0.00	0%	4,774.50	0.00	0.00	0.00
7.04	6" River Rock Surfacing	49	52	2,547.51	0.00	0%	0.00		0.00	0%	2,547.51	0.00	0.00	0.00
7.05	Detectable Warnings	60	64	3,819.60	0.00	0%	0.00		0.00	0%	3,819.60	0.00	0.00	0.00
8.01	Site Work and Landscaping Temporary Seeding, Fertilizing, and Mulching for Conver	1	11,305	14,696.97	10,126.21	69%	0.00		10,126.21	69%	4,570.76	506.31	0.00	506.31
8.02	Permanent Seeding, Fertilizing, and Mulching for Hydrat	1	5,581	6,417.99	0.00	0%	0.00		0.00	0%	6,417.99	0.00	0.00	0.00
8.03	Rip Rap for Pipe Outlet, Class E	25	66	1,644.50	0.00	0%	0.00		0.00	0%	1,644.50	0.00	0.00	0.00
8.04	Silt Fence	1135	5	6,004.15	2,610.00	43%	0.00		2,610.00	43%	3,394.15	130.50	0.00	130.50
8.05	Inlet Protection	7	122	854.14	122.00	14%	0.00		122.00	14%	732.14	6.10	0.00	6.10
8.06	Stabilized Construction Entrance	1	4,836	4,836.16	4,836.16	100%	0.00		4,836.16	100%	0.00	241.81	0.00	241.81
8.07	Concrete Washout	1	2,653	2,652.50	1,326.25	50%	0.00		1,326.25	50%	1,326.25	66.31	0.00	66.31
8.08	Chain Link Fence	1061	65	69,230.25	0.00	0%	0.00		0.00	0%	69,230.25	0.00	0.00	0.00
8.09	Swing Gate	1	2,653	2,652.50	0.00	0%	0.00		0.00	0%	2,652.50	0.00	0.00	0.00
8.10	Retaining Wall	1	291,775	291,775.00	0.00	0%	0.00		0.00	0%	291,775.00	0.00	0.00	0.00
8.11	Bollards	2	1,061	2,122.00	0.00	0%	0.00		0.00	0%	2,122.00	0.00	0.00	0.00
8.12	Permanent Seeding, Fertilizing, and Mulching for Hydrat	0	202,078	30,311.71	0.00	0%	0.00		0.00	0%	30,311.71	0.00	0.00	0.00
8.13	Wattle	406	16	6,370.14	2,335.99	37%	0.00		2,335.99	37%	4,034.15	116.80	0.00	116.80
8.14	Temporary Rolled Erosion Control Product (RECP)	976	8	8,286.24	0.00	0%	0.00		0.00	0%	8,286.24	0.00	0.00	0.00
8.15	Tree - Maidenhair Tree	5	690	3,448.25	0.00	0%	0.00		0.00	0%	3,448.25	0.00	0.00	0.00
8.16	Tree - Moraine Sweet Gum	7	498	3,483.27	0.00	0%	0.00		0.00	0%	3,483.27	0.00	0.00	0.00
8.17	Tree - Redmond American Linden	4	419	1,676.40	0.00	0%	0.00		0.00	0%	1,676.40	0.00	0.00	0.00
8.18	Tree - White Fir	4	531	2,122.00	0.00	0%	0.00		0.00	0%	2,122.00	0.00	0.00	0.00
8.19	Tree - Eastern Redcedar	7	467	3,267.88	0.00	0%	0.00		0.00	0%	3,267.88	0.00	0.00	0.00
8.2	Tree - Norway Spruce	4	531	2,122.00	0.00	0%	0.00		0.00	0%	2,122.00	0.00	0.00	0.00
8.21	Shrub - Iroquois Beauty Black Chokeberry	8	51	407.44	0.00	0%	0.00		0.00	0%	407.44	0.00	0.00	0.00

8.23	Shrub - Hummingbird Summersweet	9	55	496.53	0.00	0%	0.00	0.00	0%	496.53	0.00	0.00
200	Special Provisions Items											
201	Base Bid - 2,500,000 Gallon Composite Elevated Storage Tank	1	437,500	437,500.00	437,500.00	100%	0.00	437,500.00	100%	0.00	21,875.00	0.00
202	Bonds & Insurance	1	587,500	587,500.00	587,500.00	100%	0.00	587,500.00	100%	0.00	29,375.00	0.00
203	Engineering	1	1,485,052	1,485,051.65	1,217,742.35	82%	118,804.13	1,336,546.49	90%	146,505.17	60,887.12	5,940.21
204	Tank Material	1	123,500	123,500.00	123,500.00	100%	0.00	123,500.00	100%	0.00	6,175.00	0.00
205	Fabrication & Ship (Concrete Shaft)	1	426,000	426,000.00	404,700.00	95%	0.00	404,700.00	95%	21,300.00	20,235.00	0.00
206	Fabrication and Ship (Hoist Tank)	1	57,600	57,600.00	48,960.00	85%	0.00	48,960.00	85%	8,640.00	2,448.00	0.00
207	Temporary Construction Fence	1	59,000	59,000.00	59,000.00	100%	0.00	59,000.00	100%	0.00	2,950.00	0.00
208	Deep Foundation (ACP)	1	398,300	398,300.00	398,300.00	100%	0.00	398,300.00	100%	0.00	19,915.00	0.00
209	Pile Cap Foundation	1	798,700	798,700.00	798,700.00	100%	0.00	798,700.00	100%	0.00	39,935.00	0.00
210	Site Prep for CB&I	1	59,000	59,000.00	59,000.00	100%	0.00	59,000.00	100%	0.00	2,950.00	0.00
211	Set Derrick	1	98,400	98,400.00	98,400.00	100%	0.00	98,400.00	100%	0.00	4,920.00	0.00
212	Concrete Shaft	1	1,078,500	1,078,500.00	1,078,500.00	100%	0.00	1,078,500.00	100%	0.00	53,925.00	0.00
213	Tank Erection @ Grade	1	698,000	698,000.00	453,700.00	65%	244,300.00	698,000.00	100%	0.00	22,685.00	12,215.00
214	Paint Tank at Grade	1	359,000	359,000.00	0.00	0%	0.00	107,700.00	30%	251,300.00	0.00	5,385.00
215	Hoist and Complete Tank	1	193,500	193,500.00	0.00	0%	0.00	0.00	0%	193,500.00	0.00	0.00
216	Paint Tank in Air	1	269,500	269,500.00	0.00	0%	0.00	0.00	0%	269,500.00	0.00	0.00
217	Concrete Floor	1	40,000	40,000.00	0.00	0%	0.00	0.00	0%	40,000.00	0.00	0.00
218	Equipment Pads	1	5,000	5,000.00	0.00	0%	0.00	0.00	0%	5,000.00	0.00	0.00
219	Splash Pad	1	5,000	5,000.00	0.00	0%	0.00	0.00	0%	5,000.00	0.00	0.00
220	Interior base/floor piping.	1	100,000	100,000.00	100,000.00	100%	0.00	100,000.00	100%	0.00	5,000.00	0.00
221	Doors (Overhead & Personnel)	1	24,000	24,000.00	0.00	0%	0.00	0.00	0%	24,000.00	0.00	0.00
222	Seize and Fill	1	8,000	8,000.00	0.00	0%	0.00	0.00	0%	8,000.00	0.00	0.00
300	Bulk Water Station Package Equipment	1	327,584	327,583.75	275,170.35	84%	0.00	275,170.35	84%	52,413.40	13,758.52	0.00
301	Bulk Water Station Installation (Shipping/Unloading, Com	1	79,575	79,575.00	53,315.25	67%	0.00	53,315.25	67%	26,259.75	2,665.76	0.00
600	Electrical for Site Service, Elevated Storage Tank, Bulk V	1	171,649	171,648.58	0.00	0%	0.00	0.00	0%	171,648.58	0.00	0.00
601	Area Lights Pole Mounted	2	10,037	20,074.12	0.00	0%	0.00	0.00	0%	20,074.12	0.00	0.00
602	SCADA Equipment Installation (Level Transducer, PLC F	1	12,520	12,519.80	0.00	0%	0.00	0.00	0%	12,519.80	0.00	0.00
1001	ADD ALTERNATE NO. 1											
1002	6" Granular Subbase for 6" HMA Pavement	488	51	24,853.84	0.00	0%	0.00	0.00	0%	24,853.84	0.00	0.00
1003	8" Sanitary Sewer Gravity Main, Truss Type PVC	426	94	40,227.18	0.00	0%	0.00	0.00	0%	40,227.18	0.00	0.00
1004	4" Sanitary Sewer Service Stub, PVC	38	159	6,047.70	0.00	0%	0.00	0.00	0%	6,047.70	0.00	0.00
1005	48" Circular Sanitary Sewer Manhole, Type SMW-301	3	12,732	38,196.00	0.00	0%	12,732.00	12,732.00	33%	25,464.00	0.00	636.60
1006	Connection to Existing Sanitary Sewer Manhole	1	7,958	7,957.50	0.00	0%	0.00	0.00	0%	7,957.50	0.00	0.00
1007	6" HMA Pavement, Driveway	488	97	47,350.64	0.00	0%	0.00	0.00	0%	47,350.64	0.00	0.00
1007	5" PCC Pavement, Sidewalk/Trail	428	159	68,116.20	0.00	0%	0.00	0.00	0%	68,116.20	0.00	0.00
CO	Change Orders											
CO	Catwalk Modifications	LS	1	(3,000.00)	0.00	0%	0.00	0.00	0%	(3,000.00)	0.00	0.00
CO	Welded Stainless Steel Fresh Mix System	LS	1	(80,000.00)	0.00	0%	0.00	0.00	0%	(80,000.00)	0.00	0.00
CO-02	Couplings, Brass Plugs	LS	1	11,900.00	0.00	0%	5,950.00	5,950.00	50%	(80,000.00)	0.00	297.50
				9,680,658.59	6,433,838.11	66%	669,607.59	0.00	73.38%	2,577,212.90	321,691.91	33,480.38
												355,172.28



PARTIAL WAIVER OF LIEN

To: City of Ankeny, IA
Attn: Don Clark
1210 NW Prairie Ridge Rd

CB&I Inc. Contract Number: 374252422

We, having been engaged by you to perform work in the construction of

New Elevated Water Storage Tank (Oakton and Busse) Contract

Project No.: 10345779

at job location site: ANKENY, IA

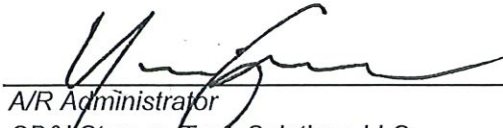
in accordance with the Agreement Signed/Effective Date of 10/16/23,
certify that we have fully paid for all work, labor, material, supplies and equipment
furnished to date by us, or by our subcontractors, or material men then due and
owing. In consideration of payments to us of: \$636,127.21

for the following invoice(s),

<u>Invoice Number</u>	<u>Invoice Amount</u>	<u>Work Thru Date</u>
252422-10	\$636,127.21	08/01/25

we hereby release to the extent of payment for said invoice(s) any and all lien, or claim
of lien or right of claim of lien, on account of labor and/or material furnished in the
performance of our work. This partial waiver of lien is limited to the work included in
said invoice(s), and this waiver does not extend to any labor and/or material
furnished by us on prior or subsequent invoice(s).

Executed this 11th day of September, 2025.



A/R Administrator
CB&I Storage Tank Solutions LLC



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 #6 in the amount of \$750.00 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 #6

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: October 6, 2025 Payment Application #: 6
 Payment Period: From: August 21, 2025 Through: September 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:	\$	40,700.00	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	40,700.00	
Less Previous Applications for Payment:	\$	39,950.00	
SUBTOTAL:	\$		750.00

OTHER CHARGES:

CURRENT PAYMENT DUE: \$ 750.00

Balance to Finish, Including Retainage: \$ 8,800.00

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

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Nick Lenox

E-mail:

nlenox@ankenyiowa.gov

Phone Number:

515.963.3576

Date Printed: 9/25/2025



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 #6 in the amount of \$21,545.25 to Confluence, Inc. for professional services associated with the South Ankeny Boulevard Corridor Plan project.

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Yes

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Final Pay App

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny Boulevard Corridor
Contractor: Confluence
Address: 525 17th Street Des Moines, IA 50309
Finance Budget Code: 100.4886.4211 Finance Project Code: _____
Vendor Project or Invoice #: 28928 PO # _____
Original Contract Date: April 1, 2024 Vendor # 614

Date of Council Meeting _____

PAYMENT REQUEST # 6

PAYMENT PERIOD: From: 04/22/25 through: 06/20/25

Contract Summary

Original Contract Amount:	\$	<u>80,000.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>80,000.00</u>	
Total completed and stored to date:	\$	<u>80,000.00</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>80,000.00</u>	
Less previous applications for payment:	\$	<u>58,454.75</u>	
SUBTOTAL	\$		<u>21,545.25</u>

OTHER CHARGES (Please attach an itemized list) _____

CURRENT PAYMENT DUE \$ 21,545.25

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) -

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Confluence, Inc.

Firm Name

Signature

* 2025-09-10
Date

Engineer/Consultant Approval: _____

Firm Name

Signature

Date

City of Ankeny Staff Approval

Derek Lord

Signature

*

Date

Submit to: _____

Em _____ Phone: _____ Fax: _____

Date Printed: 9/10/2025

CONFLUENCE

Confluence, Inc
525 17th Street
Des Moines, IA 50309
515.288.4875

City of Ankeny, IA
Mark Holm
400 West First Street
Ankeny, IA 50023

Invoice number 32170
Date 06/25/2025
Project 23490 Ankeny Boulevard Corridor

Professional Services through June 20, 2025

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Phase 1 - Initial Assessment + Data Collection					
Confluence	11,705.00	100.00	11,705.00	11,705.00	0.00
FHU	3,295.00	100.00	3,295.00	3,295.00	0.00
Subtotal	15,000.00	100.00	15,000.00	15,000.00	0.00
Phase 2 - Site Analysis + Redevelopment Opportunities					
Confluence	14,765.00	100.00	14,765.00	14,765.00	0.00
FHU	235.00	100.00	235.00	235.00	0.00
Subtotal	15,000.00	100.00	15,000.00	15,000.00	0.00
Phase 3 - Streetscape Improvements and Investment					
Confluence	27,440.00	100.00	27,440.00	27,440.00	0.00
FHU	2,560.00	100.00	2,560.00	2,560.00	0.00
Subtotal	30,000.00	100.00	30,000.00	30,000.00	0.00
Phase 4 - SWOT Analysis and Final Recommendations					
Confluence	11,110.00	99.38	5,555.00	11,041.25	5,486.25
FHU	8,890.00	100.00	8,890.00	8,890.00	0.00
Subtotal	20,000.00	99.66	14,445.00	19,931.25	5,486.25
Total	80,000.00	99.91	74,445.00	79,931.25	5,486.25

Invoice total **5,486.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
31926	05/26/2025	16,059.00				16,059.00	
32170	06/25/2025	5,486.25			5,486.25		
Total		21,545.25	0.00	0.00	5,486.25	16,059.00	0.00

CONFLUENCE

Confluence, Inc
525 17th Street
Des Moines, IA 50309
515.288.4875

City of Ankeny, IA
Mark Holm
400 West First Street
Ankeny, IA 50023

Invoice number 31926
Date 05/26/2025
Project **23490 Ankeny Boulevard Corridor**

Professional Services through May 20, 2025

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Phase 1 - Initial Assessment + Data Collection					
Confluence	11,705.00	100.00	11,705.00	11,705.00	0.00
FHU	3,295.00	100.00	3,295.00	3,295.00	0.00
Subtotal	15,000.00	100.00	15,000.00	15,000.00	0.00
Phase 2 - Site Analysis + Redevelopment Opportunities					
Confluence	14,765.00	100.00	14,765.00	14,765.00	0.00
FHU	235.00	100.00	235.00	235.00	0.00
Subtotal	15,000.00	100.00	15,000.00	15,000.00	0.00
Phase 3 - Streetscape Improvements and Investment					
Confluence	27,440.00	100.00	17,836.00	27,440.00	9,604.00
FHU	2,560.00	100.00	2,560.00	2,560.00	0.00
Subtotal	30,000.00	100.00	20,396.00	30,000.00	9,604.00
Phase 4 - SWOT Analysis and Final Recommendations					
Confluence	11,110.00	50.00	0.00	5,555.00	5,555.00
FHU	8,890.00	100.00	7,990.00	8,890.00	900.00
Subtotal	20,000.00	72.23	7,990.00	14,445.00	6,455.00
Total	80,000.00	93.06	58,386.00	74,445.00	16,059.00

Invoice total **16,059.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
31926	05/26/2025	16,059.00	16,059.00				
	Total	16,059.00	16,059.00	0.00	0.00	0.00	0.00



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 \$10,665.00 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek 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. Elder - Pymt #17

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek
Contractor: Elder Corporation
Address: 5088 E University Ave, Pleasant Hill, IA
Finance Budget Code: 979.3979.4451 **Finance Project #** 979.4451
Vendor Project or Invoice #: 990 **PO #**
Original Contract Date: January 3, 2023 **Vendor #** 5340

Date of Council Meeting: October 6, 2025 **PAYMENT REQUEST #** 17
PAYMENT PERIOD: From: December 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount:	\$	9,993,000.00	
Net change by Change Orders:	\$	(179,471.67)	
Contract Amount to Date: (line 1 ± 2)	\$	9,813,528.33	
Total completed and stored to date:	\$	9,813,528.33	
Retainage: % of Completed Work:	\$	30,000.00	(Per Iowa DOT Specifications)
Total Earned less Retainage:	\$	9,783,528.33	
Less previous applications for payment:	\$	9,772,863.33	
SUBTOTAL	\$		10,665.00

OTHER CHARGES (Stockpile Materials)

CURRENT PAYMENT DUE \$ 10,665.00

Balance to finish, including retainage: \$ 30,000.00

Contract Time Remaining (If applicable) - Working Days (2023)
Contract Time Remaining (If applicable) - Working Days (2024)

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:

Elder Corporation

Firm Name

Signature

Date

Engineer / Consultant Approval:

Snyder & Associates, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Adam Lust

E-mail:

ALust@AnkenyIowa.gov

Phone:

(515) 963-3537

Fax:

(515) 963-3535

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL																																	
ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY DIVISION 1	QUANTITY CHANGE DIVISION 1 (BY CHANGE ORDER)	ORIGINAL PROPOSED QUANTITY DIVISION 2	QUANTITY CHANGE DIVISION 2 (BY CHANGE ORDER)	ORIGINAL PROPOSED QUANTITY DIVISION 3	QUANTITY CHANGE DIVISION 3 (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD DIVISION 1	TOTAL QUANTITY THIS PAY PERIOD DIVISION 2	TOTAL QUANTITY THIS PAY PERIOD DIVISION 3	TOTAL VALUE THIS PAY PERIOD DIVISION 1	TOTAL VALUE THIS PAY PERIOD DIVISION 2	TOTAL VALUE THIS PAY PERIOD DIVISION 3	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY DIVISION 1 PREVIOUS PAY PERIODS	TOTAL QUANTITY DIVISION 2 PREVIOUS PAY PERIODS	TOTAL QUANTITY DIVISION 3 PREVIOUS PAY PERIODS	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY DIVISION 1 COMPLETE	TOTAL QUANTITY DIVISION 2 COMPLETE	TOTAL QUANTITY DIVISION 3 COMPLETE	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK DIVISION 1	TOTAL VALUE OF COMPLETED WORK DIVISION 2	TOTAL VALUE OF COMPLETED WORK DIVISION 3	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE	
1	CLEARING AND GRUBBING	UNIT	1335	(17.70)					1,317.30	\$ 59.00	\$ 77,720.70				\$ -	\$ -	\$ -	\$ -	1,317.30	0.00	0.00	1,317.30	1,317.30	0.00	0.00	1,317.30	\$ 77,720.70	\$ -	\$ -	\$ 77,720.70	0.00	100.00%	
2	EMBANKMENT-IN-PLACE, STOCKPILE	CY	6513		1628				8,141.00	\$ 6.75	\$ 54,951.75				\$ -	\$ -	\$ -	\$ -	6,513.00	1,628.00	0.00	8,141.00	1,628.00	0.00	0.00	8,141.00	\$ 43,962.75	\$10,989.00	\$ -	\$ 54,951.75	0.00	100.00%	
3	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	9047		2262				11,309.00	\$ 6.50	\$ 73,508.50				\$ -	\$ -	\$ -	\$ -	7,869.00	3,440.00	0.00	11,309.00	7,869.00	3,440.00	0.00	11,309.00	\$ 51,148.50	\$22,360.00	\$ -	\$ 73,508.50	0.00	100.00%	
4	EXCAVATION, CLASS 10, WASTE	CY	8381		2095				10,476.00	\$ 9.15	\$ 95,855.40				\$ -	\$ -	\$ -	\$ -	8,381.00	2,095.00	0.00	10,476.00	8,381.00	2,095.00	0.00	10,476.00	\$ 76,686.15	\$19,169.25	\$ -	\$ 95,855.40	0.00	100.00%	
5	EXCAVATION, CLASS 12, BOULDERS OR ROCK FRAGMENTS	CY	400	(400.00)					0.00	\$ 50.00	\$ -				\$ -	\$ -	\$ -	\$ -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	\$ -	0.00	0.00%	
6	EXCAVATION, CLASS 10, CHANNEL	CY	1262						1,262.00	\$ 12.00	\$ 15,144.00				\$ -	\$ -	\$ -	\$ -	0.00	1,262.00	0.00	1,262.00	0.00	1,262.00	0.00	1,262.00	\$ -	\$15,144.00	\$ -	\$ 15,144.00	0.00	100.00%	
7	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	4646						4,646.00	\$ 24.00	\$ 111,504.00				\$ -	\$ -	\$ -	\$ -	4,646.00	0.00	0.00	4,646.00	4,646.00	0.00	0.00	4,646.00	\$111,504.00	\$ -	\$ -	\$111,504.00	0.00	100.00%	
8	COMPACTING BACKFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	170						170.00	\$ 28.50	\$ 4,845.00				\$ -	\$ -	\$ -	\$ -	170.00	0.00	0.00	170.00	170.00	0.00	0.00	170.00	\$ 4,845.00	\$ -	\$ -	\$ 4,845.00	0.00	100.00%	
9	COMPACTION WITH MOISTURE AND DENSITY CONTROL	CY	17516		4380				21,896.00	\$ 1.75	\$ 38,318.00				\$ -	\$ -	\$ -	\$ -	17,516.00	4,380.00	0.00	21,896.00	17,516.00	4,380.00	0.00	21,896.00	\$ 30,653.00	\$ 7,665.00	\$ -	\$ 38,318.00	0.00	100.00%	
10	SPECIAL COMPACTION OF SUBGRADE	STA	43		10.7				53.70	\$ 1,900.00	\$ 102,030.00				\$ -	\$ -	\$ -	\$ -	53.70	0.00	0.00	53.70	53.70	0.00	0.00	53.70	\$102,030.00	\$ -	\$ -	\$102,030.00	0.00	100.00%	
11	SUBGRADE STABILIZATION MATERIAL, POLYMER GRID	SY	4000	(4,000.00)					0.00	\$ 4.50	\$ -				\$ -	\$ -	\$ -	\$ -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	\$ -	0.00	0.00%	
12	MODIFIED SUBBASE, 6 INCH DEPTH (VIRGIN AGGREGATE)	CY	685						685.00	\$ 61.00	\$ 41,785.00				\$ -	\$ -	\$ -	\$ -	685.00	0.00	0.00	685.00	685.00	0.00	0.00	685.00	\$ 41,785.00	\$ -	\$ -	\$ 41,785.00	0.00	100.00%	
13	MODIFIED SUBBASE, 8 INCH DEPTH (VIRGIN AGGREGATE)	CY	7629	51.00	975				8,655.00	\$ 61.50	\$ 532,282.19				\$ -	\$ -	\$ -	\$ -	8,655.00	0.00	0.00	8,655.00	8,655.00	0.00	0.00	8,655.00	\$532,282.19	\$ -	\$ -	\$532,282.19	0.00	100.00%	
14	GRANULAR SHOULDERS, TYPE A	TON	80	(70.40)					9.60	\$ 64.50	\$ 619.20				\$ -	\$ -	\$ -	\$ -	9.60	0.00	0.00	9.60	9.60	0.00	0.00	9.60	\$ 619.20	\$ -	\$ -	\$ 619.20	0.00	100.00%	
15	SHOULDER FINISHING, EARTH	STA	164.75						164.75	\$ 500.00	\$ 82,375.00				\$ -	\$ -	\$ -	\$ -	164.75	0.00	0.00	164.75	164.75	0.00	0.00	164.75	\$ 82,375.00	\$ -	\$ -	\$ 82,375.00	0.00	100.00%	
16	REMOVAL OF CURB	STA	0.5						0.50	\$ 2,200.00	\$ 1,100.00				\$ -	\$ -	\$ -	\$ -	0.50	0.00	0.00	0.50	0.50	0.00	0.00	0.50	\$ 1,100.00	\$ -	\$ -	\$ 1,100.00	0.00	100.00%	
17	RELOCATION OF MAIL BOXES	EACH	9	(1.00)					8.00	\$ 590.00	\$ 4,720.00				\$ -	\$ -	\$ -	\$ -	8.00	0.00	0.00	8.00	8.00	0.00	0.00	8.00	\$ 4,720.00	\$ -	\$ -	\$ 4,720.00	0.00	100.00%	
18	BRIDGE APPROACH, BR-201	SY	248						248.00	\$ 237.00	\$ 58,776.00				\$ -	\$ -	\$ -	\$ -	248.00	0.00	0.00	248.00	248.00	0.00	0.00	248.00	\$ 58,776.00	\$ -	\$ -	\$ 58,776.00	0.00	100.00%	
19	STANDARD OR SLIP-FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3, 8 IN.	SY	3493						3,493.00	\$ 96.00	\$ 335,328.00				\$ -	\$ -	\$ -	\$ -	3,493.00	0.00	0.00	3,493.00	3,493.00	0.00	0.00	3,493.00	\$335,328.00	\$ -	\$ -	\$335,328.00	0.00	100.00%	
20	STANDARD OR SLIP-FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3, 9 IN.	SY	29307		4390				33,697.00	\$ 84.00	\$ 2,830,548.00				\$ -	\$ -	\$ -	\$ -	29,307.00	4,390.00	0.00	33,697.00	29,307.00	4,390.00	0.00	33,697.00	\$2,461,768.00	\$358,760.00	\$ -	\$2,830,548.00	0.00	100.00%	
21	MEDIAN, DOWELLED P.C. CONCRETE, 6 INCH	SY			27				27.00	\$ 141.00	\$ 3,807.00				\$ -	\$ -	\$ -	\$ -	27.00	0.00	0.00	27.00	27.00	0.00	0.00	27.00	\$ 3,807.00	\$ -	\$ -	\$ 3,807.00	0.00	100.00%	
22	MEDIAN, P.C. CONCRETE, 6 IN.	SY			596				596.00	\$ 136.00	\$ 81,056.00				\$ -	\$ -	\$ -	\$ -	62.40	533.60	0.00	596.00	62.40	533.60	0.00	596.00	\$ 8,486.40	\$72,569.60	\$ -	\$ 81,056.00	0.00	100.00%	
23	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	LS	1						1.00	\$ 39,000.00	\$ 39,000.00				\$ -	\$ -	\$ -	\$ -	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	\$ 39,000.00	\$ -	\$ -	\$ 39,000.00	0.00	100.00%	
24	PAYMENT ADJUSTMENT INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT THICKNESS	EACH	29307	44,546.64	4390	6,672.80			84,916.44	\$ 1.00	\$ 84,916.44				\$ -	\$ -	\$ -	\$ -	73,853.64	11,062.80	0.00	84,916.44	73,853.64	11,062.80	0.00	84,916.44	\$ 73,853.64	\$11,062.80	\$ -	\$ 84,916.44	0.00	100.00%	
25	TEMPORARY PAVEMENT, 6 INCH	SY	925	(56.40)					868.60	\$ 56.00	\$ 48,641.60				\$ -	\$ -	\$ -	\$ -	868.60	0.00	0.00	868.60	868.60	0.00	0.00	868.60	\$ 48,641.60	\$ -	\$ -	\$ 48,641.60	0.00	100.00%	
26	SURFACING, DRIVEWAY, CLASS A CRUSHED STONE	TON	7						7.00	\$ 49.00																							

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

79	DRIVEWAY, P.C. CONCRETE, 7 IN.	SY		560					560.00	\$	61.00	\$	34,160.00					\$	\$	-	\$	-	\$	-	560.00	0.00	0.00	560.00	560.00	0.00	0.00	560.00	\$	34,160.00	\$	-	\$	-	\$	34,160.00	0.00	100.00%			
80	REMOVAL OF PAVED DRIVEWAY	SY		1446					1,446.00	\$	8.50	\$	12,291.00					\$	\$	-	\$	-	\$	-	1,446.00	0.00	0.00	1,446.00	1,446.00	0.00	0.00	1,446.00	\$	12,291.00	\$	-	\$	-	\$	12,291.00	0.00	100.00%			
	COMBINED CONCRETE SIDEWALK AND RETAINING WALL	CY		110	(3.20)				106.80	\$	810.00	\$	86,508.00					\$	\$	-	\$	-	\$	-	106.80	0.00	0.00	106.80	106.80	0.00	0.00	106.80	\$	86,508.00	\$	-	\$	-	\$	86,508.00	0.00	100.00%			
81	FENCE, TEMPORARY, ORANGE SAFETY FENCE	LF		5556	(1,473.00)				4,083.00	\$	5.25	\$	21,435.75					\$	-	\$	-	\$	-	\$	-	4,083.00	0.00	0.00	4,083.00	4,083.00	0.00	0.00	4,083.00	\$	21,435.75	\$	-	\$	-	\$	21,435.75	0.00	100.00%		
82	REMOVAL AND REINSTALLATION OF FENCE, 6 FT.	LF		370	(130.00)				240.00	\$	49.00	\$	11,760.00					\$	-	\$	-	\$	-	\$	-	240.00	0.00	0.00	240.00	240.00	0.00	0.00	240.00	\$	11,760.00	\$	-	\$	-	\$	11,760.00	0.00	100.00%		
83	HEIGHT WOOD PRIVACY FENCE	EACH		6					6.00	\$	1,900.00	\$	11,400.00					\$	-	\$	-	\$	-	\$	-	6.00	0.00	0.00	6.00	6.00	0.00	0.00	6.00	\$	11,400.00	\$	-	\$	-	\$	11,400.00	0.00	100.00%		
84	HANDHOLES AND JUNCTION BOXES, TYPE IV, 48 IN. X 30 IN. X 36 IN.	EACH		4					4.00	\$	2,000.00	\$	8,000.00					\$	-	\$	-	\$	-	\$	-	4.00	0.00	0.00	4.00	4.00	0.00	0.00	4.00	\$	8,000.00	\$	-	\$	-	\$	8,000.00	0.00	100.00%		
85	REMOVAL OF TYPE A SIGN	EACH		38	(6.00)				32.00	\$	152.00	\$	4,864.00					\$	-	\$	-	\$	-	\$	-	32.00	0.00	0.00	32.00	32.00	0.00	0.00	32.00	\$	4,864.00	\$	-	\$	-	\$	4,864.00	0.00	100.00%		
87	POSTS, STEEL, AS PER PLAN	EACH		18					18.00	\$	152.00	\$	2,736.00					\$	-	\$	-	\$	-	\$	-	18.00	0.00	0.00	18.00	18.00	0.00	0.00	18.00	\$	2,736.00	\$	-	\$	-	\$	2,736.00	0.00	100.00%		
88	WOOD POSTS FOR TYPE A OR B SIGNS, 4 IN. X 4 IN.	LF		906					906.00	\$	25.50	\$	23,103.00					\$	-	\$	-	\$	-	\$	-	906.00	0.00	0.00	906.00	906.00	0.00	0.00	906.00	\$	23,103.00	\$	-	\$	-	\$	23,103.00	0.00	100.00%		
89	TYPE A SIGNS, SHEET ALUMINUM	SF		336.8					336.80	\$	51.00	\$	17,176.80					\$	-	\$	-	\$	-	\$	-	336.80	0.00	0.00	336.80	336.80	0.00	0.00	336.80	\$	17,176.80	\$	-	\$	-	\$	17,176.80	0.00	100.00%		
90	INSTALL TYPE A SIGN	EACH		74					74.00	\$	202.00	\$	14,948.00					\$	-	\$	-	\$	-	\$	-	74.00	0.00	0.00	74.00	74.00	0.00	0.00	74.00	\$	14,948.00	\$	-	\$	-	\$	14,948.00	0.00	100.00%		
	TRAFFIC SIGNALIZATION, NE 18TH STREET INTERSECTION	LS				1			1.00	\$	229,000.00	\$	229,000.00					\$	-	\$	-	\$	-	\$	-	0.10	0.90	0.00	1.00	0.10	0.90	0.00	1.00	\$	22,900.00	\$	205,100.00	\$	-	\$	-	\$	229,000.00	0.00	100.00%
91	TRAFFIC SIGNALIZATION, NE 5TH STREET INTERSECTION	LS				1			1.00	\$	229,000.00	\$	229,000.00					\$	-	\$	-	\$	-	\$	-	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00	\$	-	\$	229,000.00	\$	-	\$	-	\$	229,000.00	0.00	100.00%
92	REMOVAL OF TRAFFIC SIGNALIZATION	LS		1					1.00	\$	7,600.00	\$	7,600.00					\$	-	\$	-	\$	-	\$	-	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	\$	7,600.00	\$	-	\$	-	\$	7,600.00	0.00	100.00%		
93	RAISED PAVEMENT MARKERS	EACH		336	(22.00)				314.00	\$	25.50	\$	8,007.00					\$	-	\$	-	\$	-	\$	-	314.00	0.00	0.00	314.00	314.00	0.00	0.00	314.00	\$	8,007.00	\$	-	\$	-	\$	8,007.00	0.00	100.00%		
94	PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT-BASED	STA		34.5					34.50	\$	35.00	\$	1,207.50					\$	-	\$	-	\$	-	\$	-	34.50	0.00	0.00	34.50	34.50	0.00	0.00	34.50	\$	1,207.50	\$	-	\$	-	\$	1,207.50	0.00	100.00%		
95	PAINTED PAVEMENT MARKINGS, DURABLE	STA		206.79	5.79	51.7			264.28	\$	71.00	\$	18,763.88					\$	-	\$	-	\$	-	\$	-	264.28	0.00	0.00	264.28	264.28	0.00	0.00	264.28	\$	18,763.88	\$	-	\$	-	\$	18,763.88	0.00	100.00%		
96	PAINTED SYMBOLS AND LEGENDS, DURABLE	EACH		19		17			36.00	\$	131.00	\$	4,716.00					\$	-	\$	-	\$	-	\$	-	36.00	0.00	0.00	36.00	36.00	0.00	0.00	36.00	\$	4,716.00	\$	-	\$	-	\$	4,716.00	0.00	100.00%		
97	PAVEMENT MARKINGS REMOVED	STA		29.6	0.65				30.25	\$	56.00	\$	1,694.00					\$	-	\$	-	\$	-	\$	-	30.25	0.00	0.00	30.25	30.25	0.00	0.00	30.25	\$	1,694.00	\$	-	\$	-	\$	1,694.00	0.00	100.00%		
99	SYMBOLS AND LEGENDS REMOVED	EACH		5					5.00	\$	101.00	\$	505.00					\$	-	\$	-	\$	-	\$	-	5.00	0.00	0.00	5.00	5.00	0.00	0.00	5.00	\$	505.00	\$	-	\$	-	\$	505.00	0.00	100.00%		
100	GROOVES CUT FOR PAVEMENT MARKINGS	STA		167.91		42			209.91	\$	35.00	\$	7,346.85					\$	-	\$	-	\$	-	\$	-	209.91	0.00	0.00	209.91	209.91	0.00	0.00	209.91	\$	7,346.85	\$	-	\$	-	\$	7,346.85	0.00	100.00%		
101	GROOVES CUT FOR SYMBOLS AND LEGENDS	EACH		17		17			34.00	\$	111.00	\$	3,774.00					\$	-	\$	-	\$	-	\$	-	34.00	0.00	0.00	34.00	34.00	0.00	0.00	34.00	\$	3,774.00	\$	-	\$	-	\$	3,774.00	0.00	100.00%		
102	SAFETY CLOSURE	EACH		27					27.00	\$	202.00	\$	5,454.00					\$	-	\$	-	\$	-	\$	-	27.00	0.00	0.00	27.00	27.00	0.00	0.00	27.00	\$	5,454.00	\$	-	\$	-	\$	5,454.00	0.00	100.00%		
103	NO EXCUSE ROAD OPENING BONUS, ALL ROADWAYS OPEN BY OCTOBER 7, 2023	LS		1					1.00	\$	75,000.00	\$	75,000.00					\$	-	\$	-	\$	-	\$	-	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	\$	75,000.00	\$	-	\$	-	\$	75,000.00	0.00	100.00%		
	NO EXCUSE ROAD OPENING BONUS, ALL ROADWAYS OPEN BY OCTOBER 5, 2024	LS		1					1.00	\$	75,000.00	\$	75,000.00					\$	-	\$	-	\$	-	\$	-	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	\$	75,000.00	\$	-	\$	-	\$	75,000.00	0.00	100.00%		
104	TRAFFIC CONTROL	LS		1					1.00	\$	99,000.00	\$	99,000.00					\$	-	\$	-	\$	-	\$	-	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	\$	99,000.00	\$	-	\$	-	\$	99,000.00	0.00	100.00%		
105	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY		80	(22.00)				58.00	\$	101.00	\$	5,858.00					\$	-	\$	-	\$	-	\$	-	58.00	0.00	0.00	58.00	58.00	0.00	0.00	58.00	\$	5,858.00	\$	-	\$	-	\$	5,858.00	0.00	100.00%		
106	MOBILIZATION	LS		1					1.00	\$	526,167.21	\$	526,167.21					\$	-	\$	-	\$	-	\$	-	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	\$	526,167.21	\$	-	\$	-	\$	526,167.21	0.00	100.00%		
107	TRENCH COMPACTION TESTING	LS		1					1.00	\$	6,500.00	\$	6,500.00					\$	-	\$	-	\$	-	\$	-	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	\$	6,500.00	\$	-	\$	-	\$	6,500.00	0.00	100.00%		
	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.	LF					390	(25.00)	365.00	\$	97.00	\$	35,405.00					\$	-	\$	-	\$	-	\$	-	0.00	0.00	365.00	365.00	0.00	0.00	365.00	365.00	\$	-	\$	-	\$	35,405.00	\$	35,405.00	0.00	100.00%		
109	FITTINGS BY WEIGHT, DUCTILE IRON	LB					520	(316.00)	204.00	\$	18.00	\$	3,672.00					\$	-	\$	-	\$	-	\$	-	0.00	0.00	204.00	204.00	0.00	0.00	204.00	204.00	\$	-	\$	-	\$	3,672.00	\$	3,672.00	0.00	100.00%		
110	WATER SERVICE CURB STOP AND BOX, PVC, 1.0 IN.	EACH		4	(2.00)				2.00	\$	3,700.00	\$	7,400.00					\$	-	\$	-	\$	-	\$	-	0.00	0.00	2.00	2.00	0.00	0.00	2.00	2.00	\$	7,400.00	\$	-	\$	-	\$	7,400.00	0.00	100.00%		
111	TAPPING VALVE ASSEMBLY, 8 IN.	EACH		1					1.00	\$	6,900.00	\$	6,900.00					\$	-	\$	-	\$	-	\$	-	0.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	\$	6,900.00	\$	-	\$	-	\$	6,900.00	0.00	100.00%		
112	FIRE HYDRANT ASSEMBLY, WIM-201	EACH		1					1.00	\$	6,600.00	\$	6,600.00				1.00	\$	-	\$	-	\$	-	\$	-	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	\$	6,600.00	\$	-	\$	-	\$	6,600.00	0.00	100.00%		
113	FIRE HYDRANT ASSEMBLY, WIM-201, ALTERNATE	EACH		1					1.00	\$	7,200.00	\$	7,200.00					\$	-	\$	-	\$	-	\$	-	0.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	\$	7,200.00	\$	-	\$	-	\$	7,200.00	0.00	100.00%		
114	VALVE BOX EXTENSION	EACH		6					7.00	\$	660.00	\$	4,620.00				1.00	\$	-	\$	-	\$	-	\$	-	0.00	0.00	6.00	6.00	0.00	0.00	7.00	7.00	\$	-	\$	-	\$	4,620.00	\$	4,620.00	0.00	100.00%		
115	VALVE BOX REPLACEMENT	EACH		8	(8.00)				0.00	\$	660.00	\$	-					\$	-	\$	-	\$	-	\$	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$	-	\$	-	\$	-	\$	-	0.00	0.00%	
116	BIO-RETENTION CELL INSTALLATION	EACH		4					4.00	\$	32,000.00	\$	128,000.00					\$	-	\$	-	\$	-	\$	-	4.00	0.00	0.00	4.00	4.00	0.00	0.00	4.00	\$	128,000.00	\$	-	\$	-	\$	128,000.00	0.00	100.00%		

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK
Stockpiled Materials (This Pay Estimate)

CONTRACT = \$ 9,813,528.33

PAY PERIOD =	\$ 9,446.00	\$ -	\$ 7,260.00	\$ 16,706.00
--------------	-------------	------	-------------	--------------

COMPLETED = \$ 8,765,568.68 \$963,392.65 \$ 84,567.00 \$9,813,528.33 100.00%

Total of Completed and Stored Material (This Pay Estimate)

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 17, 2023	\$ 193,428.65
2	May 15, 2023	\$ 347,978.24
3	June 19, 2023	\$ 597,513.62
4	July 19, 2023	\$ 453,219.51
5	August 21, 2023	\$ 770,595.15
6	September 18, 2023	\$ 1,322,169.38
7	October 16, 2023	\$ 346,662.08
8	December 18, 2023	\$ 903,093.19
9	April 15, 2024	\$ 121,674.51
10	May 20, 2024	\$ 529,142.89
11	June 17, 2024	\$ 593,408.31
12	July 15, 2024	\$ 414,151.97
13	August 19, 2024	\$ 992,744.38
14	September 16, 2024	\$ 851,353.17
15	October 21, 2024	\$ 621,770.16
16	January 6, 2025	\$ 713,958.12
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APP TOTAL = \$ 9,772,863.33

Record of Change Orders

No.	Date	Amount
1	May 15, 2023	\$ 4,400.00
2	July 17, 2023	\$ 8,856.00
3	August 21, 2023	\$ 3,440.00
4	December 18, 2023	\$ 137.90
5	January 6, 2025	\$ (196,371.57)
6	October 6, 2025	\$ 66.00
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

CHANGE ORDER TOTAL = \$ (179,471.67)

Contract Time Remaining (2023)

Contract Period (2023):	Working Days
Construction Start Date (2023):	March 27, 2023
Contract Working Days (2023):	120.0
Added by Change Order (2023):	0.0
Total Working Days (2023):	120.0
Working Days Used to Date (2023):	120.0
Working Days Remaining (2023):	0.0

Contract Time Remaining (2024)

Contract Period (2024):	Working Days
Construction Start Date (2024):	March 18, 2024
Contract Working Days (2024):	120.0
Added by Change Order (2024):	0.0
Total Working Days (2024):	120.0
Working Days Used to Date (2024):	120.0
Working Days Remaining (2024):	0.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #15 in the amount of \$135,909.55 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 #15

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: October 6, 2025 Payment Application #: 15

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

Contract Summary:

Original Contract Amount:	\$	746,690.00
Net Change by Change Orders:	\$	507,980.00
Contract Amount to Date: (line 1 ± 2)	\$	1,254,670.00

Total Completed and Stored to Date:	\$	1,037,570.85
Retainage: 0 % of Completed Work:	\$	-
Total Earned Less Retainage:	\$	1,037,570.85
Less Previous Applications for Payment:	\$	901,661.30
SUBTOTAL:	\$	135,909.55

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: 1 \$ 135,909.55

Balance to Finish, Including Retainage: \$ 217,099.15

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

Brad Hopkey

Digitally signed by Brad Hopkey
DN: CN=Brad Hopkey, OU=Active User Accounts, OU=Members, DC=foth, DC=com
Reason: I am approving this document
Date: 2025.09.23 09:13:02-0500

September 23, 2025

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

9/23/2025

Submit to:

Jim Haberichter, P.E. - Civil Engineer II

E-mail:

JHaberichter@Ankenylowa.gov

Phone Number:

515-963-3536

Date Printed: 9/22/2025

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
13	August 4, 2025	\$ 96,672.40
14	September 15, 2025	\$ 88,423.40
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

Record of Change Orders:

No.	Date	Amount
1	May 19, 2025	\$ 507,980.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
15		

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

PREVIOUS PAY APPS TOTAL = \$ 901,661.30

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

September 22, 2025

Project No: 0024A002.00

Invoice No: 99534

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

Invoice Total USD 135,909.55

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

Professional Services through August 31, 2025

Professional Personnel

	Hours	Rate	Amount
Engineer/Planner/Scientist VIII	83.00	228.00	18,924.00
Engineer/Planner/Scientist VII	8.50	213.00	1,810.50
Engineer/Planner/Scientist V	24.00	183.00	4,392.00
Engineer/Planner/Scientist IV	34.50	168.00	5,796.00
Engineer/Planner/Scientist III	112.50	153.00	17,212.50
Engineer/Planner/Scientist II	65.00	138.00	8,970.00
Technician/Designer IX	6.00	186.00	1,116.00
Technician/Designer III	51.00	118.00	6,018.00
Technician/Designer I	40.80	92.00	3,753.60
Project Administrator V	1.00	110.00	110.00
Totals	426.30		68,102.60
Total Labor			68,102.60

Subconsultants 67,789.95

Expenses 17.00

Billing Limits	Current	Prior	To-Date
Total Billings	135,909.55	901,661.30	1,037,570.85
Limit			1,254,670.00
Remaining			217,099.15

Total This Invoice USD 135,909.55



JCG Land Services, Inc.
1715 South G Avenue
Nevada, IA 50201
515-382-1698

Foth-Infrastructure & Environment LLC
Brad Hopkey
Foth-Infrastructure & Environment LLC
8191 Birchwood Court, Suite L
Johnston, IA 50131

INVOICE

Invoice Date: 8/1/25
Total Amount: \$1,241.25
Number: 7906.251972
Invoice Period: 04/01/25 - 04/30/25
PO Number:
Terms: Net 30
Project: 7906 - Ankeny W 1st St. Phase 2

INVOICE SUMMARY

Source	Staff	Code	Task	Hrs / Qnt	Rate	Amount
Professional Fees						
Justin Walton	Director		Project Management	1.00	\$140.00	\$140.00
Terri Scott	Document Specialist		Document Management	7.75	\$105.00	\$813.75
Sean Devine	Row Specialist		Acquisition	2.50	\$115.00	\$287.50
Professional Fees				11.25		\$1,241.25
AMOUNT DUE (THIS INVOICE)				11.25		\$1,241.25
TOTAL AMOUNT DUE						\$1,241.25

Please remit payment to: JCG Land Services, Inc., 1715 South G Avenue, Nevada, IA 50201.
Thank you.

**INVOICE**

JCG Land Services, Inc.
1715 South G Avenue
Nevada, IA 50201
515-382-1698

Foth-Infrastructure & Environment LLC
Brad Hopkey
Foth-Infrastructure & Environment LLC
8191 Birchwood Court, Suite L
Johnston, IA 50131

Invoice Date: 8/1/25
Total Amount: \$2,323.25
Number: 7906.252530
Invoice Period: 05/01/25 - 05/31/25
PO Number: **IE-P00003534**
Terms: Net 30
Project: 7906 - Ankeny W 1st St. Phase 2

INVOICE SUMMARY

Source	Staff	Code	Task	Hrs / Qnt	Rate	Amount
Professional Fees						
Justin Walton	Director		Project Management	7.50	\$140.00	\$1,050.00
Terri Scott	Document Specialist		Document Management	2.50	\$105.00	\$262.50
Alex King	Document Specialist		Acquisition	1.00	\$115.00	\$115.00
Alex King	Document Specialist		QC - Documents	1.75	\$105.00	\$183.75
Clifton Barker	Project Manager		Project Management	5.00	\$140.00	\$700.00
Professional Fees				17.75		\$2,311.25
Reimbursable Expenses						
Kelly Simatovich	Executive Administrative Assistant	Copies	Expenses	--	\$0.00	\$12.00
Reimbursable Expenses				--		\$12.00
AMOUNT DUE (THIS INVOICE)				17.75		\$2,323.25
TOTAL AMOUNT DUE						\$2,323.25

Please remit payment to: JCG Land Services, Inc., 1715 South G Avenue, Nevada, IA 50201.
Thank you.



JCG Land Services, Inc.
1715 South G Avenue
Nevada, IA 50201
515-382-1698

Foth-Infrastructure & Environment LLC
Brad Hopkey
Foth-Infrastructure & Environment LLC
8191 Birchwood Court, Suite L
Johnston, IA 50131

INVOICE

Invoice Date: 8/1/25
Total Amount: \$37,887.40
Number: 7906.252791
Invoice Period: 06/01/25 - 06/30/25
PO Number: IE-P00003534 24A002.00
Terms: Net 30
Project: 7906 - Ankeny W 1st St. Phase 2

INVOICE SUMMARY

Source	Staff	Code	Task	Hrs / Qnt	Rate	Amount
Professional Fees						
Meghan Zitterich	Document Specialist		Document Management	40.50	\$105.00	\$4,252.50
Justin Walton	Director		Project Management	10.00	\$140.00	\$1,400.00
Alex King	Document Specialist		QC - Documents	16.00	\$105.00	\$1,680.00
Tanner Jones	ROW Specialist		Acquisition	3.00	\$115.00	\$345.00
Mary Bingham	Title Specialist		Abstracting	1.50	\$115.00	\$172.50
Professional Fees				71.00		\$7,850.00
Reimbursable Expenses						
Kelly Simatovich	Executive Administrative Assistant	Copies	Expenses	--	\$0.00	\$187.40
Brandi Cox	Accounting Assistant	Title Reports	Report of Ownership/Title Reports	--	\$0.00	\$1,050.00
Brandi Cox	Accounting Assistant	Appraisals	Appraisals	--	\$0.00	\$28,800.00
Reimbursable Expenses				--		\$30,037.40
AMOUNT DUE (THIS INVOICE)				71.00		\$37,887.40
TOTAL AMOUNT DUE						\$37,887.40

Project #24A002.00

Please remit payment to: JCG Land Services, Inc., 1715 South G Avenue, Nevada, IA 50201.
Thank you.



JCG Land Services, Inc.
1715 South G Avenue
Nevada, IA 50201
515-382-1698
www.jcgland.com

Foth-Infrastructure & Environment LLC
Brad Hopkey
Foth-Infrastructure & Environment LLC
8191 Birchwood Court, Suite L
Johnston, IA 50131

INVOICE

Invoice Date: 8/13/25
Total Amount: \$26,338.05
Number: 7906.253359
Invoice Period: 07/01/25 - 07/31/25
PO Number: 24A002.00
Terms: Net 30
Project: 7906 - Ankeny W 1st St. Phase 2

INVOICE SUMMARY

Task	Billed Hrs	Rate	Amount
Document Management	37.75	\$105.00	\$3,963.75
QC - Documents	15.75	\$105.00	\$1,653.75
Acquisition	100.00	\$115.00	\$11,500.00
Abstracting	4.50	\$115.00	\$517.50
ROW Clerk	3.00	\$115.00	\$345.00
Project Management	24.00	\$140.00	\$3,360.00
TOTAL FEES	185.00		\$21,340.00

Code	Quant	Rate	Amount
Postage	--	\$0.00	\$195.05
Copies	--	\$0.00	\$1,703.40
Title Reports	--	\$0.00	\$2,450.00
Mileage 2025	928.00	\$0.70	\$649.60
TOTAL EXPENSE CHARGES	928.00		\$4,998.05

TOTAL AMOUNT DUE			\$26,338.05
-------------------------	--	--	--------------------

Project #24A002.00

Please remit payment to: JCG Land Services, Inc., 1715 South G Avenue, Nevada, IA 50201.
Thank you.

Summary of Services Report - Project Code: 971.4210

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

Period: August 1, 2025 to August 31, 2025

Work Completed:

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

- Project coordination and project management.
- Utility coordination continues.
- Submit check plans for DOT review.
- Development of final plans for DOT submittal.
- Offer packets for property acquisition.

Work Scheduled:

The following tasks will be completed in September of 2025:

- Continue design development coordination and project management.
- Continue coordination with utility companies.
- Complete property acquisition activities.
- Submit final plans for DOT review.

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.
- Letting date moved from November to December.
- Check plans submitted to DOT on August 5, 2025.
- Final plans will be submitted to DOT on September 16, 2025.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 \$33,628.21 to Graphite Construction Group for construction services on the Watercrest Park Expansion 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 #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: WATERCREST PARK EXPANSION
Contractor: GRAPHITE CONSTRUCTION GROUP
Address: 1955 NE 58TH AVENUE, SUITE 100, DES MOINES, IA 50313
Finance Budget Code: 973.2973.4408 **Finance Project #**
Vendor Project or Invoice #: 5 **PO #** n/a
Original Contract Date: July 1, 2024 **Vendor #** n/a

Date of Council Meeting: October 6, 2025 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: 2/29/2025 Through: 9/1/2025

Contract Summary

Original Contract Amount:	\$	516,207.00	
Net change by Change Orders:	\$	13,145.69	
Contract Amount to Date: (line 1 ± 2)	\$	529,352.69	
 Total completed and stored to date:	\$	529,352.69	
Retainage: 5 % of Completed Work:	\$	26,467.63	
Total Earned less Retainage:	\$	502,885.06	
Less previous applications for payment:	\$	469,256.85	
SUBTOTAL			\$ 33,628.21

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 33,628.21

Balance to finish, including retainage: \$ 26,467.63

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: GRAPHITE CONSTRUCTION GROUP

Signature: [Signature] Firm Name: _____ Date: 9/23/2025

Engineer / Consultant Approval: Snyder & Associates Inc.

Signature: [Signature] Firm Name: _____ Date: 9-23-2025

City of Ankeny Staff Approval:

Signature: [Signature] Date: 9/23/25

Submit to: Nick Lenox. - Parks & Recreation Director
 E-mail: NLenox@Ankenylowa.gov Phone: (515) 963-3576 Fax: (515) 963-3535

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	GENERAL PROVISIONS										
1.1	Mobilization / Construction Fence	LS	1		1	\$59,532.95	\$ 59,532.95	1	\$ 59,532.95	-	100.00%
	EARTHWORK										
2.1	Demolition	LS	1		1	\$ 1,638.00	\$ 1,638.00	1	\$ 1,638.00	-	100.00%
2.2	Earthwork	LS	1		1	\$40,225.00	\$ 40,225.00	1	\$ 40,225.00	-	100.00%
2.3	Grading - Import	LS	1		1	\$52,745.00	\$ 52,745.00	1	\$ 52,745.00	-	100.00%
	STORM SEWER										
3.1	8" HDPE Pipe	LF	20		20	\$ 162.00	\$ 3,240.00	20	\$ 3,240.00	-	100.00%
3.2	12" HDPE Pipe	LF	100		100	\$ 55.00	\$ 5,500.00	100	\$ 5,500.00	-	100.00%
3.3	12" CMP Apron & Guard	EA	4		4	\$ 648.00	\$ 2,592.00	4	\$ 2,592.00	-	100.00%
3.4	Storm Sewer Structure	EA	1		1	\$10,800.00	\$ 10,800.00	1	\$ 10,800.00	-	100.00%
3.5	6" Subdrain	LF	76		76	\$ 22.00	\$ 1,672.00	76	\$ 1,672.00	-	100.00%
	SANITARY SEWER SERVICE										
4.1	4" Sanitary Sewer Line	LF	162		162	\$ 32.00	\$ 5,184.00	162	\$ 5,184.00	-	100.00%
4.2	Connection to Existing	LS	1		1	\$10,800.00	\$ 10,800.00	1	\$ 10,800.00	-	100.00%
4.3	2" Sanitary Sewer Line	LF	70		70	\$ 33.00	\$ 2,310.00	70	\$ 2,310.00	-	100.00%
4.4	Sanitary Cleanout	EA	4		4	\$ 162.00	\$ 648.00	4	\$ 648.00	-	100.00%
	WATER SERVICE										
5.1	Connection to Existing	LS	1		1	\$ 1,620.00	\$ 1,620.00	1	\$ 1,620.00	-	100.00%
5.2	2" Water Line	LF	265		265	\$ 32.00	\$ 8,480.00	265	\$ 8,480.00	-	100.00%
5.3	3/4" Water Line	LF	108		108	\$ 33.00	\$ 3,564.00	108	\$ 3,564.00	-	100.00%
5.4	Curb Stop	LS	1		1	\$ 1,080.00	\$ 1,080.00	1	\$ 1,080.00	-	100.00%
5.5	Winterization Pit	LS	1		1	\$ 1,620.00	\$ 1,620.00	1	\$ 1,620.00	-	100.00%
5.6	Backflow Preventor & Enclosure	LS	1		1	\$ 4,320.00	\$ 4,320.00	1	\$ 4,320.00	-	100.00%
	PAVEMENT										
6.1	5" Depth PCC Sidewalk	SF	20950		20,950	\$ 5.70	\$ 119,415.00	20,950	\$ 119,415.00	-	100.00%
6.2	5" Depth PCC Colored Pavement	SF	1260		1,260	\$ 8.40	\$ 10,584.00	1,260	\$ 10,584.00	-	100.00%
6.3	6" Depth PCC Parking	SF	8315		8,315	\$ 4.70	\$ 39,080.50	8,315	\$ 39,080.50	-	100.00%
6.4	7" Depth PCC Entrance Drive Approach	SF	425		425	\$ 6.25	\$ 2,656.25	425	\$ 2,656.25	-	100.00%
	SPLASH PAD INSTALLATION										
7.1	Splash Pad Installation	LS	1		1	\$20,196.00	\$ 20,196.00	1	\$ 20,196.00	-	100.00%
	SITE AMENITIES										
8.1	Drinking Fountain Installation	LS	1		1	\$ 756.00	\$ 756.00	1	\$ 756.00	-	100.00%
8.2	Limestone Benches	EA	3		3	\$ 1,026.00	\$ 3,078.00	3	\$ 3,078.00	-	100.00%
	SHADE STRUCTURE										
9.1	Open Shade Structure	LS	1		1	\$45,889.00	\$ 45,889.00	1	\$ 45,889.00	-	100.00%
	SURFACE RESTORATION										
10.1	Standard Seed Mix	AC	6.5		6.5	\$ 3,425.00	\$ 22,262.50	6.5	\$ 22,262.50	-	100.00%
10.2	Prairie Seed Mix	AC	2.8		2.8	\$ 3,456.00	\$ 9,676.80	2.80	\$ 9,676.80	-	100.00%
10.3	Trees	EA	38		38	\$ 316.00	\$ 12,008.00	38	\$ 12,008.00	-	100.00%
10.4	Shrubs/Grasses	EA	43		43	\$ 173.00	\$ 7,439.00	43	\$ 7,439.00	-	100.00%
10.5	Erosion Control	LS	1		1	\$ 5,595.00	\$ 5,595.00	1	\$ 5,595.00	-	0.00%

ORIGINAL CONTRACT

\$ 516,207.00

	CHANGE ORDER										
C1	Utility Line Conflict	LS		1	1	\$ (702.00)	\$ (702.00)	1	\$ (702.00)	-	100.00%
C2	Add Culverts	LS		1	1	\$ 7,643.00	\$ 7,643.00	1	\$ 7,643.00	-	100.00%
C3	Add Culverts	LS		1	1	\$ 6,204.69	\$ 6,204.69	1	\$ 6,204.69	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 529,352.69

\$ 529,352.69

100.00%



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 \$1,830.65 to HGS, LLC, for construction services on the Rock Creek Greenbelt - Native Vegetation 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. HGS - Pymt #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Rock Creek Greenbelt - Native Vegetation
Contractor: HGS, LLC
Address: 6575 West Loop South Ste 300, Bellaire, TX 77401
Finance Budget Code: 957.2957.4405 **Finance Project #** 957.4405
Vendor Project or Invoice #: N/A **PO #** N/A
Original Contract Date: October 3, 2022 **Vendor #** 11660

Date of Council Meeting: 10/6/25
August 18, 2025 **PAYMENT REQUEST #** 12
PAYMENT PERIOD: From: October 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount:	\$	96,960.30	
Net change by Change Orders:	\$	3,733.20	
Contract Amount to Date: (line 1 ± 2)	\$	100,693.50	
Total completed and stored to date:	\$	94,522.50	
Retainage: <u>5</u> % of Completed Work:	\$	4,726.13	
Total Earned less Retainage:	\$	89,796.38	
Less previous applications for payment:	\$	87,965.73	
SUBTOTAL	\$		1,830.65

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 1,830.65

Balance to finish, including retainage: \$ 10,897.13

Contract Time Remaining (If applicable) _____ Calendar Date _____

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: HGS, LLC
Firm Name
Signature Matthew Jacob Date 8/6/2025

Engineer / Consultant Approval:
Firm Name
Signature _____ Date _____

City of Ankeny Staff Approval:
Signature Becky Ford Date 9/10/25

Submit to: Nick Lenox, Director of Parks & Recreation
E-mail: Nlenox@ankenyiowa.gov **Phone:** 515-963-3576 **Fax:** 515-963-3576

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK														
2.1	Cleaning and Grubbing by Lump Sum	LS	1		1.00	\$ 22,780.00	\$ 22,780.00		\$ -	1.00	1.00	\$ 22,780.00	0.00	100.00%
STREETS AND RELATED WORK														
7.1	Removal of Sidewalk	SY	79.0	(79.0)	0.00	\$ 49.10	\$ -		\$ -	0.00	0.00	\$ -	0.00	0.00%
7.2	Shared Use Path, PCC, Class C, 6" Thick	SY	71.0	(71.0)	0.00	\$ 68.00	\$ -		\$ -	0.00	0.00	\$ -	0.00	0.00%
7.3	Sidewalk, PCC, Class C, 4"	SY	8.0	(8.0)	0.00	\$ 55.00	\$ -		\$ -	0.00	0.00	\$ -	0.00	0.00%
TRAFFIC CONTROL														
8.1	Temporary Traffic Control	LS	1		1.00	\$ 753.00	\$ 753.00		\$ -	1.00	1.00	\$ 753.00	0.00	100.00%
MISCELLANEOUS														
11.1	Mobilization	LS	1		1.00	\$ 14,102.00	\$ 14,102.00		\$ -	1.00	1.00	\$ 14,102.00	0.00	100.00%
11.2	Concrete Washout	LS	1	(1)	0.00	\$ 1,105.00	\$ -		\$ -	0.00	0.00	\$ -	0.00	0.00%
11.3	Establishment Mowing	Ac.	7.8		7.80	\$ 355.00	\$ 2,769.00		\$ -	7.80	7.80	\$ 2,769.00	0.00	100.00%
11.4	Herbicide Treatment	Ac.	7.8		7.80	\$ 386.00	\$ 3,010.80		\$ -	7.80	7.80	\$ 3,010.80	0.00	100.00%
11.6	Dormant Native Vegetation Seeding, Drilled	Ac.	7.8		7.80	\$ 2,766.00	\$ 21,574.80		\$ -	7.80	7.80	\$ 21,574.80	0.00	100.00%
11.7	Vegetation Maintenance	Ac.	54.9	7.5	62.4	\$ 262.00	\$ 16,348.80		\$ -	62.40	62.40	\$ 16,348.80	0.00	100.00%
11.8	Tree and Shrub Herbicide Treatment	LS	1		1.00	\$ 1,191.00	\$ 1,191.00		\$ -	1.00	1.00	\$ 1,191.00	0.00	100.00%
11.9	New Planting Sign	Ea.	32		32.00	\$ 192.00	\$ 6,144.00		\$ -	32.00	32.00	\$ 6,144.00	0.00	100.00%
CHANGE ORDER ITEMS														
12.01	Establishment Mowing Additional Area	Ac.		0.70	0.70	\$ 355.00	\$ 248.50		\$ -	0.70	0.70	\$ 248.50	0.00	100.00%
12.02	Herbicide Treatment Additional Area	Ac.		0.70	0.70	\$ 386.00	\$ 270.20		\$ -	0.70	0.70	\$ 270.20	0.00	100.00%
12.03	Native Vegetation Additional Area	Ac.		0.70	0.70	\$ 2,766.00	\$ 1,936.20		\$ -	0.70	0.70	\$ 1,936.20	0.00	100.00%
12.04	Vegetation Maintenance Additional Area	Ac.		5.60	5.60	\$ 262.00	\$ 1,467.20		\$ -	5.60	5.60	\$ 1,467.20	0.00	100.00%
12.05	Spot Mowing Entire Site - 2025	Trip		2	2	\$ 1,927.00	\$ 3,854.00	1.00	\$ 1,927.00	0.00	1.00	\$ 1,927.00	1.00	50.00%
12.05	Spot Herbicide Entire Site - 2025	Trip		2	2	\$ 2,122.00	\$ 4,244.00		\$ -	0.00	0.00	\$ -	2.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 100,693.50

PAY PERIOD = \$ 1,927.00

COMPLETED = \$ 94,522.50

93.87%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 1, 2023	\$ 18,156.59
2	June 5, 2023	\$ 9,629.39
3	July 3, 2023	\$ 10,944.67
4	August 7, 2023	\$ 27,194.51
5	October 2, 2023	\$ 7,231.02
6	October 16, 2023	\$ 4,231.30
7	July 1, 2024	\$ 2,115.65
8	August 19, 2024	\$ 2,115.65
9	September 16, 2024	\$ 2,115.65
10	October 21, 2024	\$ 2,115.65
11	November 4, 2024	\$ 2,115.65
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APP TOTAL = \$ 87,965.73

Record of Change Orders

No.	Date	Amount
1	July 3, 2023	\$ 3,738.70
2	November 18, 2024	\$ (5.50)
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

CHANGE ORDER TOTAL = \$ 3,733.20

Contract Time Remaining

Contract Period:	Calendar Date
Construction Start Date:	October 3, 2022
Contract Full Completion Date:	12/22/2023

Substantial Completion

Contract Working Days:	N/A
Added by Change Order:	N/A
Total Working Days:	#VALUE!
Working Days Used to Date:	N/A
Working Days Remaining:	#VALUE!

Full Completion

Contract Working Days:	N/A
Added by Change Order:	N/A
Total Working Days:	#VALUE!
Working Days Used to Date:	N/A
Working Days Remaining:	#VALUE!



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 #7 in the amount of \$2,950.40 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 #7

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: October 6, 2025 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: August 16, 2025 Through: September 12, 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:	\$	31,089.40	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	31,089.40	
Less previous applications for payment:	\$	28,139.00	
SUBTOTAL	\$		2,950.40

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 2,950.40

Balance to finish, including retainage: \$ 33,610.60

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 Date September 24, 2025

City of Ankeny Staff Approval:

Signature Date 9-24-25

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
5	July 11, 2025	\$ 4,725.00
6	August 22, 2025	\$ 8,430.00
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APP TOTAL = \$ 28,139.00

Record of Change Orders

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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



Engineering | Architecture | Surveying | Planning

Invoice

September 24, 2025

Project No: R240666.00

Invoice No: 164811

Invoice Amount: 2,950.40

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 September 12, 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	65%	\$29,853.00	\$27,015.00	\$2,838.00
Technical Memorandum	\$15,600.00	8%	\$1,236.40	\$1,124.00	\$112.40
Hourly Phase(s)					
Review Meetings			0.00	0.00	0.00
Additional Services			0.00	0.00	0.00
Total	\$61,500.00		\$31,089.40	\$28,139.00	\$2,950.40
Total Amount Due Upon Receipt :					\$2,950.40

Email invoices to: DClark@Ankenylowa.gov



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 #26 in the amount of \$2,823.75 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 #26

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: October 6, 2025
PAYMENT REQUEST # 26
PAYMENT PERIOD: From: August 9, 2025 Through: September 5, 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:	\$	176,002.75	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		176,002.75
Less previous applications for payment:	\$		173,179.00
SUBTOTAL			\$ 2,823.75

OTHER CHARGES (Attach an Itemized list) \$ -

CURRENT PAYMENT DUE \$ 2,823.75

Balance to finish, including retainage: \$ 6,157.25

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 Date
September 12, 2025

City of Ankeny Staff Approval:

Signature Date
9/10/25

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
24	August 4, 2025	\$ 3,421.25
25	September 2, 2025	\$ 4,490.25
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APP TOTAL = \$ 173,179.00

Record of Change Orders

No.	Date	Amount
1	February 19, 2024	\$ 75,380.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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



Engineering | Architecture | Surveying | Planning

Invoice

September 15, 2025

Project No: R200170.02

Invoice No: 164481

Invoice Amount: 2,823.75

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 September 5, 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		\$15,453.25	\$15,453.25	0.00
Limited Resident Project Representation	\$17,280.00		\$10,026.25	\$9,997.50	\$28.75
Construction Staking	\$27,830.00		\$29,630.00	\$26,835.00	\$2,795.00
Post-Construction Services	\$6,021.00		\$4,686.75	\$4,686.75	0.00
Monument Preservation	\$5,175.00		\$262.50	\$262.50	0.00
Total	\$182,160.00		\$176,002.75	\$173,179.00	\$2,823.75

Total Amount Due Upon Receipt : \$2,823.75

Outstanding Invoices

Number	Date	Balance
163776	8/22/2025	4,490.25
Total		4,490.25

Email Invoice to: BFord@AnkenyIowa.gov

Billing Backup

JEO Consulting Group, Inc.

Invoice 164481 Dated 9/15/2025

Monday, September 15, 2025

11:28:45 AM

Project	R200170.02	Ankeny SE 3rd Street Improvements - Phase 2
Phase	600TRA	Limited Resident Project Representation (TRA)

Hours this Invoice

			Hours		Amount
130 - Project Accountant	8/15/2025		.25	115.00	28.75
	Totals		.25		28.75
	Total Labor				28.75

Total this Phase \$28.75

Phase	610SUR	Construction Staking (SUR)
-------	--------	----------------------------

Hours this Invoice

			Hours		Amount
63 - Surveyor	8/27/2025		5.50	165.00	907.50
63 - Surveyor	8/28/2025		5.00	165.00	825.00
63 - Surveyor	8/29/2025		2.00	165.00	330.00
63 - Surveyor	9/2/2025		.50	165.00	82.50
50 - Survey Project Manager	8/28/2025		5.00	130.00	650.00
	Totals		18.00		2,795.00
	Total Labor				2,795.00

Total this Phase \$2,795.00

Total this Project \$2,823.75

Total this Report \$2,823.75



September 12, 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. 26
JEO Project No. 200170.02

Becky,

This is the twenty-sixth progress report for the above referenced project and covers work through September 5, 2025. Work related to this project includes construction staking.

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

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #2 in the amount of \$1,710.00 to Land Management Services, for construction services on the 2025-2026 Native Vegetation Maintenance 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. Land Managment - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2025 - 2026 Native Vegetation Maintenance
Contractor: Land Management Services
Address: 1312 NE 51st Street
Finance Budget Code: 580.3580.4227 Finance Project #: 580.4227
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: April 21, 2025 Vendor Account #: 010491

Date of Council Meeting: October 6, 2025 Payment Application #: 2
Payment Period: From: 07/30/25 Through: 09/16/25

Contract Summary:

Original Contract Amount:	\$	52,515.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	52,515.00	
Total Completed and Stored to Date:	\$	3,550.00	
Retainage: 5 % of Completed Work:	\$	177.50	
Total Earned Less Retainage:	\$	3,372.50	
Less Previous Applications for Payment:	\$	1,662.50	
SUBTOTAL:	\$		1,710.00

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 1,710.00

Balance to Finish, Including Retainage: \$ 49,142.50

Contract Time Remaining (Substantial): - Working Days

Contract Time Remaining (Full): - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Land Management Services
Signature: [Signature] Firm Name: Land Management Services Date: 18/25

Engineer / Consultant Approval: HMG Land Management
Signature: [Signature] Firm Name: HMG Land Management Date: [Blank]

City of Ankeny Staff Approval:
Signature: [Signature] Date: 9/18/25

Submit to: Carla Moore, Stormwater Engineering Technician II
E-mail: cmoore@Ankenylowa.gov Phone Number: (515) 963-3543

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
1.1	Arkeny Fire Station No. 2 - Maintenance Trip	Ea	2		2.00	\$ 200.00	\$ 400.00		\$ -		0.00	\$ -	2.00	0.00%
2.1	Bellego Park - Maintenance Trip	Ea	1		1.00	\$ 1,250.00	\$ 1,250.00		\$ -		0.00	\$ -	1.00	0.00%
3.1	Centennial Pointe Park - Maintenance Trip	Ea	2		2.00	\$ 750.00	\$ 1,500.00		\$ -		0.00	\$ -	2.00	0.00%
4.1	Chautauqua Lake Buffer - Maintenance Trip	Ea	1		1.00	\$ 1,500.00	\$ 1,500.00		\$ -		0.00	\$ -	1.00	0.00%
5.1	Hawkeye Park Buffer - Maintenance Trip	Ea	2		2.00	\$ 350.00	\$ 700.00		\$ -		0.00	\$ -	2.00	0.00%
6.1	High Trestle Trail Bridge (North Sec) - Maintenance Trip	Ea	1		1.00	\$ 775.00	\$ 775.00		\$ -		0.00	\$ -	1.00	0.00%
7.1	High Trestle Trail Bridge (South Sec) - Maintenance Trip	Ea	1		1.00	\$ 1,150.00	\$ 1,150.00		\$ -		0.00	\$ -	1.00	0.00%
8.1	High Trestle Trail Underpass	Ea	2		2.00	\$ 2,450.00	\$ 4,900.00		\$ -		0.00	\$ -	2.00	0.00%
9.1	NE Delaware Ave Biccels (4 total) - Maint Trip, Each Bico	Ea	28		28.00	\$ 200.00	\$ 5,600.00	4.00	\$ 800.00		4.00	\$ 800.00	24.00	14.29%
10.1	NNW State Street Biccels (4 total) - Maint Trip, Each Biccels	Ea	8		8.00	\$ 200.00	\$ 1,600.00		\$ -		0.00	\$ -	8.00	0.00%
11.1	Plaza Parkway Basins	Ea	2		2.00	\$ 2,500.00	\$ 5,000.00		\$ -		0.00	\$ -	2.00	0.00%
12.1	Precedence Park	Ea	2		2.00	\$ 200.00	\$ 400.00		\$ -	1.00	1.00	\$ 200.00	1.00	50.00%
13.1	Promenade Lake Buffer	Ea	1		1.00	\$ 750.00	\$ 750.00		\$ -		0.00	\$ -	1.00	0.00%
14.1	Rock Creek Greenbelt (North section) - Maintenance Trip	Ea	1		1.00	\$ 2,450.00	\$ 2,450.00		\$ -		0.00	\$ -	1.00	0.00%
15.1	Rock Creek Greenbelt (South section) - Maintenance Trip	Ea	1		1.00	\$ 1,200.00	\$ 1,200.00		\$ -		0.00	\$ -	1.00	0.00%
16.1	S Arkeny Blvd Basins - Maintenance Trip	Ea	2		2.00	\$ 650.00	\$ 1,300.00		\$ -		0.00	\$ -	2.00	0.00%
17.1	Summitbrook Park Biccels (2 total) - Maint Trip, Each Bico	Ea	4		4.00	\$ 200.00	\$ 800.00		\$ -		0.00	\$ -	4.00	0.00%
18.1	SW Des Moines St Corridor - Middle - Maintenance Trip	Ea	1		1.00	\$ 2,650.00	\$ 2,650.00		\$ -		0.00	\$ -	1.00	0.00%
19.1	SW Des Moines St Corridor - North - Maintenance Trip	Ea	1		1.00	\$ 1,650.00	\$ 1,650.00		\$ -		0.00	\$ -	1.00	0.00%
20.1	SW Des Moines St Corridor - South - Maintenance Trip	Ea	1		1.00	\$ 1,250.00	\$ 1,250.00		\$ -		0.00	\$ -	1.00	0.00%
21.1	SW Irwindale Water Tower Area - Maintenance Trip	Ea	1		1.00	\$ 1,450.00	\$ 1,450.00		\$ -		0.00	\$ -	1.00	0.00%
22.1	SW Magellan Rd Biccels (3 total) - Maintenance Trip	Ea	56		56.00	\$ 125.00	\$ 7,000.00	8.00	\$ 1,000.00	8.00	16.00	\$ 2,000.00	40.00	28.57%
23.1	Tradition Basins	Ea	2		2.00	\$ 1,850.00	\$ 3,700.00		\$ -		0.00	\$ -	2.00	0.00%
24.1	W 1st Street Biccels (6 total) - Main Trip, Each Biccels	Ea	8		8.00	\$ 200.00	\$ 1,600.00		\$ -		0.00	\$ -	8.00	0.00%
25.1	SW Des Moines St Horizontal Sections - Broad, Herb. Trip	Ea	1		1.00	\$ 750.00	\$ 750.00		\$ -		0.00	\$ -	1.00	0.00%
26.1	Vintage Greenway - Broadcast Herbicide Trip	Ea	2		2.00	\$ 550.00	\$ 1,100.00		\$ -	1.00	1.00	\$ 550.00	1.00	50.00%
					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 52,515.00 PAY PERIOD = \$ 1,800.00

COMPLETED = \$ 3,550.00

6.75%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	August 18, 2025	\$ 1,662.50
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 1,662.50

Record of Change Orders:

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

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working DaysConstruction Start Date:

Substantial Completion:

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

Full Completion:

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 #18 in the amount of \$18,269.60 to McClure Engineering Company, for design engineering services on the SW Des Moines Street Utility Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. McClure - Pymt #18

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW Des Moines Street Utility Improvements
Contractor: McClure Engineering
Address: 335 SE Oralabor Road; Ankeny, IA 50021
Finance Budget Code: 699.3699.4210 Finance Project #: 699.4210
Vendor Project #: 2024000157-000 Purchase Order #:
Original Contract Date: March 18, 2024 Vendor Account #: 002183

Date of Council Meeting: October 6, 2025 Payment Application #: 18

Payment Period: From: July 27, 2025 Through: August 30, 2025

Contract Summary:

Original Contract Amount: \$ 235,900.00
Net Change by Change Orders: \$ 236,000.00
Contract Amount to Date: (line 1 ± 2) \$ 471,900.00

Total Completed and Stored to Date: \$ 353,291.18
Retainage: 0 % of Completed Work: \$ -
Total Earned Less Retainage: \$ 353,291.18
Less Previous Applications for Payment: \$ 335,021.58
SUBTOTAL: \$ 18,269.60

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 18,269.60

Balance to Finish, Including Retainage: \$ 118,608.82

Contract Time Remaining (Substantial): - Working Days
Contract Time Remaining (Full): - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering

Firm Name

Signature

September 10, 2025

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Becky Ford, PE, CFM, Stormwater & Environmental Manager

E-mail:

bford@ankenyiowa.gov

Phone Number:

515-963-3526

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 15, 2024	\$ 41,613.75
2	May 25, 2024	\$ 31,766.90
3	June 17, 2024	\$ 27,986.25
4	August 5, 2024	\$ 27,468.75
5	August 19, 2024	\$ 18,762.50
6	October 7, 2024	\$ 11,495.27
7	November 4, 2024	\$ 16,174.50
8	November 18, 2024	\$ 19,013.75
9	January 6, 2025	\$ 10,212.40
10	January 21, 2025	\$ 4,781.50
11	March 3, 2025	\$ 24,419.25
12	March 17, 2025	\$ 2,701.25
13	May 19, 2025	\$ 13,370.41
14	May 19, 2025	\$ 18,037.75
15	July 7, 2025	\$ 24,377.30
16	July 21, 2025	\$ 23,248.25
17	August 18, 2025	\$ 19,591.80
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 335,021.58

Record of Change Orders:

No.	Date	Amount
1	February 17, 2025	\$ 236,000.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ 236,000.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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



1360 NW 121st Street
Clive, IA 50325

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

September 03, 2025
Project No: 2024000157-000
Invoice No: 162031
Due Date: October 03, 2025

Project 2024000157-000 Ankeny SW Des Moines Street Utility Improvements

Professional Services from July 27, 2025 to August 30, 2025

Phase	600	Construction Administration
Task	601	Construction Administration

	Hours	Rate	Amount	
Project Manager I	2.00	185.00	370.00	
Engineer I	12.25	125.00	1,531.25	
Engineer III	23.00	185.00	4,255.00	
Totals	37.25		6,156.25	
Total Labor				6,156.25
Total this Task				\$6,156.25
Total this Phase				\$6,156.25

Phase	650	Onsite Project Representative
Task	651	Resident Project Representative

	Hours	Rate	Amount	
Engineer I	9.00	125.00	1,125.00	
On-Site Representative I	76.00	115.00	8,740.00	
Totals	85.00		9,865.00	
Total Labor				9,865.00

Mileage (.70/.50 p/mile)

Total this Task	\$9,952.50
Total this Phase	\$9,952.50

Phase	700	Survey Services
Task	760	Construction Staking

	Hours	Rate	Amount
Project Manager II	1.50	205.00	307.50
Crew Chief	10.50	150.00	1,575.00

Project	2024000157-000	Ankeny SW Des Moines St Utility Improve.	Invoice	162031
Intern		2.50	75.00	187.50
Totals		14.50		2,070.00
Total Labor				2,070.00
Mileage (.90 p/mile)				35.10
Total this Task				\$2,105.10
Total this Phase				\$2,105.10
Phase	850	Project Management and Coordination		
Task	851	Project Management and Coordination		
		Hours	Rate	Amount
Project Coordinator		.25	135.00	33.75
Totals		.25		33.75
Total Labor				33.75
Total this Task				\$33.75
Total this Phase				\$33.75
Phase	950	Subconsultant and Reimbursable Fees		
Task	970	Reimbursables-Permits, Applications, and Publication Fees		
Reimbursable Expenses				
R - Marketing - Advertising				22.00
Total Reimbursables				22.00
Total this Task				\$22.00
Total this Phase				\$22.00
		Current	Prior	To-Date
Total Billings		18,269.60	335,021.58	353,291.18
Contract Limit (not-to-exceed)				471,900.00
Contract Limit Remaining				118,608.82
Total Due this Invoice				\$18,269.60

PROGRESS REPORT #18

SW Des Moines Street Utility Improvements

Date: September 10, 2025

McClure Project #: 2024000157-000

To: Becky Ford, PE, CFM
Stormwater & Environmental
Manager
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

From: Colton Hoffmann, PE
Senior Project Engineer
335 SE Oralabor Road
Ankeny, IA 50021

Email: bford@ankenyiowa.gov

Principal: Scott Port, PE

Date Range of Report: July 27, 2025 – August 30, 2025

1. SUMMARY OF WORK DONE LAST PERIOD

- a. The Contractor continued with Stage 2 utility installation
- b. Construction observation
- c. Construction administration
- d. Construction staking

2. FORECAST OF ACTIVITIES PLANNED FOR NEXT PERIOD

- a. The Contractor will complete Stage 2 utility installation
- b. Construction administration
- c. Construction observation
- d. Construction staking

3. SCOPE CHANGES / VALUE ADDED

- a. None

4. STATUS OF RECENT PREVIOUS INVOICES

INVOICE #	DATE SENT	INVOICE TOTAL	STATUS
158316	April 7, 2025	\$13,370.41	Paid
159086	May 9, 2025	\$18,037.75	Paid
159786	June 12, 2025	\$24,377.30	Paid
160656	July 7, 2025	\$23,248.25	Paid
161315	July 31, 2025	\$19,591.80	Paid
162031	September 10, 2025	\$18,269.60	Submitted

5. INPUT NEEDED / ACTION ITEMS

- a. None

6. SCHEDULE MILESTONES

a. See below for completed and remaining milestones

Milestone	Timeline
Notice-to-Proceed	March 19, 2024
Topo and Boundary Survey	March 19, 2024 – April 5, 2024
Geotechnical Investigation	March 2024 – May 2024
Preliminary Plan Design (30%)	April 8, 2024 – April 22, 2024
Drainage Study & Report	April 8, 2024 – April 22, 2024
Preliminary Plans (30%) and Drainage Report Submittal to City and Utilities	April 22, 2024
OWNER Review of 30% Plans and Drainage Report (2 weeks)	April 22, 2024 – May 6, 2024
On-Site Field Review Meeting	May 6, 2024
Order and Obtain Title Certifications (2 Weeks)	May 7, 2024
Preliminary Design (60%)	May 7, 2024 – June 24, 2024
Preliminary Plans (60%) Submittal to City and Utilities	June 24, 2024
OWNER Review 60% Plans (2 weeks)	June 24, 2024 – July 8, 2024
Preliminary Plans (60%) Review Meeting (DDM #1)	July 11, 2024
Project Information Meeting	August 6, 2024
Develop Acquisition Plats (After PIM)	August 6, 2024 – August 16, 2024
Check (95%) Design and Plans	August 6 2024 - October 28, 2024
Order and Obtain Appraisals (4 – 6 Weeks After Plats)	August 16, 2024 – September 16, 2024
Appraisal Review (1 – 2 Weeks After Appraisal Reports)	September 16, 2024 – September 30, 2024
Acquisition Negotiations (1 – 3 Months)	September 30, 2024 – December 15, 2024
Check Plan (95%) Submittal to City and Utilities	October 28, 2024
OWNER Check Plan (95%) Review (2 weeks)	October 28, 2024 – November 11, 2024
Check Plan (95%) Review Meeting (DDM #2)	November 14, 2024
Final Plans Design	November 11, 2024 – December 20, 2024
Acquisitions Complete (Assume 3 Months Negotiations)	December 15, 2024
Final Plan Submittal	December 20, 2024
OWNER Review Final Plans	December 20, 2024 – December 30, 2024
City Council Set Hearing and Letting Dates	January 6, 2025
Bid Letting (Local)	January 28, 2025
Public Hearing to Review Bids & Award Contract	February 3, 2025
Construction	Spring 2025 – Summer 2026
Project Closeout	Summer 2026



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 #18 in the amount of \$20,331.46 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.

ORIGINATING DEPARTMENT

Municipal Utilities

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. MSA - Pymt #18

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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 #: 635.4210
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: February 5, 2024 Vendor Account #: 6447

Date of Council Meeting: October 6, 2025 Payment Application #: 18
Payment Period: From: 8/17/2025 Through: 9/20/2025

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:	\$	279,684.16	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	279,684.16	
Less Previous Applications for Payment:	\$	259,352.70	
SUBTOTAL:	\$	20,331.46	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 20,331.46

Balance to Finish, Including Retainage: \$ 45,440.84

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

Signature

Date

9/24/2025

City of Ankeny Staff Approval:

Signature

Date

9-25-25

Submit to:

Don Clark, Director of Municipal Utilities

E-mail:

dclark@ankenyiowa.gov

Phone Number:

(515) 963-3529

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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
16	August 4, 2025	\$ 9,277.89
17	September 2, 2025	\$ 6,725.61
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 259,352.70

Record of Change Orders:

No.	Date	Amount
1	March 17, 2025	\$ 115,125.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

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

PROJECT UPDATE

CONTACT INFORMATION:

Nichole Sungren

Phone: (515) 964-1920

nsungren@msa-ps.com

DATE:

September 24, 2025

PROJECT NUMBER:

City of Ankeny:

WTM-20-002

MSA:

09085062



TASK 1: CONSTRUCTION ADMINISTRATION

Task 1: 85% 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 potential change orders.

TASK 2: CONSTRUCTION STAKING

Task 2: 95% Complete

MSA completed the staking of the on-street parking along SW Walnut Street along with the sidewalk and ADA ramps.

TASK 3: CONSTRUCTION OBSERVATION

Task 3: 5% Complete

MSA staff completed site observation for City staff for parking lot paving.

TASK 4: SRF ADMINISTRATION AND COORDINATION

Task 4: 45% 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.



INVOICE

TO MAKE A PAYMENT BY CREDIT CARD PLEASE
REQUEST A BILL FROM MSA COLLECTIONS@MSA-
PS.COM. A \$50 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: 021031
Invoice Date: 9/25/2025
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 08/17/2025 To 09/20/2025

R09085062.00 Walnut St. Watermain CRS

R09085062.00.100 - Construction Administration

Subtotal Construction Administration 10,526.53

R09085062.00.200 - Construction Staking

Subtotal Construction Staking 8,086.46

R09085062.00.300 - Construction Observation

Subtotal Construction Observation 1,273.22

R09085062.00.400 - SRF Administration and Coordination

Subtotal SRF Administration and Coordination 445.25

Total 20,331.46

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



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

September 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 Ordinance Road Water Main
Project # 09085062

Dear Mr. Clark:

Please find attached the Engineering Invoice #18 for work completed between August 17 2025 and September 20, 2025. Please refer to the attached Project Update for a summary of the work completed to date. On Track is working on completing the parking paving 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.

A handwritten signature in blue ink that reads "Nichole Sungren". The signature is written in a cursive, flowing style.

Nichole Sungren, P.E.
Project Manager

nes
Enc.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #1 in the amount of \$93,780.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer 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. Nilles - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Deer Creek Sanitary Trunk Sewer
Contractor: Nilles Associates, Inc.
Address: 1933 SW Magazine Road, Ankeny, IA 50023
Finance Budget Code: 661.3661.4210 Finance Project #: 661.4210
Vendor Project #: 25057 Purchase Order #:
Original Contract Date: September 2, 2025 Vendor Account #: 3164

Date of Council Meeting: October 6, 2025 Payment Application #: 1

Payment Period: From: April 1, 2025 Through: August 31, 2025

Contract Summary:

Original Contract Amount:	\$	191,300.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	191,300.00	
Total Completed and Stored to Date:	\$	93,780.00	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	93,780.00	
Less Previous Applications for Payment:	\$	-	
SUBTOTAL:	\$	93,780.00	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 93,780.00

Balance to Finish, Including Retainage: \$ 97,520.00

Contract Time Remaining (Substantial): - #

Contract Time Remaining (Full): - #

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Nilles Associates, Inc.

Firm Name

Signature

9/18/2025

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Don Clark, 220 West 1st Street, Ankeny, Iowa 50023

E-mail: DClark@AnkenyIowa.gov

Phone Number: 515-963-3529

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

Record of Change Orders:

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

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: _____
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

PREVIOUS PAY APPS TOTAL = \$ -



Nilles Associates, Inc.

1933 SW Magazine Road
Ankeny, IA 50023
Tel: 515-965-0123
www.nillesinc.com

INVOICE

INVOICE DATE: 9/10/2025
INVOICE NO: 25057.01
BILLING FROM: 4/1/2025
BILLING TO: 8/31/2025

Don Clark
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

25057 - Deer Creek Sanitary Trunk Sewer

Managed By: Jake Nilles

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
25057 - Deer Creek Sanitary Trunk Sewer - Preliminary Design Phase	\$104,200.00	90.00	\$93,780.00	\$0.00	\$93,780.00
25057 - Deer Creek Sanitary Trunk Sewer - Easement Acquisition and Negotiation	\$13,000.00	-	\$0.00	\$0.00	\$0.00
25057 - Deer Creek Sanitary Trunk Sewer - Geotechnical Report	\$18,000.00	-	\$0.00	\$0.00	\$0.00
25057 - Deer Creek Sanitary Trunk Sewer - Final Design Phase	\$52,100.00	-	\$0.00	\$0.00	\$0.00
25057 - Deer Creek Sanitary Trunk Sewer - Bidding and Negotiating Phase	\$4,000.00	-	\$0.00	\$0.00	\$0.00
TOTAL	\$191,300.00		\$93,780.00	\$0.00	\$93,780.00

SUBTOTAL \$93,780.00

AMOUNT DUE THIS INVOICE \$93,780.00

This invoice is due upon receipt

Thank you for your business.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 #7 in the amount of \$23,052.66 to Olsson, Inc., for engineering services on the SW Oralabor Road and 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 #7

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: October 6, 2025 Payment Application #: 7

Payment Period: From: August 3, 2025 Through: September 6, 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:	\$	151,128.30	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	151,128.30	
Less Previous Applications for Payment:	\$	128,075.64	
SUBTOTAL:	\$		23,052.66

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 23,052.66

Balance to Finish, Including Retainage: \$ 87,305.70

Contract Time Remaining (Substantial): 15.0 Working Days

Contract Time Remaining (Full): 15.0 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

September 15, 2025

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Leslie Hart, P.E., PTOE, Traffic Engineering Manager

E-mail: lhart@ankenyiowa.gov

Phone Number: 515-963-3548

Date Printed: 9/15/2025

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	\$ 41,679.49
6	August 18, 2025	\$ 12,954.08
7	October 6, 2025	
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

Record of Change Orders:

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

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date: February 17, 2025

Substantial Completion:

Contract Working Days: 160.0
Added by Change Order:
Total Working Days: 160.0
Working Days Used to Date: 145.0
Working Days Remaining: 15.0

Full Completion:

Contract Working Days: 160.0
Added by Change Order:
Total Working Days: 160.0
Working Days Used to Date: 145.0
Working Days Remaining: 15.0

PREVIOUS PAY APPS TOTAL = \$ 128,075.64



MONTHLY PROGRESS REPORT

City of Ankeny, SW Oralabor Road & SW Irvinedale Drive Concept Study
Project No. 025-00225

Work Period: 8/3/2025 – 9/6/2025

Summary of Work Completed This Period:

- Prepared for and facilitated bi-weekly Thursday project status meetings
- Continued traffic operations models
- Developed concept alternative preliminary design plans and OPC
- Developed draft technical memo
- 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
- Finalize development of traffic operations models
- Finalize concept alternative preliminary design plans
- Prepare draft technical memo
- Prepare and submit current work period invoice and progress report

Issues, Special Problems, or Comments:

-

Invoice

601 P St Suite 200
PO Box 84608
Lincoln, NE 68501-4608
Tel 402.474.6311, Fax 402.474.5063

Leslie Hart
City of Ankeny IA
410 W 1st St
Ankeny, IA 50023-1557

olsson

September 23, 2025
Invoice No: 552656

Invoice Total	\$23,052.66
----------------------	--------------------

Olsson Project # 025-00225 Ankeny IA Oralabor and Irvinedale Intersection Study
Professional services rendered August 3, 2025 through September 6, 2025 for work completed in accordance with our Agreement dated February 17, 2025.

Phase 100 Project Management
Labor

	Hours	Rate	Amount	
Project Manager				
Cutler, Chase	11.00	192.81	2,120.91	
Assistant Professional				
Broadhead, Landon	11.75	112.72	1,324.46	
Totals	22.75		3,445.37	
Total Labor				3,445.37
		Total this Phase		\$3,445.37

Phase 300 Trip Generation and Traffic Forecasting
Labor

	Hours	Rate	Amount	
Assistant Professional				
Broadhead, Landon	7.75	112.72	873.58	
CAD Operator				
Kuhse, Sydney	.50	67.87	33.94	
Totals	8.25		907.52	
Total Labor				907.52
		Total this Phase		\$907.52

Phase 400 Traffic Operations Analysis and Safety Review

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Project	025-00225	Ankeny IA Oralabor Intersection Study	Invoice	552656
---------	-----------	---------------------------------------	---------	--------

Labor

	Hours	Rate	Amount	
Project Manager				
Cutler, Chase	72.50	192.81	13,978.73	
Totals	72.50		13,978.73	
Total Labor				13,978.73
		Total this Phase		\$13,978.73

Phase 500 Concept Development

Labor

	Hours	Rate	Amount	
Principal				
Gallagher, James	3.00	209.87	629.61	
Project Manager				
Golka, Michael	14.50	198.75	2,881.88	
CAD Operator				
Crystal, Caleb	7.25	67.87	492.06	
Administrative/Clerical				
Bovee, David	2.75	237.31	652.60	
Totals	27.50		4,656.15	
Total Labor				4,656.15
		Total this Phase		\$4,656.15

Phase 700 Concept Alternative Matrix

Labor

	Hours	Rate	Amount	
Principal				
Wiles, Tyler	.25	259.56	64.89	
Totals	.25		64.89	
Total Labor				64.89
		Total this Phase		\$64.89

Billing Limits

	Current	Prior	To-Date	
Total Billings	23,052.66	128,075.64	151,128.30	
Limit			238,434.00	
Balance Remaining			87,305.70	
	AMOUNT DUE THIS INVOICE			\$23,052.66

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Project	025-00225	Ankeny IA Oralabor Intersection Study	Invoice	552656
---------	-----------	---------------------------------------	---------	--------

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

October 6, 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 #46 in the amount of \$1,433.00 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements 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. Snyder & Assoc - Pymt #46

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: HTT Transmission Main and Drainage Improvements
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 629.3629.4210 **Finance Project Code:** 629.4210
Finance Budget Code: 688.3688.4210 **Finance Project Code:** 688.4210
Vendor Project or Invoice #: 120.1113.01 **PO #**
Original Contract Date: January 4, 2021 **Vendor #** 990

Date of Council Meeting 10/6/2025 **PAYMENT REQUEST #** 46
PAYMENT PERIOD: From: 05/19/25 through: 09/21/25

Contract Summary

Original Contract Amount:	\$	103,800.00	
Net change by Change Orders: Amd #1/2	\$	598,900.00	
Contract Amount to Date: (line 1 ± 2)	\$	702,700.00	
 Total completed and stored to date:	\$	618,161.29	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	618,161.29	
Less previous applications for payment:	\$	616,728.29	
SUBTOTAL	\$		1,433.00

OTHER CHARGES (Please attach an itemized list)

Current Payment Due - Division 1 (629.4210)	\$	1,433.00
Current Payment Due - Division 2 (688.4210)		
CURRENT PAYMENT DUE	\$	1,433.00

Balance to finish, including retainage: \$ 84,538.71

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

Signature Date

City of Ankeny Staff Approval

Signature Date

Submit to: Don Clark
Email: dclark@ankenyiowa.gov Phone: 515-963-3529 Fax:

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	3/23/2021	\$ 47,394.98
2	4/22/2021	\$ 14,665.92
3	5/26/2021	\$ 16,258.50
4	6/24/2021	\$ 4,639.50
5	7/22/2021	\$ 6,659.86
6	8/25/2021	\$ 1,525.50
7	9/22/2021	\$ 3,837.50
8	10/21/2021	\$ 15,215.25
9	11/23/2021	\$ 24,875.92
10	12/21/2021	\$ 15,796.50
11	1/26/2022	\$ 16,200.50
12	2/24/2022	\$ 14,679.78
13	3/24/2022	\$ 17,788.50
14	4/20/2022	\$ 12,803.50
15	5/24/2022	\$ 29,637.85
16	6/23/2022	\$ 25,728.81
17	7/20/2022	\$ 18,544.85
18	8/25/2022	\$ 22,644.25
19	9/21/2022	\$ 15,138.00
20	10/26/2022	\$ 9,243.47
21	11/23/2022	\$ 12,849.25
22	12/21/2022	\$ 11,784.50
23	1/26/2023	\$ 13,247.02
24	2/23/2023	\$ 5,183.49
25	3/23/2023	\$ 22,707.12
26	4/18/2023	\$ 19,862.85
27	5/25/2023	\$ 26,947.70
28	6/22/2023	\$ 18,611.96
29	7/26/2023	\$ 20,447.16
30	8/24/2023	\$ 7,912.74
31	9/21/2023	\$ 12,205.74
32	10/26/2023	\$ 13,307.82
33	11/22/2023	\$ 8,492.66
34	12/20/2023	\$ 8,489.56
35	1/24/2024	\$ 5,319.77
36	2/21/2024	\$ 9,921.65
37	3/21/2024	\$ 7,080.25
38	4/24/2024	\$ 11,709.52
39	5/23/2024	\$ 10,526.32
40	6/20/2024	\$ 4,821.03
41	8/21/2024	\$ 1,961.49
42	12/18/2024	\$ 11,140.25
43	2/28/2025	\$ 891.40
44	4/23/2025	\$ 13,862.70
45	5/22/2025	\$ 4,165.40
46		
47		
48		
49		
50		

TOTAL \$ 616,728.29

#	Date	Amount
51		
52		
56		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

Record of Change Orders

#	Date	Amount
1	9/7/2021	\$ 158,200.00
2	12/6/2021	\$ 185,400.00
3	11/21/2022	\$ 255,300.00
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
TOTAL		\$ 598,900.00

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	January 4, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 24, 2025

Don Clark
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 120.1113.01 - 46

Finance Budget Code 629.3629.4210/688.3688.4210
Project Code 629.4210/688.4210

Vendor #990

Email

Project 120.1113.01 Ankeny HTT Water Main & Drainage Improvements

Professional Services through September 21, 2025

Prelim Services

Phase Subtotal 0.00

	Total	Prior	Current
Billings to Date	95,183.76	95,183.76	0.00

Design Services Amendment 1

Phase Subtotal 0.00

	Total	Prior	Current
Billings to Date	82,836.00	82,836.00	0.00

Design Services Amendment 2 (Division 1)

Phase Subtotal 0.00

	Total	Prior	Current
Billings to Date	138,769.18	138,769.18	0.00

Design Services Amendment 2 (Division 2)

Phase Subtotal 0.00

	Total	Prior	Current
Billings to Date	20,792.00	20,792.00	0.00

Construction Services Div 2

Phase Subtotal 0.00

	Total	Prior	Current
Billings to Date	38,867.10	38,867.10	0.00

Billing Limits

	Current	Prior	To-Date
Total Billings	0.00	573,601.69	573,601.69
Limit			649,900.00
Remaining			76,298.31

Total this Project 0.00

Project	120.1113.01	Ank-HTTWaterMain&DrainageImprovements	Invoice	46
---------	-------------	---------------------------------------	---------	----

	Current	Prior	Total
Billings to Date	0.00	573,601.69	573,601.69

Project	120.1113.01B	HTT Transmission Main Trail Repair
----------------	---------------------	---

Hourly Services

	Hours	Rate	Amount	
Sr. Engineer	5.50	216.00	1,188.00	
Engineer VI	1.00	178.00	178.00	
Technician VIII	.50	134.00	67.00	
Total Services	7.00		1,433.00	
				1,433.00

Billing Limits	Current	Prior	To-Date	
Total Billings	1,433.00	43,126.60	44,559.60	
Limit			52,800.00	
Remaining			8,240.40	
		Total this Project		\$1,433.00

	Current	Prior	Total
Billings to Date	1,433.00	43,126.60	44,559.60

Amount Due this Invoice \$1,433.00

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Wesley Farrand



September 24, 2025

Mr. Don Clark
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: HIGH TRESTLE TRAIL TRANSMISSION MAIN & DRAINAGE IMPROVEMENTS
PROGRESS REPORT NO. 46
S&A PROJECT NO. 120.1113.01

Mr. Clark:

This is the forty-sixth progress report for the above referenced project and covers work through September 21, 2025. Work performed during this period includes tasks associated with the HTT Trail Repair supplemental work, including construction services coordination, SRF coordination, pay application, and project documentation. This invoice of \$1,433.00 represents the completion of about 89% of the \$702,700 Design and Construction Services Agreement and Amendments to the contract.

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 October 6, 2025, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

MAL/wcf

Enclosure



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 #19 in the amount of \$17,436.75 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 #19

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: October 6, 2025 Payment Application #: 19

Payment Period: From: August 18, 2025 Through: September 21, 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:	\$	793,482.23	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	793,482.23	
Less Previous Applications for Payment:	\$	776,045.48	
SUBTOTAL:	\$	17,436.75	

OTHER CHARGES:

CURRENT PAYMENT DUE: \$ 17,436.75

Balance to Finish, Including Retainage: \$ 27,517.77

Contract Time Remaining: - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Snyder & Associates, Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

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
17	July 23, 2025	\$ 23,042.05
18	August 20, 2025	\$ 21,935.10
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 776,045.48

Record of Change Orders:

No.	Date	Amount
1	March 20, 2024	\$ 334,200.00
2	March 3, 2025	\$ 204,500.00
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

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



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 24, 2025

Jim Haberichter P.E.
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 123.0584.01 - 19

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 September 21, 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	2.50	269.00	672.50
Engineer VIII	2.00	206.00	412.00
Engineer VII	24.50	194.00	4,753.00
Engineer V	1.00	173.00	173.00
Engineer I	3.00	120.00	360.00
Technician VIII	20.25	139.00	2,814.75
Technician VII	1.50	129.00	193.50
Technician VI	66.75	116.00	7,743.00
Total Services	121.50		17,121.75
Total Services			17,121.75
Employee Mileage			40.60
Total Expenses			40.60

Fleet Mileage 274.40

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

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

Project	123.0584.01	Ank-NANKBlvdImprov1stStto11thSt	Invoice	19
Billing Limits		Current	Prior	To-Date
Total Billings		17,436.75	78,645.60	96,082.35
Limit				123,600.00
Remaining				27,517.65
			Phase Subtotal	\$17,436.75
			Amount Due this Invoice	<u>\$17,436.75</u>

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer



September 24, 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. 19
S&A PROJECT NO. 123.0584.01

Dear Mr. Haberichter:

This is the nineteenth progress report for the above referenced project and covers work through September 21, 2025. Our work through this period includes construction assistance. The majority of our work over the past month has focused on the final underground utility items along NW 9th Street and along N. Ankeny Boulevard. In addition, construction assistance has been taking place for the traffic signals construction. This next month the Contractor will be focused on finishing the paving along the southbound lanes of N. Ankeny Boulevard, NW 5th Street, and NW 9th Street.

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 October 6, 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

October 6, 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 #7 in the amount of \$17,931.25 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 #7

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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 10/6/2025 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: 08/18/25 through: 09/21/25

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:	\$	103,349.30	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	103,349.30	
Less previous applications for payment:	\$	85,418.05	
SUBTOTAL	\$		17,931.25
	\$		-
CURRENT PAYMENT DUE	\$		17,931.25

Balance to finish, including retainage: \$ 35,550.70

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

Signature _____ Date 9/23/25

City of Ankeny Staff Approval _____
Signature _____ Date 9/25/25

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
5	7/23/2025	\$ 14,771.00
6	8/20/2025	\$ 17,700.25
7	9/23/2025	\$ 17,931.25
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

TOTAL \$ 103,349.30

#	Date	Amount
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

Record of Change Orders

#	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
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



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 23, 2025

Jim Haberichter P.E.
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 125.0208.01 - 7

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 September 21, 2025

Basic Services

Hourly Services

	Hours	Rate	Amount
Principal Engineer II	12.50	269.00	3,362.50
Sr. Engineer	11.75	225.00	2,643.75
Engineer V	28.00	173.00	4,844.00
Environmental Scientist IV	1.00	159.00	159.00
Engineer II	50.00	133.00	6,650.00
Lead Technician	1.00	156.00	156.00
Technician VI	1.00	116.00	116.00
Total Services	105.25		17,931.25
			17,931.25

Billing Limits	Current	Prior	To-Date
Total Billings	17,931.25	85,418.05	103,349.30
Limit			138,900.00
Remaining			35,550.70

Phase Subtotal \$17,931.25

Amount Due this Invoice \$17,931.25

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Anthony Boes



September 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. 7
S&A PROJECT NO. 125.0208.01

Dear Mr. Haberichter:

This is the seventh progress report for the above referenced project and covers work through September 21, 2025. Our work through this period included the following:

- Refinement of Stage 2 concept drawings per City comments.
- Cost opinion for PDLT alternative.
- Safety and predictive crash analysis.
- Life-cycle cost analysis.

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 October 6, 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

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve Payment #10 in the amount of \$6,533.00 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements—Phase 4 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 #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW Northlawn Area Utility Improvements Ph 4
Contractor: Snyder & Associates, Inc
Address: 2727 SW Snyder Blvd, PO Box 1159 Ankeny Ia 50023
Finance Budget Code: 33 1/3 to each Finance Project #: 33 1/3 to each
610.3610.4210/650.3650.4210/963.3963.4210 610.4210/650.4210/963.4210
Vendor Project #: 119.0975.01D Purchase Order #:
Original Contract Date: April 1, 2024 Vendor Account #: 990

Date of Council Meeting: October 6, 2025 Payment Application #: 10

Payment Period: From: June 21, 2025 Through: September 21, 2025

Contract Summary:

Original Contract Amount:	\$	84,450.00
Net Change by Change Orders:	\$	50,000.00
Contract Amount to Date: (line 1 ± 2)	\$	134,450.00

Total Completed and Stored to Date:	\$	104,713.90
Retainage: <u>0</u> % of Completed Work:	\$	-
Total Earned Less Retainage:	\$	104,713.90
Less Previous Applications for Payment:	\$	98,180.90
SUBTOTAL:	\$	6,533.00

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 6,533.00

Balance to Finish, Including Retainage: \$ 29,736.10

Contract Time Remaining: - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Snyder & Associates, Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Matt Grgurich

E-mail:

mrgurich@ankenyiowa.gov

Phone Number:

515-965-6400

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 23, 2024	\$ 19,901.50
2	May 22, 2024	\$ 16,962.03
3	June 19, 2024	\$ 13,353.75
4	July 24, 2024	\$ 23,331.00
5	September 25, 2024	\$ 5,969.50
6	October 23, 2024	\$ 4,932.22
7	March 26, 2025	\$ 6,090.00
8	April 23, 2025	\$ 2,610.00
9	June 26, 2025	\$ 5,030.90
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 98,180.90

Record of Change Orders:

No.	Date	Amount
1	February 3, 2025	\$ 50,000.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ 50,000.00

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date: _____

Substantial Completion:

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

Full Completion:

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



September 24, 2025

Mr. Matt Grgurich
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: NW NORTHLAWN AREA UTILITY IMPROVEMENTS - PHASE 4
PROGRESS REPORT NO. 10
S&A PROJECT NO. 119.0975.01D

Dear Mr. Grgurich:

This is the tenth progress report for the above referenced project and covers work through September 21, 2025. Our work through this period includes assisting the City as an on-call service for construction administration and construction staking for the project. Once the project nears completion, we will begin preparing record drawings.

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 October 6, 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.



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 24, 2025

Matt Grgurich
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1751

Invoice No: 119.0975.01D - 10

Finance Budget Code
610.3610.4210/650.3650.4210/963.3963.4210

Finance Project Code 610.4210/650.4210/963.4210

Vendor 990

Email

Project 119.0975.01D NW Northlawn Area Utility Improvements Ph 4

Professional Services through September 21, 2025

Basic Services

Billing Limits

	Current	Prior	To-Date
Total Billings	0.00	84,450.00	84,450.00
Limit			84,450.00

Phase Subtotal 0.00

Construction Services

Hourly Services

	Hours	Rate	Amount
Engineer VIII	7.50	206.00	1,545.00
Project Manager VII	5.00	194.00	970.00
Technician VII	15.50	129.00	1,999.50
Technician V	3.50	105.00	367.50
Technician II	20.00	78.00	1,560.00
Total Services	51.50		6,442.00

6,442.00

Fleet Mileage

91.00

Billing Limits

	Current	Prior	To-Date
Total Billings	6,533.00	13,730.90	20,263.90
Limit			50,000.00
Remaining			29,736.10

Phase Subtotal \$6,533.00

Amount Due this Invoice \$6,533.00

	Total	Prior	Current
Billings to Date	104,713.90	98,180.90	6,533.00

Project	119.0975.01D	Ank-NWNorthlawnAreaUtilityImprovePh4	Invoice	10
---------	--------------	--------------------------------------	---------	----

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 \$6,063.75 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 #13

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: October 6, 2025 Payment Application #: 13

Payment Period: From: July 21, 2025 Through: September 21, 2025

Contract Summary:

Original Contract Amount:	\$	<u>73,700.00</u>	
Net Change by Change Orders:	\$	<u>116,890.71</u>	
Contract Amount to Date: (line 1 ± 2)	\$		<u>190,590.71</u>
Total Completed and Stored to Date:	\$	<u>143,554.46</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned Less Retainage:	\$		<u>143,554.46</u>
Less Previous Applications for Payment:	\$		<u>137,490.71</u>
SUBTOTAL:	\$		<u>6,063.75</u>

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 6,063.75

Balance to Finish, Including Retainage: \$ 47,036.25

Contract Time Remaining: - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Snyder & Associates, Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Becky Ford

E-mail:

Phone Number:

515/963-3526

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 22, 2024	\$ 11,762.25
2	June 19, 2024	\$ 16,301.53
3	July 24, 2024	\$ 3,843.03
4	September 25, 2024	\$ 14,721.35
5	November 20, 2024	\$ 3,206.00
6	January 23, 2025	\$ 13,163.75
7	February 18, 2025	\$ 9,042.10
8	March 27, 2025	\$ 33,658.80
9	April 23, 2025	\$ 7,767.50
10	May 22, 2025	\$ 10,729.00
11	June 25, 2025	\$ 11,867.00
12	July 23, 2025	\$ 1,438.40
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

Record of Change Orders:

No.	Date	Amount
1	January 6, 2025	\$ 80,350.00
2	August 18, 2025	\$ 36,540.71
3		
4		
5		
6		
6/5/2025		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ 116,890.71

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

PREVIOUS PAY APPS TOTAL = \$ 137,490.71



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 24, 2025

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

Invoice No: 124.0622.01 - 13

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 September 21, 2025

Basic Services

Phase Subtotal 0.00

Construction Services

Construction Admin

Hourly Services

	Hours	Rate	Amount
Sr. Engineer	17.25	225.00	3,881.25
Engineer V	12.50	173.00	2,162.50
Administrative II	.25	80.00	20.00
Total Services	30.00		6,063.75

6,063.75

Task Subtotal \$6,063.75

Construction Staking

Task Subtotal 0.00

Construction Obs

Task Subtotal 0.00

Record Drawings

Task Subtotal 0.00

Phase Subtotal \$6,063.75

Billing Limits

	Current	Prior	To-Date
Total Billings	6,063.75	137,490.71	143,554.46
Limit			190,590.71
Remaining			47,036.25

Amount Due this Invoice \$6,063.75

Project	124.0622.01	Ank-SawgrassParkDamImprovements	Invoice	13
---------	-------------	---------------------------------	---------	----

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

October 6, 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 October 6, 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
OCTOBER 6, 2025**

Fund		PAYMENTS
100	General Fund	\$ 863,901.13
220	Fire Gift Fund	-
233	Hotel Motel Tax Fund	134,200.06
240	Parks Improvements	-
250	Police Gift Fund	-
260	Road Use Tax Fund	455,938.24
270	Seizure Fund	4,569.82
280	Tax Increment Financing Fund	-
284	Economic Development Fund	-
290	Police/Fire Pension Fund	1,020.09
300	Debt Service Fund	-
430	Library Foundation Fund	2,494.73
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	579,001.58
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	600,473.85
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Stormwater Fund	8,498.21
590	Golf Course Fund	43,046.45
600-699	Enterprise Project Funds	822,376.16
710	Revolving Fund	103,205.39
720	Risk Management Fund	70,465.48
730	Health Insurance Fund	397.90
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	397,439.25
Sub Total		\$ 4,087,028.34
Payroll Totals		2,250,112.68
Service Transfers/ACH Drafts		(235,846.00)
Agenda Payments Approved Separately		(1,146,064.42)
Grand Total		<u>\$ 4,955,230.60</u>

Honorable Mayor & City Council:

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


City Manager


Date

VENDOR SET: 01 City of Ankeny

BANK: * ALL BANKS

DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
003628	JERICO SERVICES INC							
M-CHECK	JERICO SERVICES INC	UNPOST	V 9/18/2025			253418		12,900.00CR
004741	RICHIE LEE LUCKENBILL							
M-CHECK	RICHIE LEE LUCKENBILL	UNPOST	V 9/23/2025			253423		1,200.00CR
C-CHECK	VOID CHECK		V 10/06/2025			253710		

* * 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	14,100.00CR	14,100.00CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 01	BANK:	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			3	14,100.00CR	0.00	0.00
BANK:		TOTALS:	3	14,100.00CR	0.00	0.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008711	A CUT ABOVE LAWN CARE & LANDSC							
I-1165	9/6-9/12 NORTH ZONE MOW	R	10/06/2025	7,879.20		253609		7,879.20
	*** VENDOR TOTALS ***					1 CHECKS		7,879.20
001844	A TECH INC-TCI							
I-666646	TEST/TAG FIRE SYSTEM - MU	E	10/08/2025	164.00		012743		
I-669344	10/1/25-12/31/25 SERVICE	E	10/08/2025	2,955.00		012743		3,119.00
	*** VENDOR TOTALS ***					1 CHECKS		3,119.00
008725	A-PLUS LAWN & LANDSCAPE-ANKENY							
I-2016663	DIAGNOSE/REPAIR FTM-RENAISSNCE	R	10/06/2025	120.00		253610		120.00
	*** VENDOR TOTALS ***					1 CHECKS		120.00
004997	ABSOLUTE CONCRETE CONSTRUCTION							
I-PAY4FNL-STRMSWR	PAY 4 FINAL -2025 STRM SWR REP	R	10/06/2025	456.00		253611		456.00
004997	ABSOLUTE CONCRETE CONSTRUCTION							
I-RTNG-STRMSWR	RTNG-2025 STRM SWR REP PKG2	R	10/06/2025	4,391.05		253612		4,391.05
	*** VENDOR TOTALS ***					2 CHECKS		4,847.05
008578	ACCESS TECHNOLOGIES INC							
I-INV1847211	SO436421	R	10/06/2025	65.77		253613		65.77
	*** VENDOR TOTALS ***					1 CHECKS		65.77
000003	ACCO UNLIMITED CORP							
I-0256425-IN	CHEMICALS -AC	E	10/08/2025	111.88		012724		
I-0256724-IN	NON SKID TILE -AC	E	10/08/2025	59.73		012724		171.61
	*** VENDOR TOTALS ***					1 CHECKS		171.61
000164	G & S HARDWARE INC							
I-211250/2	POST EYE LIGHT CONTROL - PRSC	R	10/06/2025	15.99		253614		15.99
	*** VENDOR TOTALS ***					1 CHECKS		15.99
005541	ACUSHNET COMPANY							
C-300660397	CR MERCHANDISE FOR RESALE	R	10/06/2025	498.00CR		253615		
C-921416116	CR: MERCH FOR RESALE - OC	R	10/06/2025	220.59CR		253615		
C-921416120	CR: MERCH FOR RESALE -OC	R	10/06/2025	346.59CR		253615		
C-921466795	CR: MERCHANDISE FOR RESALE	R	10/06/2025	411.46CR		253615		
I-921362110	MERCHANDISE FOR RESALE	R	10/06/2025	1,440.34		253615		
I-921378969	STOCK MERCH FOR RESALE - OC	R	10/06/2025	792.00		253615		
I-921416099	MERCH FOR RESALE-OC	R	10/06/2025	329.28		253615		
I-921416117	STOCK MERCH - OC	R	10/06/2025	488.04		253615		
I-921416118	STOCK MERCH FOR RESALE - OC	R	10/06/2025	216.39		253615		
I-921444198	MERCHANDISE FOR RESALE	R	10/06/2025	167.56		253615		
I-921460370	MERCHANDISE FOR RESALE	R	10/06/2025	1,459.58		253615		
I-921466693	MERCHANDISE FOR RESALE	R	10/06/2025	685.56		253615		
I-921466698	MERCHANDISE FOR RESALE	R	10/06/2025	357.46		253615		
I-921466716	MERCHANDISE FOR RESALE	R	10/06/2025	767.62		253615		
I-921466796	MERCHANDISE FOR RESALE	R	10/06/2025	411.46		253615		5,638.65
	*** VENDOR TOTALS ***					1 CHECKS		5,638.65

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012303	AECOM TECHNICAL SERVICES, INC							
I-2001065756 #7	PAY 7-I35/NE36TH INT IMP	E	10/08/2025	6,192.38		012818		6,192.38
	*** VENDOR TOTALS ***					1 CHECKS		6,192.38
000026	AHLERS & COONEY PC							
I-899292	2025 WATER REVENUE CLN(SRF)	E	10/08/2025	11,575.00		012725		11,575.00
	*** VENDOR TOTALS ***					1 CHECKS		11,575.00
000226	AIRGAS NORTH CENTRAL INC							
I-5518540457	CYL OXYGEN/NITROGEN - CG	R	10/06/2025	80.91		253616		
I-5518540776	RENT CYL NITRO - MU	R	10/06/2025	5.58		253616		
I-5518540909	OXYGEN - FD	R	10/06/2025	195.30		253616		281.79
	*** VENDOR TOTALS ***					1 CHECKS		281.79
012540	DENNIS ALBAUGH							
I-25-002660	OVERPAYMENT REFUND	R	10/06/2025	214.16		253617		214.16
	*** VENDOR TOTALS ***					1 CHECKS		214.16
009981	ALL CITY MANAGEMENT SERVICES,							
I-103087	SCHOOL CROSSING GUARDS	E	10/08/2025	6,665.45		012796		6,665.45
	*** VENDOR TOTALS ***					1 CHECKS		6,665.45
000875	ALL STAR PRO GOLF INC							
I-INV41678	PENCILS - OC	R	10/06/2025	313.70		253618		313.70
	*** VENDOR TOTALS ***					1 CHECKS		313.70
011844	ALPHA LANDSCAPES, LLC							
I-PAY4FNL-24PERMSURF	PAY4FNL-24 CITY WIDE PERM SRFC	R	10/06/2025	6,265.35		253619		6,265.35
011844	ALPHA LANDSCAPES, LLC							
I-RTNG-PERMSURF	RTNG-CITYWIDE PERM SRFC RSTR	R	10/06/2025	1,398.60		253620		1,398.60
	*** VENDOR TOTALS ***					2 CHECKS		7,663.95
009262	AMAZON CAPITAL SERVICES INC							
C-1LFN-X1WJ-RGL1	CR: MULTIMEDIA -KL	E	10/08/2025	3.38CR		012787		
C-1MK3-QJMD-TFTF	CR: MULTIMEDIA - KL	E	10/08/2025	2.93CR		012787		
I-111D-N9TR-LL17	MISC BOOKS - KL	E	10/08/2025	103.20		012787		
I-111D-N9TR-LP3Y	MULTIMEDIA - KL	E	10/08/2025	101.11		012787		
I-11PQ-FFTD-H77P	FIRST AID SUPPLIES - AC	E	10/08/2025	632.55		012787		
I-131M-TQDM-6W9F	SPRINKLER ROTOR - PRSC	E	10/08/2025	539.70		012787		
I-13FX-19FX-H6MH	FATIGUE MAT - KL	E	10/08/2025	39.99		012787		
I-13NT-VDYL-LVKG	MISC BOOKS - KL	E	10/08/2025	69.61		012787		
I-13VG-47RJ-QT7Y	MULTIMEDIA - KL	E	10/08/2025	226.71		012787		
I-1474-PMLJ-LXG7	MISC BOOKS - KL	E	10/08/2025	9.07		012787		
I-1691-MQRP-9JVR	ADDRESS LABELS - PW	E	10/08/2025	74.28		012787		
I-16CP-PRGK-CD1L	MULTIMEDIA - KL	E	10/08/2025	109.80		012787		
I-16HG-WTRY-33YK	HEADPHONES -KL	E	10/08/2025	29.99		012787		
I-16HM-MFJ1-9VML	STICKERS - KL	E	10/08/2025	5.99		012787		

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK		INVOICE		CHECK	CHECK	CHECK
			DATE		AMOUNT	DISCOUNT	NO	STATUS	AMOUNT
I-17D3-MCXN-C3LM	DESKTOP STORAGE - PW	E	10/08/2025		26.97		012787		
I-17GQ-KQJX-C69R	MISC SUPPLIES - KL	E	10/08/2025		529.60		012787		
I-17WP-76X9-KW9K	MULTIMEDIA - KL	E	10/08/2025		81.27		012787		
I-19PN-V4FM-T9W6	PLASTIC GAME PIECE-KL	E	10/08/2025		7.55		012787		
I-19PW-DQ33-TLG9	MULTIMEDIA - KL	E	10/08/2025		112.47		012787		
I-19V3-3Y49-1YD4	MISC BOOKS - KL	E	10/08/2025		15.52		012787		
I-1CQX-NQGP-Q69Y	MULTIMEDIA - KL	E	10/08/2025		152.98		012787		
I-1CR3-FQJL-NMN7	FILE FOLDERS - PW	E	10/08/2025		24.92		012787		
I-1DFQ-CV1J-9XXF	FIRST AID KIT -PD	E	10/08/2025		189.90		012787		
I-1DG9-GVYT-7M77	MULTIMEDIA - KL	E	10/08/2025		26.95		012787		
I-1DQ3-9GFH-Q9VY	MULTIMEDIA -KL	E	10/08/2025		40.47		012787		
I-1FP6-KL6V-7HHX	SANDISK/CLOTHS/MISC -IT	E	10/08/2025		58.83		012787		
I-1FRP-D6G7-TC3W	PLASTIC BAGS -KL	E	10/08/2025		269.88		012787		
I-1FYY-FHJN-3LC1	1ST AID SUPPLIES - MU	E	10/08/2025		46.29		012787		
I-1G4V-7RKH-3LCY	CLIPS - FD	E	10/08/2025		33.98		012787		
I-1G7W-G4WK-R34L	BALLOON GARLAND - KL	E	10/08/2025		28.86		012787		
I-1H43-1XHJ-TXGW	MISC BOOKS - KL	E	10/08/2025		149.63		012787		
I-1JJ7-R1HM-YHNV	USBS - IT	E	10/08/2025		56.52		012787		
I-1JKY-K773-3WJ4	EXTENSION CORD - PD	E	10/08/2025		8.99		012787		
I-1K3P-TD1L-9DGV	BOOKMARKS - KL	E	10/08/2025		19.98		012787		
I-1K7M-3NYT-1YCP	TOUGHTBUILT BAG - MU	E	10/08/2025		98.80		012787		
I-1LFN-X1WJ-QWR7	MULTIMEDIA - KL	E	10/08/2025		102.29		012787		
I-1LG4-HWTC-D31H	WICKED - P&R	E	10/08/2025		14.95		012787		
I-1LLN-TGT7-TFTF	PHONE CABLE CHARGER - MU	E	10/08/2025		13.17		012787		
I-1LLT-FTM4-M4C1	MISC BOOKS - KL	E	10/08/2025		184.32		012787		
I-1LRR-GCJW-7JVW	MULTIMEDIA - KL	E	10/08/2025		109.75		012787		
I-1LYT-NMVT-TXQF	MULTIMEDIA -KL	E	10/08/2025		24.49		012787		
I-1MKW-GR46-9VFT	MULTIMEDIA - KL	E	10/08/2025		109.80		012787		
I-1NCF-PVG1-4FLY	LASER PRINTER - CH	E	10/08/2025		134.99		012787		
I-1NDG-L91Y-N41R	MULTIMEDIA - KL	E	10/08/2025		186.30		012787		
I-1NFH-RRXX-RT7L	MULTIMEDIA - KL	E	10/08/2025		22.49		012787		
I-1NFH-RRXX-YGV7	MULTIMEDIA - KL	E	10/08/2025		27.99		012787		
I-1PWF-JLCF-31JX	NOTEBOOKS - PW	E	10/08/2025		39.98		012787		
I-1QCC-W34H-69WW	BATTERIES/WIRE RACK/MISC-ACC	E	10/08/2025		65.70		012787		
I-1QPP-WVV9-D99K	TOWER HOOK CARABINER -FD	E	10/08/2025		40.49		012787		
I-1T77-1L97-4F7R	POST ITS - MU	E	10/08/2025		10.10		012787		
I-1TCR-VN9P-9TVN	ADHESIVE BACKING - KL	E	10/08/2025		7.49		012787		
I-1TYK-L7QR-9GTV	MISC BOOKS - KL	E	10/08/2025		249.75		012787		
I-1VKJ-6D9W-PHY4	BOOK CLUB SUPPLIES - KL	E	10/08/2025		391.60		012787		
I-1VM6-F3KQ-DLGK	GENERAL OFFICE SUPPLIES - CD	E	10/08/2025		51.25		012787		
I-1WLF-C1NW-FMLN	MULTIMEDIA - KL	E	10/08/2025		6.99		012787		
I-1WQG-FFXD-C3XQ	MISC BOOKS - KL	E	10/08/2025		40.18		012787		
I-1WY1-KMQJ-94RM	MULTIMEDIA - KL	E	10/08/2025		58.85		012787		
I-1XGM-D7W9-7P3X	BINGO GAME - COMMUNICATIONS	E	10/08/2025		21.69		012787		
I-1XMV-H1CV-XCR9	RPLCMT TIRES DWLT - PSB	E	10/08/2025		10.88		012787		
I-1XPL-6LV9-Q3Y1	SPILL CONTAINMENT-CG	E	10/08/2025		1,629.05		012787		
I-1XPX-3W76-DGYJ	GOLF MATS - OC	E	10/08/2025		1,127.78		012787		
I-1XXJ-JRGG-JC6L	DESK PROTECTING PAD/STRAPS-PD	E	10/08/2025		95.94		012787		8,694.31
*** VENDOR TOTALS ***							1 CHECKS		8,694.31

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
003643	HOLM'S RADIATOR LLC							
I-S545931	UNIT #123 REPAIRS	R	10/06/2025	312.50		253621		312.50
	*** VENDOR TOTALS ***					1 CHECKS		312.50
000038	AMERICAN RED CROSS							
I-22973375	LIFEGUARDING RECERTS-AC	R	10/06/2025	705.00		253622		705.00
	*** VENDOR TOTALS ***					1 CHECKS		705.00
000772	AMERICAN SOCIETY OF CIVIL							
I-1047207425	FY26 MEMBERSHIP-MARK MUELLER	R	10/06/2025	296.00		253623		296.00
	*** VENDOR TOTALS ***					1 CHECKS		296.00
011996	ANKENY HARDWARE STORE LLC							
C-1195028	CR AERATOR - PRSC	E	10/08/2025	275.00CR		012810		
I-1193339	BATTERIES - OCM	E	10/08/2025	14.58		012810		
I-1193864	DUCK TAPE - CFAC	E	10/08/2025	18.58		012810		
I-1193922	HILLMAN - FD	E	10/08/2025	2.50		012810		
I-1193954	PROPANE - FD	E	10/08/2025	39.98		012810		
I-1193988	KEYS - PKS	E	10/08/2025	17.45		012810		
I-1193996	DRAIN CLEANER/PLUMB PUTTY-LKSD	E	10/08/2025	18.98		012810		
I-1194241	HILLMAN - OCM	E	10/08/2025	8.34		012810		
I-1194381	FORKLIFT TANK FILL - PW	E	10/08/2025	34.04		012810		
I-1194766	TAILPIECE/WSHR/TRAP/J-PRSC	E	10/08/2025	18.96		012810		
I-1194883	SINK STRAINER - PRSC	E	10/08/2025	10.99		012810		
I-1194884	SCOTTS SOIL -PRSC	E	10/08/2025	32.90		012810		
I-1194891	HILLMAN - ACC TP HOLDER	E	10/08/2025	2.38		012810		
I-1195026	AERATOR - PRSC	E	10/08/2025	275.00		012810		
I-1195027	AERATOR - PRSC	E	10/08/2025	275.00		012810		
I-1195169	HILLMAN - PD	E	10/08/2025	6.16		012810		
I-1195323	HOSE/HILLMAN - PK MNT	E	10/08/2025	7.24		012810		
I-1196052	SCREEN PARTS - FD	E	10/08/2025	24.50		012810		
I-1196142	FUEL STATION LOCK - CG	E	10/08/2025	21.49		012810		554.07
	*** VENDOR TOTALS ***					1 CHECKS		554.07
004201	TSJM TOWING SERVICE LLC							
I-25-69672	#82 LBC157-IA PLATES - PW	R	10/06/2025	79.00		253624		
I-25-69673	#611 84443-IA PLATES - PSB	R	10/06/2025	46.00		253624		125.00
	*** VENDOR TOTALS ***					1 CHECKS		125.00
009326	RYAN ARENDSE							
I-09/10/25 MEAL	9/10/25 MEAL	E	10/08/2025	14.10		012829		
I-9/2/25-9/3/25 MEAL	9/2-9/3/25 MEALS	E	10/08/2025	22.12		012829		36.22
	*** VENDOR TOTALS ***					1 CHECKS		36.22

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011955	MH LOGISTICS CORP							
I-0064466-IN	BROOM GUTTER-CG	E	10/08/2025	960.00		012809		960.00
	*** VENDOR TOTALS ***					1 CHECKS		960.00
000057	ARNOLD MOTOR SUPPLY							
C-15CR018668	#114 12V AGM VALVE - CG	R	10/06/2025	270.23CR		253625		
C-15CR018697	#221 - CORE - CG	R	10/06/2025	72.00CR		253625		
C-15CR018763	#929 CORE - 15NV221377/1	R	10/06/2025	24.00CR		253625		
I-15NV219441	UNIT #861 TOGGLE SWITCH - OCM	R	10/06/2025	9.99		253625		
I-15NV219845	ALL SEASON DRESSING -FD	R	10/06/2025	247.99		253625		
I-15NV219846	#141 BULB - CG	R	10/06/2025	7.46		253625		
I-15NV219852	TRUCK CLEANERS	R	10/06/2025	1,315.83		253625		
I-15NV219862	ENGINE OIL/FILTERS - CG	R	10/06/2025	157.28		253625		
I-15NV219908	#924 LED BULBS - CG	R	10/06/2025	170.92		253625		
I-15NV219918	#925 PIN LAMP - CG	R	10/06/2025	6.98		253625		
I-15NV219949	#412 BRAKES/PADS - CG	R	10/06/2025	158.79		253625		
I-15NV220190	#299 SEPARATOR FILTER -CG	R	10/06/2025	24.94		253625		
I-15NV220223	#247 12V PWR SPORTS VLVE - CG	R	10/06/2025	144.48		253625		
I-15NV220230	#114 12 V AGM VALVE - CG	R	10/06/2025	268.15		253625		
I-15NV220231	#114 - HOOD LIFT SUPPORT - CG	R	10/06/2025	50.34		253625		
I-15NV220268	#299 - FILTERS - CG	R	10/06/2025	154.90		253625		
I-15NV220269	STOCK PARTS - CG	R	10/06/2025	524.03		253625		
I-15NV220455	STOCK FILTERS - CG	R	10/06/2025	154.94		253625		
I-15NV220502	FUEL FILTER - CG	R	10/06/2025	56.65		253625		
I-15NV220509	ARNOLD MOTOR SUPPLY	R	10/06/2025	19.72		253625		
I-15NV220630	#221 BATTERY - CG	R	10/06/2025	338.10		253625		
I-15NV220800	BLT SOCKET - CG	R	10/06/2025	24.99		253625		
I-15NV220805	FILTERS - CG	R	10/06/2025	208.07		253625		
I-15NV220845	ENGINE OIL FILTERS - CG	R	10/06/2025	39.59		253625		
I-15NV220921	RED TACKY GREASE - CG	R	10/06/2025	94.90		253625		
I-15NV221073	ENGINE FILTERS - CG	R	10/06/2025	44.40		253625		
I-15NV221317	SHOP SUPPLIES - CG	R	10/06/2025	122.50		253625		
I-15NV221377	#929 12 V PERF BATT - CG	R	10/06/2025	178.46		253625		
I-15NV221388	SHOP SUPPLIES - CG	R	10/06/2025	45.99		253625		
I-15NV221402	#89 ENGINE OIL FILTER CAP - CG	R	10/06/2025	99.23		253625		4,303.39
	*** VENDOR TOTALS ***					1 CHECKS		4,303.39
012092	ASCENDANCE TRUCKS LLC							
C-XA301033878-01	#277 - COMPRESSOR - CG	E	10/08/2025	1,376.52CR		012816		
C-XA301033985-01	#120 MODULE,INLET - CG	E	10/08/2025	455.00CR		012816		
C-XA301034257-01	#277 - PARTS - CG	E	10/08/2025	1,202.38CR		012816		
I-#225 EGR COOLER-CG	#225 REPAIRS EGR COOLER - CG	E	10/08/2025	8,995.71		012816		
I-VA301000381	SNOW PLOW-PW	E	10/08/2025	129,647.00		012816		
I-XA301039854-01	STOCK - CG	E	10/08/2025	49.68		012816		135,658.49
	*** VENDOR TOTALS ***					1 CHECKS		135,658.49

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012007	THE MANITOWOC COMPANY INC							
I-PS0105900-1	HOLDER & FREIGHT - MU	E	10/08/2025	209.27		012813		209.27
	*** VENDOR TOTALS ***					1 CHECKS		209.27
002549	ATLANTIC BOTTLING COMPANY							
I-5337927	BEVERAGES FOR RESALE -OC	R	10/06/2025	309.34		253626		
I-5343926	BEVERAGES FOR RESALE - HWKY	R	10/06/2025	295.80		253626		
I-5349774	BEVERAGES FOR RESALE -OC	R	10/06/2025	512.09		253626		
I-5368244	BEVERAGES FOR RESALE - OC	R	10/06/2025	249.48		253626		1,366.71
	*** VENDOR TOTALS ***					1 CHECKS		1,366.71
008024	AUREON COMMUNICATIONS LLC							
I-20633049	09/01/25-09/30/25 STATEMENT	E	10/08/2025	2,327.49		012780		2,327.49
	*** VENDOR TOTALS ***					1 CHECKS		2,327.49
006249	AUTO ZONE PARTS INC							
C-03945250031	ATM MINI FUSES - MU	R	10/06/2025	13.28CR		253627		
I-03945250014	ATM BLADES/MINI FUSES - MU	R	10/06/2025	13.28		253627		
I-03945250032	#921 - PARTS - MU	R	10/06/2025	13.28		253627		
I-03945250788	47 & 95 - SENSORS - CG	R	10/06/2025	107.08		253627		
I-03945261599	SHOP TOOL - CG	R	10/06/2025	49.99		253627		170.35
	*** VENDOR TOTALS ***					1 CHECKS		170.35
000067	BAKER & TAYLOR INC							
I-2039283100	MISC BOOKS-KL	E	10/08/2025	101.62		012726		101.62
	*** VENDOR TOTALS ***					1 CHECKS		101.62
006127	BATTERIES PLUS BULBS #203							
I-P83701843	BATTERIES - FD	R	10/06/2025	51.84		253628		51.84
	*** VENDOR TOTALS ***					1 CHECKS		51.84
006864	BELSON OUTDOORS LLC							
I-385167	TRESTLE RIDGE PICNIC TABL	R	10/06/2025	2,115.16		253629		2,115.16
	*** VENDOR TOTALS ***					1 CHECKS		2,115.16
006349	HY-VEE INC-BDI							
I-99087	ALCOHOL FOR RESALE- OC	R	10/06/2025	728.58		253630		728.58
	*** VENDOR TOTALS ***					1 CHECKS		728.58
005950	BLACKSTONE AUDIO INC							
I-2210145	MULTIMEDIA/SHELF SVCS -KL	R	10/06/2025	133.03		253631		
I-2210902	MULTIMEDIA/SHELF SVCS-KL	R	10/06/2025	72.68		253631		
I-2211129	MULTIMEDIA/SHELF SVCS - KL	R	10/06/2025	557.93		253631		
I-2211663	MULTIMEDIA/SHELF SVCS- KL	R	10/06/2025	32.94		253631		796.58
	*** VENDOR TOTALS ***					1 CHECKS		796.58

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002874	BLANK PARK ZOO & FOUNDATION							
I-25075	11/1/25-9/30/26 MEMBERSHIP	R	10/06/2025	450.00		253632		450.00
	*** VENDOR TOTALS ***					1 CHECKS		450.00
002958	BLUE VALLEY PUBLIC SAFETY, INC							
I-19334	SIREN ENCODER	E	10/08/2025	4,921.83		012755		4,921.83
	*** VENDOR TOTALS ***					1 CHECKS		4,921.83
007515	EFFLUENT INC							
I-I12520	9/25-10/24/25 RENTALS-FS4	E	10/08/2025	175.00		012775		
I-I12521	8/25/25-9/24/25 RENTALS -PRSC	E	10/08/2025	677.00		012775		852.00
	*** VENDOR TOTALS ***					1 CHECKS		852.00
001136	BOLTON & HAY INC							
I-INV0298571	SNO KONE SY - AC	R	10/06/2025	53.50		253633		53.50
	*** VENDOR TOTALS ***					1 CHECKS		53.50
009283	BOLTON & MENK, INC							
I-0372063 #4	PAY 4-NW 18TH/STATE/ASH STDY	R	10/06/2025	9,470.00		253634		
I-0372064 #11	PAY 11-NW PR RDG/9TH/ASH INT	R	10/06/2025	11,394.80		253634		20,864.80
	*** VENDOR TOTALS ***					1 CHECKS		20,864.80
008100	BOMGAARS SUPPLY INC							
C-65424263	CR: BOOTS JOSIAH	R	10/06/2025	144.99CR		253635		
I-65424261	BOOTS - JOSIAH	R	10/06/2025	144.99		253635		
I-65424262	BIBS - BUCK	R	10/06/2025	129.99		253635		
I-65424264	BOOTS - JOSIAH	R	10/06/2025	140.00		253635		269.99
	*** VENDOR TOTALS ***					1 CHECKS		269.99
009487	BOOT BARN INC							
I-INV00524439	KEEN UTILITY -BARATTA	E	10/08/2025	127.72		012793		
I-INV00524440	KEEN UTILITY BLK-C. VANDEN BOSCH	E	10/08/2025	140.00		012793		
I-INV00524444	KEEN UTILITY SNKR-J. SCHMITT	E	10/08/2025	117.00		012793		
I-INV00524447	LANSING - MU	E	10/08/2025	134.99		012793		
I-INV00524448	SAFETY EQUIP-MU	E	10/08/2025	323.98		012793		
I-INV00524449	BOOTS- S. BUCK	E	10/08/2025	139.49		012793		983.18
	*** VENDOR TOTALS ***					1 CHECKS		983.18
005174	BOUND TREE MEDICAL LLC							
I-85913579	MEDIC SUPPLIES - FD	R	10/06/2025	136.61		253636		
I-85915359	MEDICAL SUPPLY BLANKET PO	R	10/06/2025	1,166.25		253636		
I-85917100	SAFTETY GLASSES - FS	R	10/06/2025	155.76		253636		1,458.62
	*** VENDOR TOTALS ***					1 CHECKS		1,458.62

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012520	BRAVO GREATER DES MOINES INC							
I-09/25/2025	FY26 HOTEL MOTEL	R	10/06/2025	67,100.03		253637		67,100.03
	*** VENDOR TOTALS ***					1 CHECKS		67,100.03
000127	BRICK GENTRY PC							
I-454003	08/25/2025 STATEMENT 224.010	R	10/06/2025	1,360.00		253638		
I-454004	08/25/2025 STATEMENT 224.003	R	10/06/2025	2,180.00		253638		
I-454005	08/25/2025 STATEMENT 224.004	R	10/06/2025	9,860.00		253638		
I-454006	08/25/2025 STATEMENT: 224.011	R	10/06/2025	4,160.00		253638		17,560.00
	*** VENDOR TOTALS ***					1 CHECKS		17,560.00
012473	BRIGHT AND CLEAR WINDOW CLEANI							
I-1202	WINDOW CLEANING	R	10/06/2025	1,480.00		253639		1,480.00
	*** VENDOR TOTALS ***					1 CHECKS		1,480.00
007873	ROSS BUDDEN							
I-09/08/25 DESIGNTN	9/8 FIRE OFCR DESIGNATION RMBS	E	10/08/2025	245.00		012828		245.00
	*** VENDOR TOTALS ***					1 CHECKS		245.00
008738	BULB GUY LIGHTING							
I-24261	BALLAST- PD	E	10/08/2025	85.68		012783		85.68
	*** VENDOR TOTALS ***					1 CHECKS		85.68
009469	COLTON CAMPBELL							
I-09/10/2025	9/10 MEAL	E	10/08/2025	13.08		012832		13.08
	*** VENDOR TOTALS ***					1 CHECKS		13.08
000385	CAPITAL CITY EQUIPMENT CO							
I-31328S	EC FRICTIO #1806010 -	E	10/08/2025	167.76		012732		
I-4601631	SNOW PLOW	E	10/08/2025	5,588.72		012732		5,756.48
	*** VENDOR TOTALS ***					1 CHECKS		5,756.48
012046	CB&I STORAGE TANK SOLUTIONS LL							
I-252422-10 #10	PAY 10 IRV DR ELVTD STRG TNK	E	10/08/2025	636,127.21		012814		636,127.21
	*** VENDOR TOTALS ***					1 CHECKS		636,127.21
012534	TRANZONIC COMPANIES -CCP DIREC							
I-IN05548614	NITRILE POWDER FREE GLVS-CG	E	10/08/2025	94.64		012823		94.64
	*** VENDOR TOTALS ***					1 CHECKS		94.64
007955	CELLEBRITE USA INC							
I-INVUS287958	10/25-10/26 RENEWAL	E	10/08/2025	8,800.00		012779		8,800.00
	*** VENDOR TOTALS ***					1 CHECKS		8,800.00

VENDOR SET: 01 City of Ankeny

BANK: APFNB FIRST NATIONAL BANK AMES

DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004613	CENTRAL IOWA DISTRIBUTING							
I-308954	ROLL TOWEL - PRSC	E	10/08/2025	402.00		012764		402.00
	*** VENDOR TOTALS ***					1 CHECKS		402.00
011409	CENTRAL MCGOWAN INC							
I-00004095898	BEVERAGES FOR RESALE - OC	E	10/08/2025	41.80		012800		
I-0001041725	BEVERAGES FOR RESALE - OC	E	10/08/2025	98.45		012800		140.25
	*** VENDOR TOTALS ***					1 CHECKS		140.25
009016	CENTRAL SALT LLC							
I-202510012713	FY26 SALT PW	R	10/06/2025	573.36		253640		
I-PS125-17415	FY26 SALT PW	R	10/06/2025	1,167.70		253640		1,741.06
	*** VENDOR TOTALS ***					1 CHECKS		1,741.06
003072	QWEST CORPORATION							
I-09/04/2025	09/2025 STATEMENT - TRAFFIC PD	E	10/08/2025	101.99		012757		101.99
	*** VENDOR TOTALS ***					1 CHECKS		101.99
000426	CERTIFIED POWER INC							
I-40540186	#227 WINTER MAINT SUPPLIES-PW	R	10/06/2025	115.81		253641		115.81
	*** VENDOR TOTALS ***					1 CHECKS		115.81
011576	CINTAS CORPORATION							
I-4241965379	UNIFORM RENTAL - WW	R	10/06/2025	168.56		253642		
I-4242077498	09/03/25 SVCS - WATER	R	10/06/2025	212.20		253642		
I-4242623877	UNIFORM RENTALS - WW	R	10/06/2025	168.56		253642		
I-4242626139	SUPPLY RENTALS - ACC	R	10/06/2025	31.50		253642		
I-4242751942	MAT /UNIFORM RENTALS - OCM	R	10/06/2025	93.24		253642		
I-4242757329	MATS/UNIFORMS PKS	R	10/06/2025	126.09		253642		
I-4242985191	SUPPLY RENTALS - OC	R	10/06/2025	125.77		253642		
I-4242997184	MAT RENTALS- KL	R	10/06/2025	204.34		253642		
I-4243357035	09/15/25 SVCS - WW	R	10/06/2025	168.56		253642		
I-4243358721	SUPPLIES - ACC	R	10/06/2025	31.50		253642		
I-4243510786	UNIFORMS - OCM	R	10/06/2025	83.93		253642		
I-4243516231	09/16/25 SVCS - WATER	R	10/06/2025	212.20		253642		
I-4243516495	MAT/UNIFORM RENTALS - PW	R	10/06/2025	450.97		253642		
I-4243516696	MAT/UNIFORMS - PK MNT	R	10/06/2025	126.09		253642		
I-4244165124	MAT/UNIFORMS -MU	R	10/06/2025	168.56		253642		
I-4244166838	SUPPLY RENTALS - ACC	R	10/06/2025	31.50		253642		
I-4244315458	MATS/UNIFORMS MU	R	10/06/2025	212.20		253642		
I-4244315605	09/23/25 SVCS - STREETS	R	10/06/2025	455.85		253642		
I-4244315639	MAT RENTALS - LAKESIDE	R	10/06/2025	27.46		253642		
I-4244315717	MAT/UNIFORMS - PK MNT	R	10/06/2025	126.09		253642		
I-4244417545	SUPPLY RENTALS - OC	R	10/06/2025	142.44		253642		
I-5290500303	FIRST AID SUPPLIES - WW	R	10/06/2025	57.82		253642		3,425.43
	*** VENDOR TOTALS ***					1 CHECKS		3,425.43

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008258	CIT CHARTERS INC							
I-P/11925	DEP - AMANA COLONIES TRIP	E	10/08/2025	200.00		012782		200.00
	*** VENDOR TOTALS ***					1 CHECKS		200.00
001418	DON CLARK							
I-09/2025 FITNESS	09/2025 FITNESS - WATCH	R	10/06/2025	181.90		253643		181.90
	*** VENDOR TOTALS ***					1 CHECKS		181.90
009761	CLEAR BROOK COUNSELING PROFESS							
I-07/17/2025 GLEASON	7/17/25 SVCS - C. GLEASON	R	10/06/2025	100.00		253644		
I-08/12/2025 JOSCHEM	8/12/25 SVCS - C. JOCHEMS	R	10/06/2025	100.00		253644		
I-09/10/25 OUVERSON	9/10/25 SVCS -J.OUVERSON	R	10/06/2025	100.00		253644		300.00
	*** VENDOR TOTALS ***					1 CHECKS		300.00
000614	CONFLUENCE INC							
I-24421 #6	PAY 6-TRESTLE RIDGE PARK	R	10/06/2025	750.00		253645		
I-32170 #6	PAY 6-ANKENY BLVD CORRIDOR	R	10/06/2025	21,545.25		253645		22,295.25
	*** VENDOR TOTALS ***					1 CHECKS		22,295.25
002992	CONSTRUCTION MATERIALS TESTING							
I-56156	18 CYLINDER BREAKES - PW	E	10/08/2025	468.00		012756		468.00
	*** VENDOR TOTALS ***					1 CHECKS		468.00
002559	CONSUMERS ENERGY							
I-08/01/25-09/01/25	09/09/2025 STATEMENT	E	10/08/2025	2,726.74		012751		2,726.74
	*** VENDOR TOTALS ***					1 CHECKS		2,726.74
009277	CONVERGE ONE INC							
I-INV1092176	11/1/25-10/31/26 REMOTE SUPP	E	10/08/2025	4,140.24		012788		4,140.24
	*** VENDOR TOTALS ***					1 CHECKS		4,140.24
009110	PAIRADOCS P C							
I-460034	VACCINATIONS - CALI	R	10/06/2025	535.57		253646		
I-460584	6/19/25 EXAM CHARLIE	R	10/06/2025	114.96		253646		650.53
	*** VENDOR TOTALS ***					1 CHECKS		650.53
009492	CTI							
I-P-INV034521	WIRELESS MICROPHONES DEP	E	10/08/2025	7,297.59		012794		7,297.59
	*** VENDOR TOTALS ***					1 CHECKS		7,297.59
000146	CENTURY HOMES CO							
C-07521CM	CR: EARLY ORDER OCM	R	10/06/2025	1,133.50CR		253647		
C-07533CM	CR: EARLY ORDER -PRSC	R	10/06/2025	418.60CR		253647		
I-94601IN	CORROSIVE LIQ/ALGAECIDE- OCM	R	10/06/2025	116.80		253647		
I-94803IN	LOUISVILLE SLUGGER - PRSC	R	10/06/2025	532.00		253647		
I-94804IN	PENNMULCH SEED - OCM	R	10/06/2025	70.00		253647		
I-94934IN	IGNITION - PKS	R	10/06/2025	875.00		253647		
I-94935IN	MULCH SEED ACCEL-OCM	R	10/06/2025	105.00		253647		146.70
	*** VENDOR TOTALS ***					1 CHECKS		146.70

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008858	DAVE'S FIREWOOD AND DISTRIBUTI							
I-PAY4FNL-STRMSWR	PAY4FINAL-25 STRMSWR REP PK3	R	10/06/2025	11,780.00		253648		11,780.00
008858	DAVE'S FIREWOOD AND DISTRIBUTI							
I-RTNG-25STRMSWR	RTNG-2025 STRM SWR REP PK3	R	10/06/2025	4,990.00		253649		4,990.00
	*** VENDOR TOTALS ***					2 CHECKS		16,770.00
009427	AMY DAWSON							
I-08/2025 MILEAGE	08/2025 MILEAGE	E	10/08/2025	14.98		012831		14.98
	*** VENDOR TOTALS ***					1 CHECKS		14.98
003099	DELL MARKETING L P							
I-10834413249	DELL PC & MONITORS FIRE 4	R	10/06/2025	5,989.77		253650		5,989.77
	*** VENDOR TOTALS ***					1 CHECKS		5,989.77
000605	DEMCO INC							
I-7693058	PROTCTRS/TAPE/JKT- KL	E	10/08/2025	688.53		012738		688.53
	*** VENDOR TOTALS ***					1 CHECKS		688.53
007083	DES MOINES RIFLE & REVOLVER CL							
I-FY26 DUES-SCHUMACH	FY26 DUES SCHUMACHER	R	10/06/2025	100.00		253651		
I-FY26 DUES-TG	FY26 DUES GRANDGEORGE	R	10/06/2025	100.00		253651		200.00
	*** VENDOR TOTALS ***					1 CHECKS		200.00
012080	DES MOINES WATER WORKS - CIWW							
I-000186 09/03/25	09/03/2025 STATEMENT	R	10/06/2025	4,147.00		253652		
I-005039 09/03/25	09/03/2025 STATEMENT	R	10/06/2025	40,661.42		253652		
I-005040 09/03/25	09/03/2025 STATEMENT	R	10/06/2025	68,649.33		253652		
I-084793 09/03/25	09/03/2025 STATEMENT	R	10/06/2025	65,536.19		253652		
I-099890 09/03/25	09/03/2025 STATEMENT	R	10/06/2025	73,268.50		253652		
I-101656 09/03/25	09/03/2025 STATEMENT	R	10/06/2025	64,700.71		253652		
I-105134 09/03/25	09/03/2025 STATEMENT	R	10/06/2025	160,704.00		253652		477,667.15
	*** VENDOR TOTALS ***					1 CHECKS		477,667.15
001327	GL ANKENY LLC							
I-168327DOW	UNIT #905 PARTS	R	10/06/2025	18.06		253653		
I-DOCS328634	UNIT #611 LABOR & PARTS	R	10/06/2025	231.50		253653		249.56
	*** VENDOR TOTALS ***					1 CHECKS		249.56
000161	DEWEY FORD INC							
I-644251FOW	UNIT #95 PARTS	R	10/06/2025	49.02		253654		
I-644371FOW	UNIT #97 PARTS	R	10/06/2025	427.28		253654		476.30
	*** VENDOR TOTALS ***					1 CHECKS		476.30

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
007438	E & B FIRE AND SAFETY INC							
I-74497	GEAR RENTAL-FD	R	10/06/2025	9,660.00		253655		
I-76400	GLOVES - FD	R	10/06/2025	693.00		253655		10,353.00
	*** VENDOR TOTALS ***					1 CHECKS		10,353.00
011431	DINNER DELIGHTS							
I-09/17/2025	DINNER DELIGHTS 9/21/25	R	10/06/2025	1,112.00		253656		1,112.00
	*** VENDOR TOTALS ***					1 CHECKS		1,112.00
004568	DOLL DISTRIBUTING LLC							
C-612851	CR: ALCOHOL FOR RESALE - OC	E	10/08/2025	30.00CR		012763		
I-1808248	ALCOHOL FOR RESALE - HAWKEYE	E	10/08/2025	236.50		012763		
I-1849679	ALCOHOL FOR RESALE - OC	E	10/08/2025	222.10		012763		
I-1852374	ALCOHOL FOR RESALE -HAWKEYE	E	10/08/2025	260.00		012763		
I-1854351	ALCOHOL FOR RESALE - OC	E	10/08/2025	617.60		012763		
I-1859268	ALCOHOL FOR RESALE -HAWKEYE	E	10/08/2025	189.20		012763		1,495.40
	*** VENDOR TOTALS ***					1 CHECKS		1,495.40
002143	DOORS INC							
I-365504	DOOR HANDLE - PKS	E	10/08/2025	789.00		012747		
I-365505	DOOR REPAIRS -PKS	E	10/08/2025	989.00		012747		1,778.00
	*** VENDOR TOTALS ***					1 CHECKS		1,778.00
011945	EASYVISTA, INC.							
I-GOVERLAN-21597	9/19/25-9/19/26 RNWL - IT	R	10/06/2025	1,725.00		253657		1,725.00
	*** VENDOR TOTALS ***					1 CHECKS		1,725.00
006319	EDWARD DON AND COMPANY							
I-34042444	BLDG SUPPS/SUPPS RESALE-OC	R	10/06/2025	322.28		253658		322.28
	*** VENDOR TOTALS ***					1 CHECKS		322.28
005340	ELDER CORPORATION							
I-PAY 17-DEL/5TH/4MC	PAY 17-NE DEL AVE RECON/5TH/4M	R	10/06/2025	10,665.00		253659		10,665.00
	*** VENDOR TOTALS ***					1 CHECKS		10,665.00
000186	ELECTRONIC ENGINEERING							
I-80079150, 80079291	10/2025 STATEMENT PK MNT	E	10/08/2025	296.50		012727		
I-80079151, 80079292	10/2025 STATEMENT PW/STS	E	10/08/2025	930.00		012727		
I-80079152, 80079293	10/2025 STATEMENT MU	E	10/08/2025	472.50		012727		
I-80079294	10/2025 STATEMENT ENG	E	10/08/2025	26.50		012727		1,725.50
	*** VENDOR TOTALS ***					1 CHECKS		1,725.50
012275	EMS MANAGEMENT & CONSULTANTS,							
I-EMS-018384	08/2025 SERVICES -FD	R	10/06/2025	6,925.85		253660		6,925.85
	*** VENDOR TOTALS ***					1 CHECKS		6,925.85

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012059	ENVIROTECH SERVICES LLC							
I-CD202518826	LIQUID CALC CHL-PW	E	10/08/2025	6,450.00		012815		
I-CD202518827	LIQ CALC CHL - PW	E	10/08/2025	6,450.00		012815		12,900.00
	*** VENDOR TOTALS ***					1 CHECKS		12,900.00
005478	EXCEL MECHANICAL COMPANY INC							
I-184317	RENEW AIR REPAIR	E	10/08/2025	1,313.12		012770		
I-185007	FREEZER REPAIR	E	10/08/2025	1,262.00		012770		
I-185008	CONDENSATE DRAINS	E	10/08/2025	1,544.00		012770		
I-185570	EXHAUST REMOVE-PD	E	10/08/2025	1,094.25		012770		
I-185927	FS2 SERVICE CHECK/REPAIRS	E	10/08/2025	266.00		012770		
I-186011	VRF B ALARM -PSB	E	10/08/2025	675.34		012770		
I-186124	PS REPAIR LIGHTS	E	10/08/2025	202.50		012770		6,357.21
	*** VENDOR TOTALS ***					1 CHECKS		6,357.21
002285	FASTENAL COMPANY							
I-IADES460164	WATER SUPPLIES - MU	E	10/08/2025	28.32		012750		
I-IADES460311	WATER SUPPLIES - MU	E	10/08/2025	57.00		012750		
I-IADES460340	WATER SUPPLIES - MU	E	10/08/2025	10.00		012750		
I-IADES460416	WATER SUPPLIES - MU	E	10/08/2025	87.50		012750		
I-IADES460516	DISTRIBUTION PARTS	E	10/08/2025	1,143.97		012750		
I-IADES460671	WATER SUPPLIES - MU	E	10/08/2025	10.33		012750		1,337.12
	*** VENDOR TOTALS ***					1 CHECKS		1,337.12
000197	FEDERAL EXPRESS CORPORATION							
I-8-986-10037	GROUND SHIPPING - MU	R	10/06/2025	111.24		253661		111.24
	*** VENDOR TOTALS ***					1 CHECKS		111.24
012541	FFR ANKENY 1 LLC							
I-10/2025 LAND IMP	10/2025 LAND IMPROVEMENTS	R	10/06/2025	2,000.00		253662		
I-10/2025 TEMP ESMT	10/2025 TEMPORARY EASEMENT	R	10/06/2025	2,760.00		253662		4,760.00
	*** VENDOR TOTALS ***					1 CHECKS		4,760.00
007648	DAIOHS USA INC							
I-MN-688344	COFFEE SERVICES - PW	E	10/08/2025	62.66		012776		
I-MN-706723	COFFEE - CH	E	10/08/2025	119.11		012776		181.77
	*** VENDOR TOTALS ***					1 CHECKS		181.77
010286	AT&T MOBILITY II LLC							
I-09272025 FD	08/20/25-09/19/25 STATEMENT FD	R	10/06/2025	930.08		253663		930.08
010286	AT&T MOBILITY II LLC							
I-09272025 PD	08/20/25-09/19/25 STATEMENT PD	R	10/06/2025	2,120.88		253664		2,120.88
	*** VENDOR TOTALS ***					2 CHECKS		3,050.96

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011553	FIVE STAR PAINTING OF ANKENY							
I-2025	PAINTING PKS	E	10/08/2025	893.91		012803		
I-2041	PAINTING - PKS	E	10/08/2025	595.94		012803		1,489.85
	*** VENDOR TOTALS ***					1 CHECKS		1,489.85
002078	FOTH & VAN DYKE LLC							
I-98607	PRAIRIE TRL PHASE IV ANNUAL MO	R	10/06/2025	1,046.00		253665		
I-99534 #15	PAY 15-W 1ST ST IMP PHASE2	R	10/06/2025	135,909.55		253665		136,955.55
	*** VENDOR TOTALS ***					1 CHECKS		136,955.55
009329	JOSHUA FREEMAN							
I-09/10/2025 MEAL	9/10/25 MEALS	E	10/08/2025	9.87		012830		9.87
	*** VENDOR TOTALS ***					1 CHECKS		9.87
011998	GALLS PARENT HOLDINGS, LLC							
C-032370332	CR: POLO PD	E	10/08/2025	63.98CR		012811		
I-032170657	EMBROIDERY -PD	E	10/08/2025	69.02		012811		
I-032204167	MESH POLO - PD	E	10/08/2025	63.98		012811		
I-032422411	SHORTS - FD	E	10/08/2025	69.13		012811		
I-032436514	W SHORTS FD	E	10/08/2025	187.00		012811		
I-032468724	UNIFORMS - FD	E	10/08/2025	83.63		012811		
I-032493987	KNIT CAP - FD	E	10/08/2025	153.92		012811		562.70
	*** VENDOR TOTALS ***					1 CHECKS		562.70
012038	GANNETT MEDIA CORP							
I-0007290892	08/2025 LEGAL PUBLICATIONS	R	10/06/2025	2,170.80		253666		2,170.80
	*** VENDOR TOTALS ***					1 CHECKS		2,170.80
012450	GRETCHEN VARINEAU							
I-09/11/2025 PKLBL	9/11/25 PICKLEBALL CLINIC	E	10/08/2025	48.13		012822		48.13
	*** VENDOR TOTALS ***					1 CHECKS		48.13
012207	MATT GAYMAN							
I-09/2025 STRMWTR	09/2025 STORMWATER BMP	R	10/06/2025	316.19		253667		316.19
	*** VENDOR TOTALS ***					1 CHECKS		316.19
000751	DAWN GEAN							
I-09/11/25-09/12/25	9/11-9/12/25 MILEAGE	E	10/08/2025	43.40		012740		43.40
	*** VENDOR TOTALS ***					1 CHECKS		43.40
009681	GENERAL TRAFFIC CONTROLS, INC							
I-26465	FO COMM EQUIPMENT - SFP'S	E	10/08/2025	2,000.00		012795		
I-26607	SIGNAL CABINET- KNOCKDOWN	E	10/08/2025	33,152.00		012795		
I-26647	UPS - TRAFFIC FO NETWORK	E	10/08/2025	5,712.00		012795		40,864.00
	*** VENDOR TOTALS ***					1 CHECKS		40,864.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012543	DONALD DEAN GOFORTH							
I-10/2025	LAND IMP	R	10/06/2025	6,920.00		253668		
I-10/2025	PERM ESMT	R	10/06/2025	210.00		253668		
I-10/2025	TEMP ESMT	R	10/06/2025	870.00		253668		8,000.00
			*** VENDOR TOTALS ***			1 CHECKS		8,000.00
000227	GRAINGER							
I-9627150015	DIELECTRIC GREASE - OCM	E	10/08/2025	132.36		012728		
I-9632565918	PUSH BUTTON - PKS	E	10/08/2025	371.14		012728		
I-9635583603	WALL FILE - MU	E	10/08/2025	49.66		012728		
I-9638374166	SOAP - PRSC	E	10/08/2025	501.16		012728		
I-9652433799	LABEL HOLDERS - FD	E	10/08/2025	61.97		012728		
I-9652433815	LABEL HOLDERS - FD	E	10/08/2025	123.94		012728		1,240.23
			*** VENDOR TOTALS ***			1 CHECKS		1,240.23
009893	GRAPHITE CONSTRUCTION GROUP, I							
I-PAY 5-WTRCRST PK	PAY 5-WATERCREST PK EXPANSN	R	10/06/2025	33,628.21		253669		33,628.21
			*** VENDOR TOTALS ***			1 CHECKS		33,628.21
012308	GREAT CATERERS OF IOWA							
I-09/05/2025	CATERING TAILGATE	E	10/08/2025	2,600.00		012819		2,600.00
			*** VENDOR TOTALS ***			1 CHECKS		2,600.00
004265	THE GREATER DES MOINES							
I-24729 09/2025	09/2025 HOTEL MOTEL TAX	R	10/06/2025	67,100.03		253670		67,100.03
			*** VENDOR TOTALS ***			1 CHECKS		67,100.03
000252	GRIMES ASPHALT AND PAVING CORP							
I-28208	Blanket po fy 2025-2026	R	10/06/2025	149.75		253671		149.75
			*** VENDOR TOTALS ***			1 CHECKS		149.75
009448	HANDS TO HEARTS CUSTOM SEWING							
I-41	HEMS - FD	E	10/08/2025	30.00		012791		30.00
			*** VENDOR TOTALS ***			1 CHECKS		30.00
010205	HAWKEYE POLYGRAPH AND INVESTIG							
I-285	9/16/25 POLYGRAPH WIGNALL	R	10/06/2025	350.00		253672		350.00
			*** VENDOR TOTALS ***			1 CHECKS		350.00
001815	HAWKEYE TRUCK EQUIPMENT							
I-202509262591	MINI LIGHT BAR MAGNET - CG	R	10/06/2025	209.00		253673		209.00
			*** VENDOR TOTALS ***			1 CHECKS		209.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001978	HAWKINS INC							
I-7189625	AZONE/SOD HYD- MU	E	10/08/2025	1,597.87		012745		
I-7189625B	AZONE/SOD HYDROX - MU	E	10/08/2025	1,568.99		012745		
I-7189627	ASR SUPPLIES - MU	E	10/08/2025	823.50		012745		3,990.36
	*** VENDOR TOTALS ***					1 CHECKS		3,990.36
011608	HD SUPPLY FORMERLY HOME DEPOT							
I-877726307	GARBAGE DISPOSAL -LAKESIDE	R	10/06/2025	193.31		253674		
I-891270969	FAUCET - PW	R	10/06/2025	98.43		253674		291.74
	*** VENDOR TOTALS ***					1 CHECKS		291.74
008069	HENDERSON PRODUCTS INC							
I-429081	SNOW PLOW - MU	R	10/06/2025	197,956.00		253675		197,956.00
	*** VENDOR TOTALS ***					1 CHECKS		197,956.00
011660	HGS, LLC							
I-PAY 12-RK CRK GB	PAY 12- ROCK CRK GRNBLT	R	10/06/2025	1,830.65		253676		1,830.65
	*** VENDOR TOTALS ***					1 CHECKS		1,830.65
004853	HOLT TIRE SERVICE INC							
I-607000152	UNIT #815 SERVICE	E	10/08/2025	94.75		012766		
I-607000257	UNIT #695 TIRES	E	10/08/2025	285.00		012766		379.75
	*** VENDOR TOTALS ***					1 CHECKS		379.75
003098	HOTSY CLEANING SYSTEMS IN							
I-PSI-318748	FLEETWASH - PD	E	10/08/2025	239.40		012758		239.40
	*** VENDOR TOTALS ***					1 CHECKS		239.40
004196	HYDRAQUIP							
I-78302	UNIT #864 HOSE/ORING	R	10/06/2025	93.31		253677		93.31
	*** VENDOR TOTALS ***					1 CHECKS		93.31
000959	PAUL HUBBARD							
I-08/25-09/25PRKR	08/25-09/25 PARKOUR	E	10/08/2025	710.40		012824		710.40
	*** VENDOR TOTALS ***					1 CHECKS		710.40
003165	HUSKY INC							
I-S3-2745489	UNIT #221 PARTS	R	10/06/2025	489.31		253678		489.31
	*** VENDOR TOTALS ***					1 CHECKS		489.31
000253	HY-VEE INC							
I-594688	BREAKROOM SUPPLIES - PW	R	10/06/2025	64.20		253679		64.20
	*** VENDOR TOTALS ***					1 CHECKS		64.20

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008906	IMAGE TREND INC							
I-PS-INV118621	9/1-9/30/25 SERVICES FD	E	10/08/2025	96.46		012785		96.46
	*** VENDOR TOTALS ***					1 CHECKS		96.46
012246	INGRAM LIBRARY SERVICES LLC							
I-90316467	MISC BOOKS KL	E	10/08/2025	186.30		012817		
I-90321782	MISC BOOKS - KL	E	10/08/2025	20.39		012817		
I-90348904	Blanket PO Ingram	E	10/08/2025	597.12		012817		
I-90379830	MISC BOOKS KL	E	10/08/2025	561.52		012817		
I-90379831	MISC BOOKS -KL	E	10/08/2025	26.24		012817		
I-90415264	MISC BOOKS KL	E	10/08/2025	20.49		012817		
I-90420266	MISC BOOKS -KL	E	10/08/2025	330.91		012817		
I-90440366	MISC BOOKS - KL	E	10/08/2025	458.18		012817		
I-90518574	MISC BOOKS - KL	E	10/08/2025	278.68		012817		
I-90532547	MISC BOOKS - KL	E	10/08/2025	416.07		012817		
I-90580843	MISC BOOKS - KL	E	10/08/2025	1,652.11		012817		
I-90609886	MISC BOOKS - KL	E	10/08/2025	322.74		012817		
I-90643957	Blanket PO Ingram	E	10/08/2025	69.39		012817		
I-90643958	MISC BOOKS-KL	E	10/08/2025	75.68		012817		
I-90643959	MISC BOOKS - KL	E	10/08/2025	451.44		012817		
I-90692459	MISC BOOKS - KL	E	10/08/2025	1,669.44		012817		
I-90692460	MISC BOOKS - KL	E	10/08/2025	95.04		012817		
I-90724620	MISC BOOKS - KL	E	10/08/2025	385.41		012817		
I-90731932	MISC BOOKS - KL	E	10/08/2025	493.29		012817		8,110.44
	*** VENDOR TOTALS ***					1 CHECKS		8,110.44
000407	WEBER BATTERY INC							
I-1925901010011	PHO LIT SINGLE- FD	R	10/06/2025	12.00		253680		12.00
	*** VENDOR TOTALS ***					1 CHECKS		12.00
000979	INTOXIMETERS INC							
I-796001	MOUTHPIECE/DRYGAS - PD	R	10/06/2025	433.50		253681		433.50
	*** VENDOR TOTALS ***					1 CHECKS		433.50
005403	IOWA COMMUNITIES ASSURANCE POO							
I-40555-064377-GB-01	ICAP DEDUCTIBLE	R	10/06/2025	25,000.00		253682		25,000.00
	*** VENDOR TOTALS ***					1 CHECKS		25,000.00
010902	IOWA DEPARTMENT OF TRANSPORTAT							
I-CI-0029080	RAG FLANNEL - MU	R	10/06/2025	174.48		253683		174.48
	*** VENDOR TOTALS ***					1 CHECKS		174.48
011992	IOWA DEPT OF INSPECTIONS APPEA							
I-304804	9/4/25 CERT FEES -PD	R	10/06/2025	120.00		253684		120.00
	*** VENDOR TOTALS ***					1 CHECKS		120.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
001220	IOWA ENGINEERING SOCIETY							
I-3275	FY26 MEMBERSHIP-MUELLER	R	10/06/2025	245.00		253685		245.00
	*** VENDOR TOTALS ***					1 CHECKS		245.00
007091	IOWA LAW ENFORCEMENT ACADEMY							
C-CR10008051	CR: 12/2021 INST LAMPE/REED	R	10/06/2025	500.00CR		253686		
C-CR10008211B	CR: 04/2022 INST AST	R	10/06/2025	175.00CR		253686		
C-CR10009705	CR:10/16/24 DOM VIOL - DEPREZ	R	10/06/2025	100.00CR		253686		
C-CR10009726	CR: 10/30/24 DOM AB - DEPREZ	R	10/06/2025	100.00CR		253686		
C-CR10009747	CR: 11/13/24 FIREARMS-MENKE	R	10/06/2025	100.00CR		253686		
C-CR10010154	CR 7/2/25 DOM AB DEPREZ	R	10/06/2025	100.00CR		253686		
C-CR10010165	CR: 6/26/25 INST ASST DEPREZ	R	10/06/2025	100.00CR		253686		
I-320266	2/14/22 DEF TACTICS-CUSACK	R	10/06/2025	150.00		253686		
I-320969	4/27/22 DRIVING INST-PARKS	R	10/06/2025	150.00		253686		
I-321036	05/2022 TEMP HLDNG-KW/JL/MG	R	10/06/2025	375.00		253686		
I-328310	11/18/24 MUNITIONS - KING	R	10/06/2025	300.00		253686		
I-330852	PIT TRAINING 8/28 PATKINS	R	10/06/2025	225.00		253686		25.00
	*** VENDOR TOTALS ***					1 CHECKS		25.00
004476	IOWA DEPARTMENT OF HEALTH AND							
I-09 2025 (13)	SEPT/OCT 2025 STATE SHARE	R	10/06/2025	37,734.06		253687		37,734.06
	*** VENDOR TOTALS ***					1 CHECKS		37,734.06
000743	IOWA MUNICIPAL FINANCE OFFICER							
I-2025FALLCONF-MY	2025 FALL CONFERENCE- YUSKA	R	10/06/2025	150.00		253688		150.00
	*** VENDOR TOTALS ***					1 CHECKS		150.00
005407	IOWA MUNICIPALITIES WORKERS'							
C-RTN08571	CREDIT 411 ACCOUNT	R	10/06/2025	12,377.63CR		253689		
I-INV96792	FY24 411 MED DED JULY	R	10/06/2025	6,926.98		253689		
I-INV96793	FY25 411 MED DED JULY	R	10/06/2025	1,737.83		253689		
I-INV96794	FY26 411 MED DED JULY	R	10/06/2025	200.60		253689		
I-INV96807	FY24 411 MED DED AUG	R	10/06/2025	3,166.55		253689		
I-INV96808	FY25 411 MED DED AUGUST	R	10/06/2025	2,318.45		253689		
I-INV96809	FY26 411 MED DED AUGUST	R	10/06/2025	1,017.19		253689		
I-INV96810	FY25 MED DED AUGUST	R	10/06/2025	4,549.95		253689		
I-INV96811	FY26 MED DED AUGUST	R	10/06/2025	4,473.56		253689		12,013.48
	*** VENDOR TOTALS ***					1 CHECKS		12,013.48
003226	IOWA ONE CALL							
I-274397	FTP - MU	E	10/08/2025	1,308.60		012760		1,308.60
	*** VENDOR TOTALS ***					1 CHECKS		1,308.60

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
009161	CAMPBELL SUPPLY COMPANY							
I-INV-00041152	UNIT #740 PARTS	R	10/06/2025	57.60		253690		57.60
	*** VENDOR TOTALS ***					1 CHECKS		57.60
000272	IOWA PRISON INDUSTRIES							
I-303316	CUSTOM SIGN - WATER	R	10/06/2025	89.50		253691		
I-303396	FY2026 IPI BLANKET PO	R	10/06/2025	2,136.40		253691		
I-303401	SIGN - PKS	R	10/06/2025	71.40		253691		
I-345952	CHAIRS/TABLES - FD	R	10/06/2025	185.00		253691		2,482.30
	*** VENDOR TOTALS ***					1 CHECKS		2,482.30
003544	IOWA TITLE COMPANY							
I-INV-153161	9/10/25 REPORT LIENS	R	10/06/2025	300.00		253692		
I-INV-153166	9/10/25 REPORT OF LIENS	R	10/06/2025	300.00		253692		
I-INV-153184	9/11/25 REPORT OF LIENS	R	10/06/2025	300.00		253692		900.00
	*** VENDOR TOTALS ***					1 CHECKS		900.00
007827	JEO CONSULTING GROUP INC							
I-164481 #26	PAY 26-3RD ST IMP PH2	E	10/08/2025	2,823.75		012777		
I-164811 #7	PAY 7-ANK N 4MILE CRK SAN SWR	E	10/08/2025	2,950.40		012777		5,774.15
	*** VENDOR TOTALS ***					1 CHECKS		5,774.15
005535	JETCO INC							
I-18838-1	SCADA SOFTWARE	R	10/06/2025	2,800.00		253693		
I-18838-2	SCADA UPGRADE	R	10/06/2025	260.00		253693		
I-18840	ANTENNA - MU	R	10/06/2025	219.12		253693		
I-18844	ANTENNA - MU	R	10/06/2025	360.79		253693		3,639.91
	*** VENDOR TOTALS ***					1 CHECKS		3,639.91
006326	JOHNSON BROTHERS OF IOWA							
I-2223594	ALCOHOL FOR RESALE - OC	R	10/06/2025	304.20		253694		
I-2223595	ALCOHOL FOR RESALE - OC	R	10/06/2025	99.85		253694		
I-2226722	ALCOHOL FOR RESALE-OC	R	10/06/2025	1,098.00		253694		
I-2226723	BEVERAGES FOR RESALE - OC	R	10/06/2025	86.90		253694		1,588.95
	*** VENDOR TOTALS ***					1 CHECKS		1,588.95
011579	BRANDT JOHNSON							
I-09/2025 MILEAGE	09/2025 MILEAGE	E	10/08/2025	21.00		012837		21.00
	*** VENDOR TOTALS ***					1 CHECKS		21.00
012544	ETHEL JOHNSON							
I-25-004148	OVERPAYMENT REFUND	R	10/06/2025	50.00		253695		50.00
	*** VENDOR TOTALS ***					1 CHECKS		50.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000292	KARL CHEVROLET INC							
I-08/21/2025	CSO TRUCK REPLACEMENT	R	10/06/2025	30,665.50		253696		
I-400410	#82 HOSE - CG	R	10/06/2025	97.67		253696		30,763.17
	*** VENDOR TOTALS ***					1 CHECKS		30,763.17
012436	KEG 1 IOWA, LLC							
I-W-5531656	ALCOHOL FOR RESALE -OC	E	10/08/2025	152.00		012821		
I-W-5538140	ALCOHOL FOR RESALE -OC	E	10/08/2025	224.00		012821		
I-W-5544688	ALCOHOL FOR RESALE - OC	E	10/08/2025	507.60		012821		883.60
	*** VENDOR TOTALS ***					1 CHECKS		883.60
011489	KWP, LLC							
I-19088	LATH/WOOD STAKES - ENG	E	10/08/2025	954.00		012802		954.00
	*** VENDOR TOTALS ***					1 CHECKS		954.00
012000	KEY COOPERATIVE							
I-90000020	09/08/25 RFM DIESEL/SUPR UNL	E	10/08/2025	18,300.72		012812		
I-90000021-1	09/08/25 SUPR UNL/DIESEL	E	10/08/2025	17,004.18		012812		
I-90000021-2	09/08/25 SUP UNL/DIESEL	E	10/08/2025	2,481.84		012812		
I-90000025	FUEL BLANKET PO	E	10/08/2025	19,284.13		012812		
I-90000046	09/17/25 SUPR UNL/RFM DIESEL	E	10/08/2025	19,998.14		012812		
I-90000061	9/25/25 RFM DIESEL/UNLEAD CG	E	10/08/2025	18,728.84		012812		
I-95000507	9/4/25 DIESEL DYED-PRSC	E	10/08/2025	847.49		012812		
I-95000536	8/26/25 UNLEADED -PRSC	E	10/08/2025	303.34		012812		
I-95000606	9/11/25 DYED DIESEL-PKS	E	10/08/2025	540.62		012812		
I-95000613	9/12/25 UNLEADED-PRSC	E	10/08/2025	246.76		012812		
I-95001042	9/23/25 DYED DIESEL - OCM	E	10/08/2025	1,128.40		012812		98,864.46
	*** VENDOR TOTALS ***					1 CHECKS		98,864.46
009201	KIESLER POLICE SUPPLY INC							
I-IN266196	PISTOL HOLSTERS	E	10/08/2025	2,111.22		012786		
I-IN266197	QLS AND MAGAZINE POUCHES	E	10/08/2025	1,093.60		012786		
I-IN267385	DUTY HOLSTERS-PD	E	10/08/2025	1,846.96		012786		5,051.78
	*** VENDOR TOTALS ***					1 CHECKS		5,051.78
000581	MIDWEST MOTOR SUPPLY CO INC							
I-103431693	SHOP SUPPLIES - CG	E	10/08/2025	134.92		012737		
I-103710695	BLADES/ANCHOR - PKS	E	10/08/2025	147.95		012737		
I-103754419	SHOP SUPPLIES - CG	E	10/08/2025	121.51		012737		404.38
	*** VENDOR TOTALS ***					1 CHECKS		404.38
008587	KINZLER CONSTRUCTION SERVICES							
I-2518020.0001	LIFT FEEL/LUBE/SVC - MU	R	10/06/2025	201.50		253697		
I-2518709.0001	LIFT FEE/LUBE/SVC-MU	R	10/06/2025	276.50		253697		478.00
	*** VENDOR TOTALS ***					1 CHECKS		478.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008448	BRIAN KRZEMECKI							
I-09/17/2025	BOOTS	R	10/06/2025	140.00		253698		140.00
			*** VENDOR TOTALS ***			1 CHECKS		140.00
005189	KULLY SUPPLY INC							
I-687686	PLUNGER/BRKR KITS - PD	E	10/08/2025	154.67		012769		154.67
			*** VENDOR TOTALS ***			1 CHECKS		154.67
010491	ROXANNE BERARDI							
I-PAY 2-25/26	NATVEG PAY 2-25/26 NATIVE VEG MAINT	R	10/06/2025	1,710.00		253699		1,710.00
			*** VENDOR TOTALS ***			1 CHECKS		1,710.00
011406	LATITUDE 41 LAWN AND LANDSCAPE							
I-13809	NUISANCE MOWING SVCS	E	10/08/2025	90.00		012834		
I-14228	NUISANCE MOWING SVCS	E	10/08/2025	90.00		012834		
I-14597	NUISANCE MOWING SVCS	E	10/08/2025	90.00		012834		270.00
			*** VENDOR TOTALS ***			1 CHECKS		270.00
003281	NICK LENOX							
I-09/15/25-09/18/25	9/15-9/18/25 TRAVEL	R	10/06/2025	29.70		253700		29.70
			*** VENDOR TOTALS ***			1 CHECKS		29.70
011568	LEXISNEXIS RISK SOLUTIONS FL I							
I-1300172313	ACCURINT VIRT CRIME CTR	E	10/08/2025	546.36		012804		546.36
			*** VENDOR TOTALS ***			1 CHECKS		546.36
009465	LIBERTY HOLDINGS INC							
I-255238	SUDAS C-SUD - PW	R	10/06/2025	2,067.00		253701		
I-255321	SUDAS C-SUD - STREETS	R	10/06/2025	1,033.50		253701		
I-255407	DELAWARE PUMP STATION - MU	R	10/06/2025	404.00		253701		
I-255488	08/28/25 CONCRETE	R	10/06/2025	3,339.00		253701		
I-255489	08/28/25 SUDAS C-SUD	R	10/06/2025	795.00		253701		
I-255568	08/29/25 CONCRETE	R	10/06/2025	1,669.50		253701		
I-255733	09/03/25 CONCRETE	R	10/06/2025	1,351.50		253701		10,659.50
			*** VENDOR TOTALS ***			1 CHECKS		10,659.50
004810	LOGAN CONTRACTORS SUPPLY							
I-G27540	SUPPLIES - MU	E	10/08/2025	158.40		012765		
I-G37809	TOTAL PATCH SUPPLIES - PW	E	10/08/2025	188.76		012765		347.16
			*** VENDOR TOTALS ***			1 CHECKS		347.16
000285	LUBE-TECH & PARTNERS LLC							
I-3913788-1	BULK OIL BANKET PO	E	10/08/2025	1,748.02		012730		
I-3913788-2	BULK OIL-CG	E	10/08/2025	1,032.78		012730		2,780.80
			*** VENDOR TOTALS ***			1 CHECKS		2,780.80

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004741	RICHIE LEE LUCKENBILL							
I-202509232589	9/25/25 RICHIE LEE CONCERT	R	9/23/2025	1,200.00		253492		1,200.00
	*** VENDOR TOTALS ***					1 CHECKS		1,200.00
000470	LUMEN							
I-752509848	SEPTEMBER 2025 STATEMENT	E	10/08/2025	622.95		012734		622.95
	*** VENDOR TOTALS ***					1 CHECKS		622.95
012315	QUINTON LUNT							
I-07/25-09/25MILEAGE	07/17/25-09/10/25 MILEAGE	E	10/08/2025	11.76		012839		11.76
	*** VENDOR TOTALS ***					1 CHECKS		11.76
009304	ELIZABETH LYONS							
I-09/22/2025 PUSHEEN	9/22/25 PUSHEEN PARTY	R	10/06/2025	537.60		253702		537.60
	*** VENDOR TOTALS ***					1 CHECKS		537.60
011602	COLT MONINGER							
I-09/18/2025	PLASTIC WELDING REPAIRS	R	10/06/2025	3,425.00		253703		3,425.00
	*** VENDOR TOTALS ***					1 CHECKS		3,425.00
009473	MACQUEEN EQUIPMENT, LLC							
I-E00809	JET/VAC	E	10/08/2025	560,000.00		012792		
I-P28561	UNIT #742 PARTS	E	10/08/2025	338.17		012792		
I-P28562	UNIT #740 PARTS - MU	E	10/08/2025	289.14		012792		
I-P28637	UNIT #742 GASKET	E	10/08/2025	38.97		012792		560,666.28
	*** VENDOR TOTALS ***					1 CHECKS		560,666.28
010704	MAINSTAY SYSTEMS OF IOWA LLC							
I-3008	IOWA SYSTEM MONTHLY MNT-PD	R	10/06/2025	237.00		253704		237.00
	*** VENDOR TOTALS ***					1 CHECKS		237.00
011572	MAINTAINX INC							
I-6D285358-0006	09/25-09/26 WORK ORDER PROGRAM	E	10/08/2025	2,646.00		012805		2,646.00
	*** VENDOR TOTALS ***					1 CHECKS		2,646.00
002207	MANATTS INC							
I-5179622	FY26 BLANKET PO	E	10/08/2025	924.00		012749		924.00
	*** VENDOR TOTALS ***					1 CHECKS		924.00
008131	MARTIN BROTHERS DISTRIBUTING C							
I-2246489	FOOD FOR RESALE -HAWKEYE	E	10/08/2025	732.25		012781		732.25
	*** VENDOR TOTALS ***					1 CHECKS		732.25

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001799	MARTIN MARIETTA MATERIALS, INC							
I-46753908	FY26 BLANKET PO	R	10/06/2025	379.73		253705		379.73
	*** VENDOR TOTALS ***					1 CHECKS		379.73
009346	MARY'S CLEANING CARE INC							
I-35660	09/2025 CLEANINGS LAKESIDE	R	10/06/2025	315.00		253706		
I-35661	09/2025 CLEANINGS OEC	R	10/06/2025	199.50		253706		
I-35686	09/2025 CLEANING CH	R	10/06/2025	887.00		253706		
I-35687	09/2025 CLEANING FS1	R	10/06/2025	410.00		253706		
I-35688	09/2025 CLEANING KL	R	10/06/2025	8,394.00		253706		
I-35689	SEPTEMBER CLEANING - PW	R	10/06/2025	1,273.00		253706		
I-35690	9/2025 CLEANINGS PD	R	10/06/2025	3,091.00		253706		
I-35691	09/2025 CLEANING -ACC	R	10/06/2025	1,760.15		253706		
I-35692	SEPTEMBER 2025 CLEANING - PW	R	10/06/2025	187.25		253706		16,516.90
	*** VENDOR TOTALS ***					1 CHECKS		16,516.90
012545	WIN MAUNG THEIN							
I-AFD37866	OVERPAYMENT REFUND	R	10/06/2025	508.00		253707		508.00
	*** VENDOR TOTALS ***					1 CHECKS		508.00
002183	MCCCLURE ENGINEERING CO							
I-162031 #18	PAY 18-SW DSM ST UTILTY IMP	R	10/06/2025	18,269.60		253708		18,269.60
	*** VENDOR TOTALS ***					1 CHECKS		18,269.60
011499	KATHERINE MCGRANE							
I-09/15/25-09/18/25	9/15-9/18/25 TRAVEL	E	10/08/2025	118.05		012836		118.05
	*** VENDOR TOTALS ***					1 CHECKS		118.05
004747	MENARDS							
I-20876	ROLLER/FMP/VNYL/WTR-FD	R	10/06/2025	271.59		253709		
I-20884	PRIMER - FD	R	10/06/2025	49.99		253709		
I-20975	CLEANER/BUFF/CAULK-FD	R	10/06/2025	77.54		253709		
I-20998	HANDLE/BLADE- FD	R	10/06/2025	9.94		253709		
I-21112	PASSING LINK - PKS	R	10/06/2025	19.94		253709		
I-21138	WATER - FD	R	10/06/2025	20.88		253709		
I-21329	DRYER CORD/CLMP/VNT/LDR-FD	R	10/06/2025	180.29		253709		
I-21491	MAG/WRNCH/WHL/PAIL -FD	R	10/06/2025	127.60		253709		
I-21515	MIX/MSRE - FD	R	10/06/2025	9.96		253709		
I-21624	MISC SUPPLIES - FD	R	10/06/2025	252.69		253709		
I-21826	MICROWAVE	R	10/06/2025	129.99		253709		
I-21838	MULTI-TOOL HOLDERS/BROOMS	R	10/06/2025	111.92		253709		
I-22329	DEL PUMP STATION -MU	R	10/06/2025	107.93		253709		
I-22387	DELAWARE TOWER - MU	R	10/06/2025	73.85		253709		
I-22423	6508 SLEDGE HAMMER - GH	R	10/06/2025	51.97		253709		
I-22539	EPOXY FLOOR COVERING	R	10/06/2025	1,099.00		253709		
I-22669	742 GALV STRAPS/UBOLTS - MU	R	10/06/2025	56.49		253709		
I-22677	FLOOR SQUEEGEE- PD	R	10/06/2025	26.99		253709		
I-22721	742 WORKSHOP VISE - MU	R	10/06/2025	105.70		253709		

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-22777	09/04/25	TWLS/SQUEEGE/BOLTS/MISC-FD	R	10/06/2025	572.84	253709		
I-22833		CONCR MIX/RAKE - SW	R	10/06/2025	85.95	253709		
I-22950	09/08/25	SEAT - PD	R	10/06/2025	25.99	253709		
I-22975		PRIMER FLT WHITE- PD	R	10/06/2025	29.30	253709		
I-22978-2		ASR 1 & 2 - MU	R	10/06/2025	17.31	253709		
I-23045		DUPLEX/TRAY/FRAME - FD	R	10/06/2025	33.97	253709		
I-23047		LUMBER - FD	R	10/06/2025	151.89	253709		
I-23063		TARP AND SPRAYER-DG SUPPLIES	R	10/06/2025	71.46	253709		
I-23086		FUNNEL FLEX SPOUT - MU	R	10/06/2025	2.59	253709		
I-23089		INTERIOR PROT WIPES - MU	R	10/06/2025	77.46	253709		
I-23096		HOSES/NOZZLE/HOOKS	R	10/06/2025	64.01	253709		
I-23149		COUPLINGS - KL	R	10/06/2025	16.68	253709		
I-23247		FORMING STAKE/PLTS/MISC-PKS	R	10/06/2025	255.17	253709		
I-23311		PAINT & SUPPLIES-FD	R	10/06/2025	265.03	253709		
I-23349		STREET SUPPLIES - PW	R	10/06/2025	80.24	253709		
I-23351		BATTERIES/LASER- PD	R	10/06/2025	373.78	253709		
I-23353		TEN SECT /SEAL -PD	R	10/06/2025	20.77	253709		
I-23362	09/17/25	SPRING WATER - FD	R	10/06/2025	34.80	253709		
I-23392	09/18/25	ANTISEIZ/PSTR/FKS/TP/MISC-PRSC	R	10/06/2025	189.28	253709		
I-23395		SUPPLIES - MU	R	10/06/2025	153.39	253709		
I-23431		PAIL/ADHSV/KNIFE/BLADES-PD	R	10/06/2025	78.98	253709		
I-23559	09/22/2025	COPPER PIPE/ADPT/VLV-MU	R	10/06/2025	41.22	253709		
I-23629		STRAP/HANGER/VALVE/PIPE-PKS	R	10/06/2025	87.59	253709		
I-23641		TAPE/VALVE/SPRINKLER-PKS	R	10/06/2025	115.23	253709		
I-23653		STREET SUPPLIES - PW	R	10/06/2025	131.69	253709		
I-23655		STREET SUPPLIES - PW	R	10/06/2025	71.90	253709		
I-23656		BOARDS/SCREWS -OC	R	10/06/2025	40.85	253709		
I-23677		FLAPPERKIT/HYFLEX-OEC	R	10/06/2025	29.45	253709		
I-23689		BOWL BRUSH/PAIN MISC -PW	R	10/06/2025	14.34	253709		5,917.42
*** VENDOR TOTALS ***						1 CHECKS		5,917.42
000271	MIDAMERICAN ENERGY COMPANY							
I-FY26 #4	1695158009	09/15/2025 STATEMENT	E	10/08/2025	160,966.07	012729		160,966.07
*** VENDOR TOTALS ***						1 CHECKS		160,966.07
006133	MIDWEST ALARM SERVICES INC							
I-514351		SERVICE CALL FS#1	R	10/06/2025	173.00	253711		173.00
*** VENDOR TOTALS ***						1 CHECKS		173.00
000945	MIDWEST WHEEL COMPANIES							
C-4313575-00		#405 CARGO LINER - CG	R	10/06/2025	133.41CR	253712		
I-4339408-00		PLOW TRUCKS - CG	R	10/06/2025	220.16	253712		86.75
*** VENDOR TOTALS ***						1 CHECKS		86.75

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
008572	MIKE GIBSON MANUFACTURING INC							
I-99579	TARGETS-PD	R	10/06/2025	1,782.82		253713		1,782.82
			*** VENDOR TOTALS ***			1 CHECKS		1,782.82
1	SINCLAIR, MARTHA							
I-000202509182588	US REFUND	R	9/18/2025	627.62		253491		627.62
1	ALESCH, TONI							
I-000202510012666	US REFUND	R	10/06/2025	61.34		253496		61.34
1	ALLEN, TANNER D							
I-000202510012610	US REFUND	R	10/06/2025	46.57		253497		46.57
1	ANDERSEN, DRAKE							
I-000202510012690	US REFUND	R	10/06/2025	55.35		253498		55.35
1	ANDERSON, SAMUEL							
I-000202510012616	US REFUND	R	10/06/2025	53.53		253499		53.53
1	ASHLINE, MICHELLE							
I-000202510012692	US REFUND	R	10/06/2025	189.15		253500		189.15
1	ASPENGREN, MEGAN							
I-000202510012628	US REFUND	R	10/06/2025	61.11		253501		61.11
1	AYERS, BRIAN & EMILY							
I-000202510012636	US REFUND	R	10/06/2025	44.30		253502		44.30
1	BALSLEY, TERESA							
I-000202510012678	US REFUND	R	10/06/2025	100.00		253503		100.00
1	BENNETT, TEGHAN							
I-000202510012617	US REFUND	R	10/06/2025	39.04		253504		39.04
1	BLOCK, LISA							
I-000202510012664	US REFUND	R	10/06/2025	98.22		253505		98.22
1	BRAUN, STEPHANIE A							
I-000202510012606	US REFUND	R	10/06/2025	59.97		253506		59.97
1	BRINKERHOFF, JARED							
I-000202510012623	US REFUND	R	10/06/2025	30.86		253507		30.86

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	BRODEUR, PATRICK							
I-000202510012646	US REFUND	R	10/06/2025	56.02		253508		56.02
1	BURGOS, JOSEPH A							
I-000202510012630	US REFUND	R	10/06/2025	60.48		253509		60.48
1	CAM, JET							
I-000202510012608	US REFUND	R	10/06/2025	98.49		253510		98.49
1	CAVANAUGH, BROOKLYN							
I-000202510012618	US REFUND	R	10/06/2025	61.49		253511		61.49
1	CHUNG, DERYCK							
I-000202510012656	US REFUND	R	10/06/2025	32.53		253512		32.53
1	CISAR, NICK							
I-000202510012657	US REFUND	R	10/06/2025	56.42		253513		56.42
1	CLARK, ETHAN T							
I-000202510012667	US REFUND	R	10/06/2025	99.98		253514		99.98
1	COCKERTON, BLAKE							
I-000202510012681	US REFUND	R	10/06/2025	29.77		253515		29.77
1	COOPER, CORBIN J							
I-000202510012702	US REFUND	R	10/06/2025	44.13		253516		44.13
1	CRONK, MICHAEL S							
I-000202510012627	US REFUND	R	10/06/2025	92.69		253517		92.69
1	DAUM, KYLEE							
I-000202510012637	US REFUND	R	10/06/2025	32.44		253518		32.44
1	DAVIS, ARIANNA							
I-000202510012625	US REFUND	R	10/06/2025	8.18		253519		8.18
1	DUMONT, HAYDEN							
I-000202510012621	US REFUND	R	10/06/2025	95.73		253520		95.73
1	FINE, HALLEE							
I-000202510012695	US REFUND	R	10/06/2025	100.00		253521		100.00
1	FIORENTINO, DYAN B							
I-000202510012693	US REFUND	R	10/06/2025	6.14		253522		6.14

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	FISCHER, KYLIE							
I-000202510012669	US REFUND	R	10/06/2025	83.77		253523		83.77
1	GALLAGHER, GARRETT							
I-000202510012698	US REFUND	R	10/06/2025	28.06		253524		28.06
1	GLASCOCK, THOMAS R							
I-000202510012640	US REFUND	R	10/06/2025	55.75		253525		55.75
1	GOERING, ANDREW							
I-000202510012626	US REFUND	R	10/06/2025	35.63		253526		35.63
1	GOTTO, TANNER N							
I-000202510012641	US REFUND	R	10/06/2025	49.98		253527		49.98
1	GROGAN, GAVIN M							
I-000202510012632	US REFUND	R	10/06/2025	57.55		253528		57.55
1	HAMMEL, LEILANI							
I-000202510012701	US REFUND	R	10/06/2025	30.99		253529		30.99
1	HANNAN, JAXSON							
I-000202510012700	US REFUND	R	10/06/2025	97.07		253530		97.07
1	HERNANDEZ, BARBARA A							
I-000202510012624	US REFUND	R	10/06/2025	56.98		253531		56.98
1	HERNANDEZ, JESSE							
I-000202510012599	US REFUND	R	10/06/2025	31.56		253532		31.56
1	HOCHSTETLER, ANDREW							
I-000202510012699	US REFUND	R	10/06/2025	55.84		253533		55.84
1	HOFFMAN, NICHOLAS J							
I-000202510012649	US REFUND	R	10/06/2025	83.83		253534		83.83
1	HORVATH, STEVEN							
I-000202510012704	US REFUND	R	10/06/2025	49.98		253535		49.98
1	HUGHES, ANGELA M							
I-000202510012682	US REFUND	R	10/06/2025	42.94		253536		42.94
1	JAVIER, DANIELLA							
I-000202510012672	US REFUND	R	10/06/2025	99.40		253537		99.40

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1	JEMISON, ARON R							
I-000202510012694	US REFUND	R	10/06/2025	52.91		253538		52.91
1	JENKINS, SHANE							
I-000202510012604	US REFUND	R	10/06/2025	100.00		253539		100.00
1	JENSEN, LARRY J							
I-000202510012594	US REFUND	R	10/06/2025	61.58		253540		61.58
1	JOHNSON, CHANCELLOR							
I-000202510012663	US REFUND	R	10/06/2025	51.63		253541		51.63
1	KENNEDY, SKYLER							
I-000202510012631	US REFUND	R	10/06/2025	100.00		253542		100.00
1	LAFFERTY, ALICE							
I-000202510012602	US REFUND	R	10/06/2025	97.39		253543		97.39
1	LEE, BYUNGHWON							
I-000202510012689	US REFUND	R	10/06/2025	78.08		253544		78.08
1	LILLEBO, ABBY							
I-000202510012600	US REFUND	R	10/06/2025	100.00		253545		100.00
1	LINGENFELTER, KEVIN							
I-000202510012642	US REFUND	R	10/06/2025	114.55		253546		114.55
1	LYONS, EVAN							
I-000202510012619	US REFUND	R	10/06/2025	42.51		253547		42.51
1	MARTIN, SHAWN							
I-000202510012686	US REFUND	R	10/06/2025	98.17		253548		98.17
1	MARTINEZ, FRANCISCO							
I-000202510012622	US REFUND	R	10/06/2025	100.00		253549		100.00
1	MAYFIELD, JERMEL							
I-000202510012671	US REFUND	R	10/06/2025	104.00		253550		104.00
1	MCCARTY, JAMES							
I-000202510012638	US REFUND	R	10/06/2025	67.00		253551		67.00
1	MCCURLEY, JACINE L							
I-000202510012612	US REFUND	R	10/06/2025	99.22		253552		99.22

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	MENEGAY, MATTHEW							
I-000202510012647	US REFUND	R	10/06/2025	34.15		253553		34.15
1	MERI, MAECYN J							
I-000202510012601	US REFUND	R	10/06/2025	100.00		253554		100.00
1	MERICLE, JULIE & ROB							
I-000202510012653	US REFUND	R	10/06/2025	67.38		253555		67.38
1	MIDWEST MATTRESS							
I-000202510012705	US REFUND	R	10/06/2025	50.00		253556		50.00
1	MORRIS, LACEY & TODD							
I-000202510012654	US REFUND	R	10/06/2025	46.34		253557		46.34
1	MUELLER, KATHERINE							
I-000202510012597	US REFUND	R	10/06/2025	61.42		253558		61.42
1	MURRAY, RYLEE L							
I-000202510012703	US REFUND	R	10/06/2025	94.15		253559		94.15
1	NELSON, SHAWN M							
I-000202510012645	US REFUND	R	10/06/2025	98.55		253560		98.55
1	NIELSEN, GARY							
I-000202510012685	US REFUND	R	10/06/2025	84.10		253561		84.10
1	OCHS, BENJAMIN							
I-000202510012697	US REFUND	R	10/06/2025	94.15		253562		94.15
1	OTTO, TRAVIS							
I-000202510012614	US REFUND	R	10/06/2025	61.59		253563		61.59
1	PALMER, MADISYN & LO							
I-000202510012629	US REFUND	R	10/06/2025	94.15		253564		94.15
1	PARKER, ISABELLA G							
I-000202510012680	US REFUND	R	10/06/2025	100.00		253565		100.00
1	PARLEE, JESSICA							
I-000202510012643	US REFUND	R	10/06/2025	45.64		253566		45.64
1	PARLEE, JESSICA							
I-000202510012644	US REFUND	R	10/06/2025	58.30		253567		58.30

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	PECHMAN, ROBERT							
	I-000202510012673 US REFUND	R	10/06/2025	92.69		253568		92.69
1	PETERSON, TYLER L							
	I-000202510012613 US REFUND	R	10/06/2025	98.32		253569		98.32
1	REGAN, JOSEPH							
	I-000202510012639 US REFUND	R	10/06/2025	100.00		253570		100.00
1	REVOLORIO, EDGAR							
	I-000202510012668 US REFUND	R	10/06/2025	55.44		253571		55.44
1	RICKHEIM, CHRISTINA							
	I-000202510012687 US REFUND	R	10/06/2025	100.00		253572		100.00
1	RYE, KIMBERLEE C							
	I-000202510012633 US REFUND	R	10/06/2025	50.24		253573		50.24
1	SAID, CHRISTOPHER							
	I-000202510012635 US REFUND	R	10/06/2025	60.48		253574		60.48
1	SANDER, ANDREA C							
	I-000202510012674 US REFUND	R	10/06/2025	57.68		253575		57.68
1	SATTERLEE, COLLIN M							
	I-000202510012688 US REFUND	R	10/06/2025	91.24		253576		91.24
1	SCHUMACHER, BRIAN							
	I-000202510012691 US REFUND	R	10/06/2025	239.50		253577		239.50
1	SHANNON, COLE H							
	I-000202510012611 US REFUND	R	10/06/2025	40.85		253578		40.85
1	SHEPARD, CHAD							
	I-000202510012677 US REFUND	R	10/06/2025	98.55		253579		98.55
1	SHORE, SIERRA							
	I-000202510012598 US REFUND	R	10/06/2025	57.89		253580		57.89
1	SINCLAIR, ISAAC							
	I-000202510012696 US REFUND	R	10/06/2025	42.68		253581		42.68
1	SOSA, MORGAN M							
	I-000202510012658 US REFUND	R	10/06/2025	41.22		253582		41.22

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	STAHL, LEE							
I-000202510012595	US REFUND	R	10/06/2025	52.28		253583		52.28
1	STEVER, GRACE							
I-000202510012596	US REFUND	R	10/06/2025	50.81		253584		50.81
1	STEWART SPORT AND SP							
I-000202510012650	US REFUND	R	10/06/2025	49.99		253585		49.99
1	STOLTZ, JOSEPH							
I-000202510012605	US REFUND	R	10/06/2025	100.00		253586		100.00
1	SULLIVAN, JENNIFER							
I-000202510012684	US REFUND	R	10/06/2025	72.77		253587		72.77
1	THOMAS, SHELLY							
I-000202510012652	US REFUND	R	10/06/2025	32.92		253588		32.92
1	TURNER, REAGAN							
I-000202510012662	US REFUND	R	10/06/2025	30.87		253589		30.87
1	UCHYTIL, JESSE							
I-000202510012620	US REFUND	R	10/06/2025	96.53		253590		96.53
1	URIDIL, LECIA							
I-000202510012670	US REFUND	R	10/06/2025	66.51		253591		66.51
1	VALDE, KEELY M							
I-000202510012679	US REFUND	R	10/06/2025	100.00		253592		100.00
1	VAN BAAL, BRYAN							
I-000202510012660	US REFUND	R	10/06/2025	61.23		253593		61.23
1	VANDELUNE, MALORIE							
I-000202510012676	US REFUND	R	10/06/2025	94.15		253594		94.15
1	VANDERHOLM, APRIL R							
I-000202510012615	US REFUND	R	10/06/2025	99.33		253595		99.33
1	VASQUEZ, STACEY M							
I-000202510012659	US REFUND	R	10/06/2025	37.08		253596		37.08
1	VON WALDEN, TARA							
I-000202510012648	US REFUND	R	10/06/2025	61.44		253597		61.44

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1	WALKER, CARRIE L							
I-000202510012655	US REFUND	R	10/06/2025	35.27		253598		35.27
1	WALKER, LAWRENCE							
I-000202510012683	US REFUND	R	10/06/2025	65.09		253599		65.09
1	WANG, JAY							
I-000202510012651	US REFUND	R	10/06/2025	385.03		253600		385.03
1	WASHINGTON, JANICE							
I-000202510012603	US REFUND	R	10/06/2025	52.71		253601		52.71
1	WEST, CHRISTINE M							
I-000202510012706	US REFUND	R	10/06/2025	45.60		253602		45.60
1	WHITE-DAVIDSON , TAY							
I-000202510012634	US REFUND	R	10/06/2025	51.33		253603		51.33
1	WIGERT, CAMRYN							
I-000202510012661	US REFUND	R	10/06/2025	98.06		253604		98.06
1	WILSON, STEPHANIE							
I-000202510012665	US REFUND	R	10/06/2025	55.57		253605		55.57
1	WINTERBOER, ALICIA A							
I-000202510012609	US REFUND	R	10/06/2025	60.88		253606		60.88
1	WUBBEN, EMILY							
I-000202510012607	US REFUND	R	10/06/2025	43.09		253607		43.09
1	YATCHAK, JACOB M							
I-000202510012675	US REFUND	R	10/06/2025	89.77		253608		89.77
			*** VENDOR TOTALS ***			114 CHECKS		8,772.93
010051	MOBOTREX INC							
I-285008	APS PUSHBUTTON SYSTEM	E	10/08/2025	7,825.00		012797		7,825.00
			*** VENDOR TOTALS ***			1 CHECKS		7,825.00
012247	BRAD MOELLER ELECTRIC							
I-2298	NEW LIGHT FIXTURE-PW	R	10/06/2025	1,522.10		253714		1,522.10
			*** VENDOR TOTALS ***			1 CHECKS		1,522.10
003512	GREETINGS INC							
I-161429	SNAPPER MOWER - PSB	R	10/06/2025	142.22		253715		142.22
			*** VENDOR TOTALS ***			1 CHECKS		142.22

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

		CHECK		INVOICE		CHECK	CHECK	CHECK
VENDOR I.D.	NAME	STATUS	DATE	AMOUNT	DISCOUNT	NO	STATUS	AMOUNT
006447	MSA PROFESSIONAL SERVICES INC							
I-021031 #18	PAY 18-SW WLNT /ORD RD WTR MN	R	10/06/2025	20,331.46		253716		20,331.46
			*** VENDOR TOTALS ***			1 CHECKS		20,331.46
006756	MTI DISTRIBUTING INC							
I-1492285-00	BRKTS/WSHRS/MNT/SCRW-PRSC	R	10/06/2025	220.80		253717		
I-1493195-00	UNIT #644 SEAL KIT -CG	R	10/06/2025	208.35		253717		
I-1493239-00	REPAIRS - PRSC	R	10/06/2025	647.50		253717		
I-1493484-00	UNIT #644 BEARING KIT - CG	R	10/06/2025	549.20		253717		
I-1493649-00	HYD MOTOR	R	10/06/2025	2,343.06		253717		
I-1493650-00	UNIT #644 - KEY - CG	R	10/06/2025	20.85		253717		
I-1493980-00	BEARINGS - UNIT #877 OC	R	10/06/2025	52.56		253717		4,042.32
			*** VENDOR TOTALS ***			1 CHECKS		4,042.32
000350	MUNICIPAL SUPPLY INC							
I-0952795-IN	METERS - MU	R	10/06/2025	875.00		253718		
I-0954018-IN	FY26 BLANKET PO (SYSTEM)	R	10/06/2025	2,171.50		253718		
I-0954566-IN	FY26 BLANKET PO (SYSTEM)	R	10/06/2025	454.26		253718		
I-0954846-IN	SUPPLIES - PW	R	10/06/2025	578.18		253718		
I-0954848-IN	WATER - MU	R	10/06/2025	8,516.00		253718		12,594.94
			*** VENDOR TOTALS ***			1 CHECKS		12,594.94
012546	KADE MUNOZ							
I-09/26/2025 MILEAGE	09/25/25 FUEL REIMBURSEMENT	E	10/08/2025	44.99		012842		44.99
			*** VENDOR TOTALS ***			1 CHECKS		44.99
006325	N B GOLF LLC							
C-3236544	CR: 9/9/25 CANCELLATION OC	R	10/06/2025	212.00CR		253719		
I-3215496	07/22/25 RENTAL - OC	R	10/06/2025	424.00		253719		
I-75622	SPINDLE/KING PIN - OC	R	10/06/2025	126.89		253719		338.89
			*** VENDOR TOTALS ***			1 CHECKS		338.89
003057	NAPA AUTO PARTS							
I-768392	FILTERS - OCM	R	10/06/2025	28.83		253720		
I-768622	740-T/O JETS MINI BLLDOG- MU	R	10/06/2025	15.61		253720		
I-769089	SHOP SUPPLIES - CG	R	10/06/2025	7.80		253720		
I-769223	SHOP SUPPLIES - CG	R	10/06/2025	17.07		253720		
I-769254	SHOP SUPPLIES - CG	R	10/06/2025	65.08		253720		
I-769273	PIPE TAP - MU	R	10/06/2025	39.58		253720		
I-769512	FUSES - OCM	R	10/06/2025	20.54		253720		
I-769544	SHOP SUPPLIES - CG	R	10/06/2025	65.38		253720		
I-769781	#286 FLOOR MAT - CG	R	10/06/2025	58.34		253720		318.23
			*** VENDOR TOTALS ***			1 CHECKS		318.23

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001177	INTERNATIONAL IDENTIFICATION I							
I-331722	PET TAGS - CH	R	10/06/2025	716.62		253721		
I-333134	FIREPLUG - PKS	R	10/06/2025	370.96		253721		1,087.58
	*** VENDOR TOTALS ***					1 CHECKS		1,087.58
003164	NILLES ASSOCIATES INC							
I-25057.01 #1	PAY 1-DEER CREEK SAN TRNK SWR	E	10/08/2025	93,780.00		012759		93,780.00
	*** VENDOR TOTALS ***					1 CHECKS		93,780.00
005517	NORSOLV SYSTEMS ENVIRONMENTAL							
I-INVNP0306458	SERVICE DM 16 24 WEEK -OCM	E	10/08/2025	271.95		012771		271.95
	*** VENDOR TOTALS ***					1 CHECKS		271.95
009284	JERRY'S TRANSMISSION SERVICE I							
I-0046091	EBERHARD LOCKING EXT -CG	E	10/08/2025	564.14		012789		564.14
	*** VENDOR TOTALS ***					1 CHECKS		564.14
000837	O'REILLY AUTOMOTIVE INC							
I-0295-486468	PIPE EXPNDR - CG	E	10/08/2025	53.99		012741		53.99
	*** VENDOR TOTALS ***					1 CHECKS		53.99
003727	ODP BUSINESS SOLUTIONS, LLC							
I-435383217002	OFFICE SUPPLIES - PW	R	10/06/2025	84.31		253722		
I-436480122001	OFFICE SUPPLIES - PW	R	10/06/2025	221.08		253722		
I-436701879001	OFFICE SUPPLIES -PW/CODE	R	10/06/2025	364.86		253722		
I-438674117001	OFFICE SUPPLIES - PW	R	10/06/2025	48.51		253722		
I-438674531001	OFFICE SUPPLIES - PW	R	10/06/2025	5.41		253722		
I-438828876001	PAPER/TWLS/CUPS/SOAP-CH	R	10/06/2025	69.77		253722		
I-438833691001	DISH SOAP - CH	R	10/06/2025	6.23		253722		
I-439399880001	MISC SUPPLIES - CH	R	10/06/2025	52.51		253722		
I-439892832001	TP/OFFICE SUPPLIES- PD	R	10/06/2025	214.81		253722		
I-440178142001	PAPER/LABEL/FOLDER - PD	R	10/06/2025	282.61		253722		1,350.10
	*** VENDOR TOTALS ***					1 CHECKS		1,350.10
010076	OLSSON, INC							
I-552656 #7	PAY 7-ORLBR /IRVINEDL INT IMP	R	10/06/2025	23,052.66		253723		23,052.66
	*** VENDOR TOTALS ***					1 CHECKS		23,052.66
007878	OVERDRIVE INC							
I-06497C025279855	MULTIMEDIA - KL	E	10/08/2025	65.50		012778		
I-06497C025280308	MULTIMEDIA - KL	E	10/08/2025	792.72		012778		
I-06497C025287684	MULTIMEDIA - KL	E	10/08/2025	799.54		012778		
I-06497DA25281066	MULTIMEDIA - KL	E	10/08/2025	63.12		012778		1,720.88
	*** VENDOR TOTALS ***					1 CHECKS		1,720.88

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012547	COLE PATAVA							
I-09/2025 FITNESS	09/2025 FITNESS- WATCH	E	10/08/2025	216.00		012843		216.00
	*** VENDOR TOTALS ***					1 CHECKS		216.00
002158	PERFICUT COMPANIES INC							
I-75813	09/06/25-09/12/25 SOUTH ZONE	E	10/08/2025	11,310.88		012748		11,310.88
	*** VENDOR TOTALS ***					1 CHECKS		11,310.88
009158	PERFORMANCE FOODSERVICE - THOM							
C-7975309	CR: FOOD FOR RESALE	R	10/06/2025	28.30CR		253724		
C-7990623	CR: FOOD FOR RESALE - OC	R	10/06/2025	15.15CR		253724		
I-7978329	FOOD FOR RESALE	R	10/06/2025	1,546.43		253724		
I-7980663	FOOD FOR RESALE - OC	R	10/06/2025	516.46		253724		
I-7984258	FOOD FOR RESALE - OC	R	10/06/2025	544.15		253724		
I-7986563	FOOD FOR RESALE-OC	R	10/06/2025	1,005.42		253724		
I-7990163	FOOD FOR RESALE - OC	R	10/06/2025	756.01		253724		4,325.02
	*** VENDOR TOTALS ***					1 CHECKS		4,325.02
012340	ALLISON PHILSON							
I-09/11/2025 VIOLIN	9/11/25 VIOLIN STORY TIME KL	E	10/08/2025	80.00		012820		80.00
	*** VENDOR TOTALS ***					1 CHECKS		80.00
002648	PIONEER MANUFACTURING COM							
I-INV-269797	GAME DAY AEROSOL WHITE-PRSC	E	10/08/2025	108.50		012752		108.50
	*** VENDOR TOTALS ***					1 CHECKS		108.50
000384	PITNEY BOWES INC							
I-1028147358	RED INK - KL	E	10/08/2025	182.58		012731		182.58
	*** VENDOR TOTALS ***					1 CHECKS		182.58
003387	PJ IOWA LC PAPA JOHN'S PIZZA							
I-177600	9/16/25 HAWKEYE	R	10/06/2025	8.00		253725		
I-177601	9/7 HAWKEYE	R	10/06/2025	8.00		253725		
I-177602	9/07/25 HAWKEYE	R	10/06/2025	8.00		253725		
I-177603	9/8 HAWKEYE	R	10/06/2025	8.00		253725		
I-177605	9/10/25 HAWKEYE	R	10/06/2025	8.00		253725		
I-177608	9/11/25 HAWKEYE	R	10/06/2025	8.00		253725		
I-177611	9/13 HAWKEYE	R	10/06/2025	16.00		253725		
I-177612	9/14/ HAWKEYE	R	10/06/2025	8.00		253725		
I-177613	9/14/25 HAWKEYE	R	10/06/2025	8.00		253725		
I-177614	9/15 HAWKEYE	R	10/06/2025	8.00		253725		
I-177618	9/18 HAWKEYE	R	10/06/2025	8.00		253725		
I-177620	9/19 HAWKEYE	R	10/06/2025	40.00		253725		
I-177623	9/20 HAWKEYE	R	10/06/2025	16.00		253725		
I-177624	9/20 HAWKEYE	R	10/06/2025	32.00		253725		
I-177625	9/20/25 HAWKEYE	R	10/06/2025	32.00		253725		
I-177626	9/20/25 HAWKEYE	R	10/06/2025	32.00		253725		
I-177627	9/20/25 HAWKEYE	R	10/06/2025	32.00		253725		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK		INVOICE AMOUNT	DISCOUNT	CHECK	CHECK	CHECK
			DATE				NO	STATUS	AMOUNT
I-177628	9/20/25 HAWKEYE	R	10/06/2025		40.00		253725		
I-177629	9/21 HAWKEYE	R	10/06/2025		56.00		253725		
I-177630	9/21 HAWKEYE	R	10/06/2025		48.00		253725		
I-177631	9/21 HAWKEYE	R	10/06/2025		48.00		253725		
I-177632	9/23/25 HAWKEYE	R	10/06/2025		86.00		253725		
I-177633	9/23 HAWKEYE	R	10/06/2025		236.00		253725		
I-177634	9/23 HAWKEYE	R	10/06/2025		8.00		253725		
I-177635	9/23 HAWKEYE	R	10/06/2025		80.00		253725		
I-177636	9/23 HAWKEYE	R	10/06/2025		8.00		253725		
I-177640	9/25 HAWKEYE	R	10/06/2025		8.00		253725		
I-182062	9/14 HAWKEYE	R	10/06/2025		16.00		253725		
I-182073	7/16 HAWKEYE	R	10/06/2025		8.00		253725		922.00
*** VENDOR TOTALS ***							1 CHECKS		922.00
011708	PLAYAWAY PRODUCTS LLC								
I-511950	MULTIMEDIA - KL	E	10/08/2025		96.34		012806		
I-512335	MULTIMEDIA - KL	E	10/08/2025		373.45		012806		
I-512422	MULTIMEDIA KL	E	10/08/2025		55.84		012806		525.63
*** VENDOR TOTALS ***							1 CHECKS		525.63
012548	PLT HOLDINGS LLC								
I-10/2025 LAND IMP	10/2025 LAND IMPROVEMENTS	R	10/06/2025		12,825.00		253726		
I-10/2025 ROW	10/2025 RIGHT OF WAY	R	10/06/2025		10,200.00		253726		
I-10/2025 TEMP ESMT	10/2025 TEMPORARY EASEMENT	R	10/06/2025		6,975.00		253726		30,000.00
*** VENDOR TOTALS ***							1 CHECKS		30,000.00
002794	POLK COUNTY AVIATION AUTH								
I-549	TAX LEVY FOR 2025-2026 #1	E	10/08/2025		372,868.18		012754		372,868.18
*** VENDOR TOTALS ***							1 CHECKS		372,868.18
005641	POLK COUNTY EXTENSION AND OUTR								
I-11/2025 PEST	11/2025 PESTICIDE LICENSES	R	10/06/2025		135.00		253727		135.00
*** VENDOR TOTALS ***							1 CHECKS		135.00
009386	POMP'S TIRE SERVICE, INC								
I-1400185228	PLOW TRACK SPARE - CG	E	10/08/2025		587.53		012790		
I-1400185294	#234 GALX HULK L5 - CG	E	10/08/2025		736.00		012790		
I-1400185295	#234 GALX HULK L5 - CG	E	10/08/2025		736.00		012790		
I-1400185995	#412 TRANSFORCE AT2 - CG	E	10/08/2025		684.20		012790		
I-1400186065	POLICE SQUAD FIREHAWK - CG	E	10/08/2025		719.34		012790		
I-1400186096	CONCRETE TRAILER - STREETS	E	10/08/2025		294.00		012790		
I-1400186503	#240 REPAIR SERVICES - CG	E	10/08/2025		471.80		012790		
I-1400186648	#95 LOOSE TIRES - CG	E	10/08/2025		239.78		012790		
I-1400186723	#929 - CG	E	10/08/2025		786.56		012790		
I-1400186809	#95 UNIT ALIGNMENT - CG	E	10/08/2025		106.99		012790		
I-1400187734	CONCRETE TRAILER - CG	E	10/08/2025		672.00		012790		6,034.20
*** VENDOR TOTALS ***							1 CHECKS		6,034.20

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000390	POSTMASTER							
I-09/2025 CITY GUIDE	09/2025 CITY GUIDE	R	9/18/2025	7,360.33		253490		7,360.33
000390	POSTMASTER							
I-09/20/2025 #29	USPS MARKETING MAIL-CLERKS	R	10/06/2025	370.00		253728		370.00
	*** VENDOR TOTALS ***					2 CHECKS		7,730.33
006106	THE PRESTWICK GROUP INC							
I-INV35056	GARBAGE CONTAINERS	R	10/06/2025	2,770.10		253729		2,770.10
	*** VENDOR TOTALS ***					1 CHECKS		2,770.10
007311	PROCTOR MECHANICAL CORPORATION							
I-901922	PLAY FEATURE PUMP	R	10/06/2025	2,809.42		253730		
I-901923	COIL REPLACE	R	10/06/2025	5,049.90		253730		7,859.32
	*** VENDOR TOTALS ***					1 CHECKS		7,859.32
002713	PROTEX CENTRAL INC							
I-160585	FIRE EXT INSTALLATION -OCM	E	10/08/2025	473.00		012753		473.00
	*** VENDOR TOTALS ***					1 CHECKS		473.00
005151	JULS DESIGN INC							
I-12459	GRAPHIC DESIGN	E	10/08/2025	2,795.84		012768		
I-12460	DESIGN CONSULT - COMM	E	10/08/2025	484.32		012768		3,280.16
	*** VENDOR TOTALS ***					1 CHECKS		3,280.16
006390	QUILL CORPORATION							
I-45634775	WHITE LABELS - P&R	R	10/06/2025	23.87		253731		23.87
	*** VENDOR TOTALS ***					1 CHECKS		23.87
005557	RACOM CORPORATION							
I-INV36252	P25/BEON ACCESS -FD	E	10/08/2025	2,004.40		012772		
I-INV36253	P25 ACCESS - PD	E	10/08/2025	2,612.73		012772		4,617.13
	*** VENDOR TOTALS ***					1 CHECKS		4,617.13
012518	RAINBOW OF THE HEARTLAND							
I-38384	JACK 6X6 - PKS	R	10/06/2025	760.00		253732		760.00
	*** VENDOR TOTALS ***					1 CHECKS		760.00
008509	REDBUD LLC							
I-8968	9/6-9/12/25 FACILITIES /PRSC	R	10/06/2025	6,739.15		253733		6,739.15
008509	REDBUD LLC							
I-8973	9/13-9/19 FACILITIES/PRSC MOW	R	10/06/2025	1,076.35		253734		1,076.35

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008509	REDBUD LLC							
I-8974	MOWING PRSC	R	10/06/2025	724.50		253735		724.50
			*** VENDOR TOTALS ***			3 CHECKS		8,540.00
001985	RIDD X PEST CONTROL							
I-66674	WASP/SPIDERS - AC	E	10/08/2025	119.00		012746		119.00
			*** VENDOR TOTALS ***			1 CHECKS		119.00
003999	RINGCENTRAL INC							
I-CD_001228496	9/26/25-10/25/25 SERVICE	E	10/08/2025	5,893.37		012762		5,893.37
			*** VENDOR TOTALS ***			1 CHECKS		5,893.37
011464	RJN GROUP, INC.							
I-431501	FORCE MAIN INSPECTION-MU	E	10/08/2025	11,100.00		012801		11,100.00
			*** VENDOR TOTALS ***			1 CHECKS		11,100.00
011633	KAREN ROSE							
I-08/30/25-10/09/25	8/30-10/9/25 SALSA DANCE	E	10/08/2025	664.80		012838		
I-09/03/25-09/24/25	9/3-9/24/25 PICKLEBALL INSTRUC	E	10/08/2025	275.00		012838		939.80
			*** VENDOR TOTALS ***			1 CHECKS		939.80
006366	ROTELLA'S ITALIAN BAKERY INC							
I-E459945	FOOD FOR RESALE - OC	E	10/08/2025	137.38		012773		
I-E50212	FOOD FOR RESALE -OC	E	10/08/2025	84.70		012773		
I-E50537	FOOD FOR RESALE - OC	E	10/08/2025	110.08		012773		
I-E54839	FOOD FOR RESALE OC	E	10/08/2025	35.06		012773		
I-E56312	FOOD FOR RESALE - OC	E	10/08/2025	73.16		012773		
I-E58065	FOOD FOR RESALE - OC	E	10/08/2025	91.05		012773		531.43
			*** VENDOR TOTALS ***			1 CHECKS		531.43
006512	SHELLEY R. ROUSE							
I-08/2025 TWIRL	08/2025 TWIRLLING ACADAMY	R	10/06/2025	500.00		253736		500.00
			*** VENDOR TOTALS ***			1 CHECKS		500.00
004079	STRAWBERRY PATCH							
I-94411	BLUE GRAY SHIRT SETS	R	10/06/2025	3,792.00		253737		3,792.00
			*** VENDOR TOTALS ***			1 CHECKS		3,792.00
010171	SCALARWORKS LLC							
I-11565	RIFLE SIGHTS-PD	E	10/08/2025	2,787.00		012798		2,787.00
			*** VENDOR TOTALS ***			1 CHECKS		2,787.00
010375	MICHAEL SCHROCK							
I-09/17/25-09/149/25	9/17-9/19/25 TRAVEL	E	10/08/2025	13.00		012833		13.00
			*** VENDOR TOTALS ***			1 CHECKS		13.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006963	DAVID SCHUMACHER							
I-09/03/2025 MEALS	9/3/25 MEALS	E	10/08/2025	21.18		012827		21.18
	*** VENDOR TOTALS ***					1 CHECKS		21.18
002872	SCIENCE CENTER OF IOWA							
I-11474385	SCI ADVENTURASSES-KL	R	10/06/2025	450.00		253738		450.00
	*** VENDOR TOTALS ***					1 CHECKS		450.00
000425	SECRETARY OF STATE							
I-781469 FY26	NOTARY RENEWAL-T. GRANDGRGE	R	10/06/2025	30.00		253739		
I-FY26 NOTARY JM	FY26 NOTARY-J. MCDONOUGH	R	10/06/2025	30.00		253739		
I-FY26 NTRY-B.DYER	FY26 NOTARY -B. DYER	R	10/06/2025	30.00		253739		
I-FY26 NTRY-CUSACK	FY26 NOTARY J. CUSACK	R	10/06/2025	30.00		253739		120.00
	*** VENDOR TOTALS ***					1 CHECKS		120.00
012536	SHENANDOAH PUBLIC LIBRARY							
I-09/18/2025	MISC BOOKS - KL	R	10/06/2025	75.00		253740		75.00
	*** VENDOR TOTALS ***					1 CHECKS		75.00
011405	SHORT ELLIOTT HENDRICKSON INCO							
I-494331	WATER SYSTEM PLANNING	E	10/08/2025	2,952.00		012799		2,952.00
	*** VENDOR TOTALS ***					1 CHECKS		2,952.00
001923	LOCAL GOVERNMENT PROFESSIONAL							
I-2025-IC-0365	2025 AUG SUP/ORD 2229-2243	E	10/08/2025	150.00		012744		150.00
	*** VENDOR TOTALS ***					1 CHECKS		150.00
011910	IDSC HOLDINGS LLC DBA: SNAP-ON							
I-ARV/65720473	STM04 & T72 - CG	E	10/08/2025	78.61		012808		78.61
	*** VENDOR TOTALS ***					1 CHECKS		78.61
000990	SNYDER & ASSOCIATES INC							
I-119.0975.01D #10	PAY 10-NTHLWN UTLTY IMP PH4	E	10/08/2025	6,533.00		012742		
I-120.1113.01 #46	PAY 46-HTT TRNSMSN MN/DRNG	E	10/08/2025	1,433.00		012742		
I-123.0584.01 #19	PAY 19-ANK BVD IMP 1ST-11TH	E	10/08/2025	17,436.75		012742		
I-124.0622.01 #13	PAY 13-SAWGRASS PK DAM IMP	E	10/08/2025	6,063.75		012742		
I-125.0208.01 #7	PAY 7-S ANK BVD/ORLBR CONCEPT	E	10/08/2025	17,931.25		012742		49,397.75
	*** VENDOR TOTALS ***					1 CHECKS		49,397.75
004119	WILLIAM J FRENCH							
I-19903	ADVANCED MOA - CG	R	10/06/2025	390.00		253741		390.00
	*** VENDOR TOTALS ***					1 CHECKS		390.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004989	STANARD & ASSOCIATES INC							
I-SA000062598	POLICE POST TESTS	R	10/06/2025	597.50		253742		597.50
	*** VENDOR TOTALS ***					1 CHECKS		597.50
002339	STAPLES CONTRACT & COMMERCIAL							
I-6040883127	REFILL INK/BOOK TAPE - KL	R	10/06/2025	46.38		253743		
I-6041059858	FIRST AID SUPPLIES - PD	R	10/06/2025	41.22		253743		
I-6041835917	SPLENDA - PD	R	10/06/2025	41.62		253743		
I-6041835918	OFFICE SUPPLIES - CG	R	10/06/2025	50.77		253743		
I-6042153738	CHISEL/BATS/PAPER - KL	R	10/06/2025	137.74		253743		317.73
	*** VENDOR TOTALS ***					1 CHECKS		317.73
000474	STATE HYGIENIC LABORATORY AR							
I-306725	TESTING - MU	E	10/08/2025	105.00		012735		
I-306728	TESTING - MU	E	10/08/2025	35.00		012735		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
008350	STIVERS FORD							
I-106381/2	#801 REPAIR	R	10/06/2025	4,120.00		253744		
I-106381/2B	UNDERESTIMATED REPAIR	R	10/06/2025	174.19		253744		
I-F62018	FY26 PARK MAINT 1 TON	R	10/06/2025	55,908.00		253744		60,202.19
	*** VENDOR TOTALS ***					1 CHECKS		60,202.19
005956	GARRON STRATTON							
I-09/02/25-09/03/25	9/2-9/3/25 MEALS	E	10/08/2025	23.55		012826		23.55
	*** VENDOR TOTALS ***					1 CHECKS		23.55
003339	STREICHER'S							
I-I1782929	#87 BALLISTIC VEST	R	10/06/2025	1,330.00		253745		
I-I1782930	#107 BALLISTIC VEST	R	10/06/2025	1,459.00		253745		2,789.00
	*** VENDOR TOTALS ***					1 CHECKS		2,789.00
007400	STRYKER SALES LLC							
C-4149795	CR: Q 00125067	E	10/08/2025	1,050.60CR		012774		
C-4149796	CR: AFD6182020	E	10/08/2025	193.82CR		012774		
C-9205781267	CR: PO 23-46284	E	10/08/2025	2,500.00CR		012774		
I-9210301949	POWER LOAD REPAIR	E	10/08/2025	6,897.00		012774		3,152.58
	*** VENDOR TOTALS ***					1 CHECKS		3,152.58
004820	SURFACE FINISHING COMPANY							
I-250940-00	CLAMP GLOVES - PW	R	10/06/2025	91.87		253746		91.87
	*** VENDOR TOTALS ***					1 CHECKS		91.87

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012403	AMANDA SWANSON							
I-06/2025 MILEAGE	06/2025 MILEAGE	E	10/08/2025	14.70		012840		
I-07/25-09/25MILEAGE	07/25-09/25 MILEAGE	E	10/08/2025	47.25		012840		61.95
	*** VENDOR TOTALS ***					1 CHECKS		61.95
000124	SYSCO IOWA INC							
I-439132639	FOOD FOR RESALE -OC	R	10/06/2025	331.99		253747		
I-439145163	FOOD FOR RESALE - OC	R	10/06/2025	110.07		253747		442.06
	*** VENDOR TOTALS ***					1 CHECKS		442.06
010068	T-MOBILE USA INC							
I-09/21/2025	08/21/25-09/20/25 STATEMENT	R	10/06/2025	1,071.30		253748		1,071.30
	*** VENDOR TOTALS ***					1 CHECKS		1,071.30
006441	TITAN MACHINERY INC							
I-RS0013018-1	BOOM LIFT - MU	R	10/06/2025	776.50		253749		776.50
	*** VENDOR TOTALS ***					1 CHECKS		776.50
004907	TK CONCRETE INC							
I-PAY3FNL-PDRMPBRWD	PAY 3FINAL -25 PED RAMP BRWDS	R	10/06/2025	28,238.75		253750		28,238.75
004907	TK CONCRETE INC							
I-RTNG-PEDRMPBRWD	RTNG-25 PED RMP IMP-BRWD S	R	10/06/2025	8,716.00		253751		8,716.00
	*** VENDOR TOTALS ***					2 CHECKS		36,954.75
003194	TNT LANDSCAPING & NURSERY							
I-85052	TREES -P&R	R	10/06/2025	489.98		253752		
I-86774A	TREES-OCM	R	10/06/2025	389.97		253752		
I-86774B	TREES-OCM	R	10/06/2025	90.02		253752		
I-86825	TREES-OCM	R	10/06/2025	479.99		253752		
I-86834	TREES-OCM	R	10/06/2025	700.00		253752		
I-86875	TREES-OCM	R	10/06/2025	350.00		253752		2,499.96
	*** VENDOR TOTALS ***					1 CHECKS		2,499.96
000444	TOMPKINS INDUSTRIES INC							
I-406008568	HOSE ASSEMBLY - MU	E	10/08/2025	233.33		012733		233.33
	*** VENDOR TOTALS ***					1 CHECKS		233.33
004159	TOYNE INC							
I-IN0020048	SWITCH DIM/TURN SIGNAL - FD	R	10/06/2025	304.16		253753		
I-IN0020080	SWIVEL - FD	R	10/06/2025	97.76		253753		401.92
	*** VENDOR TOTALS ***					1 CHECKS		401.92

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004343	TRACTOR SUPPLY COMPANY							
I-746046	BOOTS - G.H.	R	10/06/2025	219.98		253754		219.98
	*** VENDOR TOTALS ***					1 CHECKS		219.98
004713	TRANSIT WORKS							
I-54775	REPAIR - CALIBRATED - ENG	R	10/06/2025	475.31		253755		475.31
	*** VENDOR TOTALS ***					1 CHECKS		475.31
011638	TRESTLE CROSSING HOA							
I-STRMWTR BMP REIMB	STRMWTR BMP REIMB	R	10/06/2025	1,800.00		253756		1,800.00
	*** VENDOR TOTALS ***					1 CHECKS		1,800.00
000740	TRIPLETT OFFICE SOLUTIONS							
I-472840-0	BUSINESS CARDS-J. FREEMAN	E	10/08/2025	89.00		012739		89.00
	*** VENDOR TOTALS ***					1 CHECKS		89.00
003278	DAVIS EQUIPMENT CORPORATION							
I-JI02533	UNIT #824 SEAL KIT	E	10/08/2025	37.22		012761		
I-WI20487	WIRE CONNECT - OCM	E	10/08/2025	378.00		012761		415.22
	*** VENDOR TOTALS ***					1 CHECKS		415.22
007363	TYLER TECHNOLOGIES INC							
I-025-528306	11/1/25-10/31/26 MAINTENANCE	R	10/06/2025	62,022.11		253757		62,022.11
	*** VENDOR TOTALS ***					1 CHECKS		62,022.11
000966	U S BANK							
I-08/25 P-CARD STMT	U S BANK	D	9/19/2025	29,611.88		002868		29,611.88
	*** VENDOR TOTALS ***					1 CHECKS		29,611.88
006209	ULINE INC							
I-197254902	STA 4 FFE TABLES AND CABI	R	10/06/2025	2,799.83		253758		2,799.83
	*** VENDOR TOTALS ***					1 CHECKS		2,799.83
012257	UNITYPOINT HEALTH AT WORK							
I-279753	08/25/25 TESTING TB	R	10/06/2025	45.00		253759		
I-280325	FIRE 411 PHYSICAL PATAVA	R	10/06/2025	975.09		253759		1,020.09
	*** VENDOR TOTALS ***					1 CHECKS		1,020.09
011876	HD SUPPLY, INC.							
I-INV00726585	ELBOW PK OF 10 - MU	E	10/08/2025	26.95		012807		
I-INV00814187	MAGNETOMATIC PIPE LOCATOR-MU	E	10/08/2025	129.08		012807		
I-INV00822709	HACH DPD 1 & 4 - MU	E	10/08/2025	796.61		012807		952.64
	*** VENDOR TOTALS ***					1 CHECKS		952.64

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008174	JUSTIN VANDER LEEST							
I-09/03/25 UNIFORM	09/03/25 BOOTS	R	10/06/2025	140.00		253760		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
001552	BRICE VANDRIMMELEN							
I-09/08/25-09/19/25	9/8/25-9/19/25 FUEL	E	10/08/2025	20.00		012825		20.00
	*** VENDOR TOTALS ***					1 CHECKS		20.00
005012	VAN-WALL EQUIPMENT INC							
C-6683764	CR BEARING CAP PRSC	E	10/08/2025	29.70CR		012767		
C-6683765	CR: BEARING CAP - PRSC	E	10/08/2025	29.70CR		012767		
I-6676600	JOHN DEERE 9009A PARTS	E	10/08/2025	1,636.07		012767		
I-6680768	TINE - OCM	E	10/08/2025	224.40		012767		
I-6683184	UNIT #814 BOOT	E	10/08/2025	54.41		012767		
I-6683974	TINE - PRSC	E	10/08/2025	263.28		012767		
I-6686931	TINE- OCM	E	10/08/2025	179.52		012767		
I-6700301	UNIT 807/809 PARTS OCM	E	10/08/2025	289.90		012767		2,588.18
	*** VENDOR TOTALS ***					1 CHECKS		2,588.18
000519	VERMEER SALES & SERVICE IOWA							
I-E0037505	LINE LOCATOR-MU	E	10/08/2025	6,725.00		012736		6,725.00
	*** VENDOR TOTALS ***					1 CHECKS		6,725.00
000960	VISION MARKETING PASSPORT SYST							
I-2155	NAMETAGS - FD	R	10/06/2025	316.13		253761		316.13
	*** VENDOR TOTALS ***					1 CHECKS		316.13
012242	STEVIE VOIGT							
I-09/20/25 REFUND	9/20/25 ACC DAMAGE DEP REFUND	R	10/06/2025	500.00		253762		500.00
	*** VENDOR TOTALS ***					1 CHECKS		500.00
010002	WARNERS' STELLIAN COMPANY INC							
I-INV-767545	APPLIANCES-FD	R	10/06/2025	16,067.94		253763		16,067.94
	*** VENDOR TOTALS ***					1 CHECKS		16,067.94
003376	WASHER SYSTEMS OF IOWA, INC							
I-171074	POWER WASHER - MU	R	10/06/2025	96.00		253764		
I-171162	SUPPLIES - MU	R	10/06/2025	82.22		253764		178.22
	*** VENDOR TOTALS ***					1 CHECKS		178.22
007822	WEE'S TEES LLC							
I-20232	CLOTHING - FD	R	10/06/2025	373.69		253765		
I-20321	SAMPLES - FD	R	10/06/2025	216.00		253765		589.69
	*** VENDOR TOTALS ***					1 CHECKS		589.69

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 9/18/2025 THRU 10/08/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012417	ROBERT WEISSINGER							
I-01/13/25-08/18/25	8/18/25 CERTIFICATION TESTING	E	10/08/2025	205.00		012841		205.00
			*** VENDOR TOTALS ***			1 CHECKS		205.00
012298	WELLPOINT							
I-AFD38758	REFUND	R	10/06/2025	1,747.06		253766		1,747.06
			*** VENDOR TOTALS ***			1 CHECKS		1,747.06
011416	MICHELLE LEE YUSKA							
I-09/15/25 MILEAGE	9/12/25 MILEAGE	E	10/08/2025	17.50		012835		17.50
			*** VENDOR TOTALS ***			1 CHECKS		17.50
008820	SIOUXLAND TURF PRODUCTS INC							
I-213049	LIQUID FERTILIZER	E	10/08/2025	1,786.00		012784		
I-213442	FERTILIZER-OCM	E	10/08/2025	2,808.00		012784		
I-213860	SELECT -PRSC	E	10/08/2025	200.00		012784		4,794.00
			*** VENDOR TOTALS ***			1 CHECKS		4,794.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	273	1,679,495.52	0.00	1,679,495.52
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	29,611.88	0.00	29,611.88
EFT:	120	2,377,920.94	0.00	2,377,920.94
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:	394	4,087,028.34	0.00	4,087,028.34
BANK: APFNB TOTALS:	394	4,087,028.34	0.00	4,087,028.34
REPORT TOTALS:	394	4,087,028.34	0.00	4,087,028.34

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: 9/18/2025 THRU 10/08/2025
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

October 6, 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 an increase in the full-time equivalent (FTE) positions authorized for Fiscal Year 2026 from 381.45 to 383.07.

ORIGINATING DEPARTMENT

Human Resources

COUNCIL GOAL

Become the Employer of Choice

ACTION REQUESTED

Resolution

LEGAL

No review required

EXECUTIVE SUMMARY

Staffing for the Polk County Aviation Authority is currently provided by City employees, with costs being reimbursed to the City on a biannual basis and supplemented by contracted services. Beginning January 1, 2026, the Authority plans to transition maintenance responsibilities for the Ankeny Regional Airport from contracted services to in-house operations. To support this change, the Authority will need to hire full-time staff and acquire the necessary equipment to perform these duties directly.

The proposed staffing plan includes two new full-time positions: Airport Manager and Airport Maintenance Technician. The existing part-time Airport Manager position will be phased out following a transition period. Looking ahead, the Board may also consider adding a seasonal maintenance position, depending on the evaluation of operational needs during calendar year 2026.

This action adjusts the authorized full-time equivalent (FTE) positions from 381.45 to 383.07 to reflect the addition of the full-time Airport Manager and Airport Maintenance Technician positions and the elimination of the part-time Airport Manager position.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approving an increase in the full-time equivalent (FTE) positions authorized for Fiscal Year 2026 from 381.45 to 383.07.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The September 15, 2025, Council Action Planning Session reviewed staffing for the Polk County Aviation Authority.

FISCAL IMPACT

The City is reimbursed for all costs associated with the Polk County Aviation Authority on a biannual basis.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Exhibit A

RESOLUTION

A RESOLUTION APPROVING AN INCREASE IN THE FULL-TIME EQUIVALENT (FTE) POSITIONS AUTHORIZED FOR FISCAL YEAR 2026 FROM 381.45 TO 383.07

WHEREAS, staffing for the Polk County Aviation Authority is currently provided by City employees; and

WHEREAS, effective January 1, 2026, the Polk County Aviation Authority plans to transition maintenance responsibilities for the Ankeny Regional Airport from contracted services to in-house operations; and

WHEREAS, the proposed staffing plan includes the addition of two full-time positions, Airport Manager and Airport Maintenance Technician, and the elimination of the current part-time Airport Manager position; and

WHEREAS, the Polk County Aviation Authority has requested the City's support in hiring these positions, with all costs reimbursed on a biannual basis; and

WHEREAS, the City Council has reviewed the proposed staffing adjustments and finds them to be in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the full-time equivalent (FTE) positions authorized for Fiscal Year 2026 are hereby increased from 381.45 to 383.07, as reflected in the attached Exhibit A.

Passed and approved this 6th day of October, 2025.

Bobbi B. Bentz, Mayor

Attest:

Michelle Yuska, City Clerk

Exhibit A

City of Ankeny Personnel Changes Fiscal Year 2026

Addition of Permanent Positions

2.00 Full-Time Equivalents (FTE) – Total Added Permanent Positions

Position	Grade	FTE	FT/PT	Budget Activity
Airport Manager	N13	1.00	FT	City Manager's Office
Airport Maintenance Technician	A07	1.00	FT	City Manager's Office

Elimination of Permanent Positions

0.38 Full-Time Equivalents (FTE) – Total Eliminated Permanent Positions

Position	Grade	FTE	FT/PT	Budget Activity
Airport Manager	N13	0.38	PT	City Manager's Office

Total of 383.07 Full-Time Equivalents (FTE) Authorized for FY 2026
Increase of 1.62 FTE



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 revised classification position description for Airport Manager and the new classification position description for Airport Maintenance Technician.

ORIGINATING DEPARTMENT

Human Resources

COUNCIL GOAL

Become the Employer of Choice

ACTION REQUESTED

Motion

LEGAL

No review required

EXECUTIVE SUMMARY

Staffing for the Polk County Aviation Authority is currently provided by City employees, with costs being reimbursed to the City on a biannual basis and supplemented by contracted services. Beginning January 1, 2026, the Authority plans to transition maintenance responsibilities for the Ankeny Regional Airport from contracted services to in-house operations. To support this change, the Authority will need to hire full-time staff and acquire the necessary equipment to perform these duties directly.

The proposed staffing plan includes two new full-time positions: Airport Manager and Airport Maintenance Technician. The existing part-time Airport Manager position will be phased out following a transition period. Looking ahead, the Board may also consider adding a seasonal maintenance position, depending on the evaluation of operational needs during calendar year 2026.

This action approves the revised position description for Airport Manager and establishes the new position description for Airport Maintenance Technician.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approving the revised classification position description for Airport Manager and the new classification position description for Airport Maintenance Technician.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The September 15, 2025, Council Action Planning Session reviewed staffing for the Polk County Aviation

Authority.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Airport Manager
2. Airport Maintenance Technician



POSITION DESCRIPTION

POSITION:	Airport Manager	CIVIL SERVICE:	No
DEPARTMENT:	City Manager's Office	FLSA EXEMPT:	Yes
DIVISION:	City Manager	UNION:	NA
REPORTS TO:	Director of Administrative Services	PAY GRADE:	N13

FUNCTION:

Under direction of the City Manager, performs a wide variety of administrative tasks and project management for the oversight of all facilities of the Polk County Aviation Authority (PCAA).

SUPERVISES:

Airport Maintenance Technician

EQUIPMENT USED:

Computer and office equipment. A variety of snow removal and mowing equipment on a limited basis. Fork lift, pickup, golf cart, and misc. power tools on an as-needed basis.

PRINCIPAL DUTIES AND RESPONSIBILITIES:

- Serves as staff representative to the PCAA Board, organizes and runs the monthly Board meetings, conducts administrative duties, and implements actions as directed by the PCAA Board.
- Advises the City and Polk County on airport operational and capital needs.
- Coordinates with City staff, PCAA Board Chair, and legal counsel to prepare the monthly PCAA agenda.
- Acts as the primary contact for all Federal Aviation Authority (FAA) and Iowa Department of Transportation (IDOT) inquiries and administrative matters pertaining to the Ankeny Regional Airport.
- Serves as a liaison between the PCAA and the Fixed Based Operator, ensuring the coordination of all facilities, assets and daily business activities at the airport.
- Generates and issues Notice to Airmen Warnings (NOTAM) to aircraft operators when required.
- Responsible for interpreting and implementing all FAA standards and regulations for general aviation airports, including reporting requirements, maintenance of databases, and grant reporting.
- Works with the City's Community Development Department to ensure that all construction projects meet building code and zoning standards.
- Coordinates with utility companies and obtains easements necessary for tenants to have access to electricity and utility services.
- Performs daily airport inspections regarding security, animal control, runway debris, snow and ice control, and property access.

- Oversees and organizes routine maintenance of airport facilities, including runways, taxiways, airfield lighting, pavement markings, windsocks, and buildings.
 - Manages the airfield mowing and snow/ice control operations utilizing airport staff and contractors.
 - Arranges for contractors to perform necessary repairs on hangar buildings, pavements, and electrical and utility facilities to maintain airport operations.
 - Works with legal counsel to negotiate hanger leases, farm leases, land leases, and acquisitions.
 - Coordinates with the public, regulatory agencies, and airport tenants regarding policy issues, complaints, and service delivery.
 - Works with City staff and legal counsel to develop contracts for snow removal, animal control/removal, and airport engineering services.
 - Oversees and directs the airport engineer and contractors regarding project scope, schedule, budget, and construction management on airport capital improvement projects.
 - Authors requests for proposals and ensures that the PCAA complies with all public bidding requirements.
 - Generates the annual Airport Capital Improvement Plan (ACIP) for Board approval and submittal to the FAA and IDOT.
 - Assists the airport engineer with submitting and monitoring federal and state grants related to the airport.
 - All other duties as assigned.
-

ENTRY REQUIREMENTS AND SKILLS:

- Graduation from an accredited college or university with a Bachelor's degree and three (3) years of public administration and project management experience, preferably in an aviation related function, or an equivalent combination of education and experience.
 - Knowledge of organization, functions, and problems of municipal, state, and federal government that relate to the operation of an airport; knowledge of aviation, aviation regulations, and regulatory requirements; knowledge of the capital improvement process and project management.
 - Ability to establish and maintain effective working relationships with City employees, PCAA Board members, regulators, and deal tactfully with the general public. Must be able to work independently in carrying out position responsibilities.
 - Ability to operate a computer efficiently and accurately.
 - Shall be able to obtain and maintain a valid motor vehicle operator's license issued by the State of Iowa.
-

WORKING CONDITIONS:

- Works primarily in an office environment with regular work in the field.
 - May be required to assist with snow removal duties during off-hour emergencies and weekends.
 - Will be required to attend Board meetings regularly, and other meetings periodically, after regular working hours.
 - Available to address short-term issues as needed outside of the regular work day.
-

PHYSICAL REQUIREMENTS:

- Must have normal color vision.
- Must be able to hear a normal conversation.
- Must be able to speak clearly at normal rate of conversation.
- Must be able to turn both hands, and wrists above the head.
- Must be able to kneel, squat, climb, and walk, lie on a creeper and work overhead.
- Must be able to step up 12 to 18 inches into employer's equipment.
- Must be able to move up and down ladders and stairs.
- Must be insurable.
- Must keep regular and reliable attendance at work.



POSITION DESCRIPTION

POSITION: Airport Maintenance Technician
DEPARTMENT: City Manager's Office
DIVISION: City Manager
REPORTS TO: Airport Manager

CIVIL SERVICE: Yes
FLSA EXEMPT: No
UNION: NA
PAY GRADE: A07

FUNCTION:

Under the general supervision of the Airport Manager. Position is primarily responsible for mowing, lawn care, and turf management of the open areas and turf lawns at the Ankeny Regional Airport. Additionally, the Airport Maintenance Technician performs skilled work involving the operation of light-duty construction equipment and snow/ice control equipment. Also responsible for maintenance/minor repairs to the mowing and snow/ice control fleet. Periodically performs related duties as required for airport maintenance and upkeep.

SUPERVISES:

None

EQUIPMENT USED:

A variety of equipment including diesel tractor with bat-wing mower, zero-turn mower, pickup with snow blade, deicing equipment, golf cart, fork lift, fuel trailer, snow blowers, string trimmers, electrical equipment and various power and hand tools. Computer and office equipment on a limited basis.

PRINCIPAL DUTIES AND RESPONSIBILITIES:

- Mows and maintains the open grass/field areas of the airport using a large diesel tractor with bat wing mower attachment.
- Mows and trims the turf grass areas around the airport buildings, hangars, parking lots, and sidewalks. Utilizes zero-turn mowers and trimmers.
- Performs snow and ice control on the taxi lanes, parking lots, driveways, access roads, and sidewalks on the airport. Utilizes a pickup with plow blade, walk-behind snow blowers, and other equipment.
- Completes scheduled maintenance on the mowing equipment, snow/ice control equipment, pickup, trailers, and smaller equipment within the airport vehicle fleet. Also completes minor repairs to the fleet vehicles and equipment.
- Assists in implementing a facility management program including preventative maintenance and life-cycle requirements for mowing and snow/ice control equipment.
- Performs minor electrical maintenance to include, but not limited to, replacement or repair of fixtures on the runway lighting system and within the aircraft hangars/buildings using appropriate hand, power, and specialty tools.
- Participates in maintenance work such as trimming around buildings and parking areas, and pruning trees and brush.

- Performs manual labor as required including digging, painting, carpentry, facility cleaning and repair.
 - Maintains, fabricates, repairs, and replaces airport amenities as directed by the Airport Manager.
 - Loads and unloads heavy objects and materials used in airport operation activities.
 - Occasionally attends manager-approved seminars and workshops to enhance technical skills, learn new techniques, and participates in safety training sessions.
 - Assists the Airport Manager in preparing the annual maintenance budget.
 - Performs other maintenance duties as assigned by the Airport Manager.
-

REQUIREMENTS AND SKILLS:

- High School Diploma/GED
 - Minimum 2 years' experience in vehicle and equipment maintenance, building maintenance, and outdoor facility maintenance.
 - Understanding of and ability to perform maintenance and basic repairs to airport vehicles, mowers, and equipment.
 - Basic understanding of electrical, plumbing and carpentry.
 - Ability to obtain an Iowa pesticide applicator certification.
 - Ability to understand and follow written and oral instructions, ability to establish and maintain effective working relationships with co-workers, and ability to perform manual labor for extended periods under adverse weather conditions.
 - Use of miscellaneous office equipment (e.g. computers, copiers, calculators, etc.).
 - Shall be able to obtain and maintain a valid motor vehicle operator's license issued by the State of Iowa.
-

WORKING CONDITIONS:

- May be required to perform snow removal duties during off-hour emergencies and weekends.
 - Required to work in field environment, within buildings in a manual labor capacity and within an office environment in a limited capacity.
 - May be required to stoop, walk and lift 75 pounds.
 - Climbs and walks over uneven terrain.
 - Performs outside work in all kinds of weather conditions.
 - Operates equipment having varying degrees of noise and vibration.
-

PHYSICAL REQUIREMENTS:

- Must have normal color vision.
- Must be able to hear normal conversation.
- Must be able to turn both hands, and wrists above the head.
- Must be able to kneel, squat, climb, and walk, lie on a creeper and work overhead.
- Must be able to step up 12 to 18 inches into employer's equipment.
- Must be able to move up and down ladders and stairs.
- Must be insurable.
- Must keep regular and reliable attendance at work.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to approve an Employee Appreciation Day for all full-time and permanent part-time employees.

ORIGINATING DEPARTMENT
Human Resources

COUNCIL GOAL
Become the Employer of Choice

ACTION REQUESTED
Motion
LEGAL
No review required

EXECUTIVE SUMMARY

The Interim City Manager is recommending the addition of a one-time Employee Appreciation Day, which, for all non-public safety employees, would be designated as Wednesday, December 24, 2025. If approved, city offices will be closed that day, and full-time and permanent part-time employees will have the day off with pay for their normal scheduled hours. Police and fire shift employees who are unable to take the day off will be granted 8 hours of paid time off to use on another day of their choosing prior to July 1, 2026.

This action will provide a long holiday weekend for employees to spend with their families. In exchange, the City will not provide employees with a gift at the Employee Appreciation lunch in January and will also not hold a drawing of time off, as has typically occurred at these events. This approach results in cost savings that can help offset the additional expense of time off for public safety personnel. Management believes these adjustments, combined with overtime management, will result in a cost-neutral Employee Appreciation event or a very minimal additional cost, while simultaneously enhancing employee morale. The City offered this Employee Appreciation Day in 2024 without any known negative impacts or resident complaints.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approving an Employee Appreciation Day for all full-time and permanent part-time employees.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, platted easements, and authorizing cost participation for 8' sidewalk for Centennial Ridge Plat 4.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Centennial Ridge Plat 4 is an approximate 12.47-acre (+/-) final plat located east of NW Irvinedale Drive and south of NW 36th Street, immediately west of Centennial Ridge Plat 3. The proposed final plat is zoned R-3, Restricted to Single Family Residential, contains 32 single family lots, and four street lots that will be deeded to the City for right-of-way purposes. The proposed final plat conforms with the Centennial Ridge Preliminary Plat approved in 2018.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept RESOLUTION.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan & Zoning Commission recommended approval on October 8, 2024. Preliminary approval of the final plat by City Council on December 2, 2024.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. PZ Minutes
3. PZ Approved Centennial Ridge Plat 4 FP
4. Staff Report
5. Aerial Map
6. Applicant Letter

WHEN RECORDED RETURN TO:

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

Preparer Information: Bryan Morrissey, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive., Ankeny, IA 50023 Phone: 515-963-3551

RESOLUTION

**RESOLUTION ACCEPTING FINAL PLAT, WARRANTY DEED TO STREETS, PLATTED
EASEMENTS AND AUTHORIZING COST PARTICIPATION FOR 8' SIDEWALK FOR CENTENNIAL
RIDGE PLAT 4**

WHEREAS, on the 8th day of October 2024, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of Centennial Ridge Plat 4; and

WHEREAS, the City Council of the City of Ankeny, Iowa, granted preliminary approval of the final plat for Centennial Ridge Plat 4 on the 2nd day of December, 2024; and

WHEREAS, the attorney's title opinion, warranty deed for streets, and easement documents have been submitted and approved by the City Engineer and Director of Community Development of the City of Ankeny, Iowa.

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

1. That the final plat for Centennial Ridge Plat 4 is approved; and
2. The warranty deed to streets is hereby accepted; and
3. That the public sidewalk easement, public water main easement, public storm sewer easement, public drainage easement, public sidewalk and water main easement, public gas main easement, and public utility easement are hereby accepted; and
4. That the cost participation for 8' sidewalk along NW Reinhart and NW Irvinedale Drive be authorized in an amount estimated to be 14,469.00 is hereby approved.

PASSED AND APPROVED this 6th day of October 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michele Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 8, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Vice Chair Randy Weisheit called the October 8, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Randy Weisheit, Trina Flack, Lisa West, and Todd Ripper. Absent: Ted Rapp, Glenn Hunter, and Annette Renaud. Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Jake Heil, Derek Silverthorn, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the October 8, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

CONSENT AGENDA ITEMS

Item #4. Centennial Ridge Plat 4 Final Plat

Motion to recommend City Council approval of Centennial Ridge Plat 4 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing along NW Reinhart Drive and NW Irvinedale Drive in the amount estimated to be \$14,469.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #5. Second by T.Flack. All voted aye. Motion carried 4 – 0.

FILE: H:\2025\2407561\UWB\2407561-FINAL PLAT.DWG
PLOT DATE: 9/9/2025 12:43 PM
PLOT BY: JON ERDAHL
COMMENT:
END

INDEX LEGEND

LOCATION: SEC 10--80--24, PT. NW1/4 SW1/4
CITY OF ANKENY, POLK COUNTY, IOWA

REQUESTOR: JERRY'S HOMES INC

PROPRIETOR: JERRY'S HOMES INC
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515--369--4400

CENTENNIAL RIDGE PLAT 4
FINAL PLAT

OWNER / DEVELOPER

JERRY'S HOMES INC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 23, 2024

PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 89°31'47" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 872.56 FEET TO THE NORTHWEST CORNER OF CENTENNIAL RIDGE PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 00°28'13" EAST ALONG THE WESTERLY LINE OF SAID CENTENNIAL RIDGE PLAT 3, A DISTANCE OF 200.00 FEET; THENCE NORTH 89°31'47" EAST ALONG SAID WESTERLY LINE, 20.49 FEET; THENCE SOUTH 00°28'13" EAST ALONG SAID WESTERLY LINE, 409.95 FEET TO THE SOUTHWEST CORNER OF SAID CENTENNIAL RIDGE PLAT 3, ALSO BEING THE NORTH LINE OF TRESTLE CROSSING PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 89°31'54" WEST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF TRESTLE CROSSING PLAT 2, AN OFFICIAL PLAT, 901.00 FEET TO THE NORTHWEST CORNER OF SAID TRESTLE CROSSING PLAT 2 AND THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'34" EAST ALONG SAID WEST LINE, 609.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.47 ACRES (543,028 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE SUBDIVISION AND ALONG NW IRVINEDALE DRIVE.
4. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
5. STREET LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
6. SIDEWALK ON THE SOUTH SIDE OF NW REINHART DRIVE AND ON THE EAST SIDE OF NW IRVINEDALE DRIVE SHALL BE 8 FEET WIDE. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
7. LOTS 1 AND 29--32 SHALL NOT BE ALLOWED DRIVEWAYS OFF OF NW IRVINEDALE DRIVE.
8. FENCES ON LOTS ADJACENT TO NW IRVINEDALE DRIVE SHALL BE SETBACK 20' FROM THE NW IRVINEDALE DRIVE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINEDALE DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW IRVINEDALE DRIVE RIGHT-OF-WAY.
9. THE DRIVEWAYS ON LOTS 4 AND 9 SHALL BE CONSTRUCTED TO AVOID THE SIDEWALK RAMP.

ZONING

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT
RESTRICTED TO SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

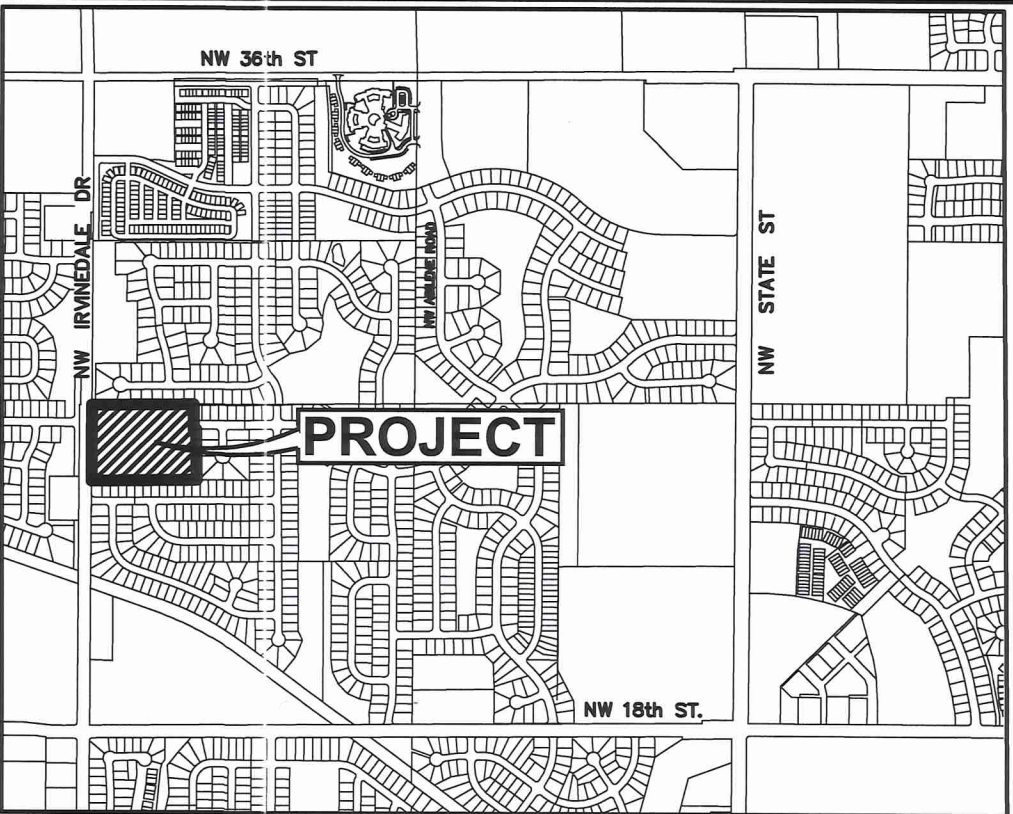
SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 17' (> 1-STORY - 8' MIN.)
= 15 (1 STORY - 7' MIN.)

MIN. SIDE YARD (ONE SIDE): 8' (GREATER THAN 1 STORY)
MIN. SIDE YARD (ONE SIDE): 7' (1 STORY)
MINIMUM LOT AREA: 8,000 SF
MINIMUM LOT WIDTH: 65'

CURVE DATA

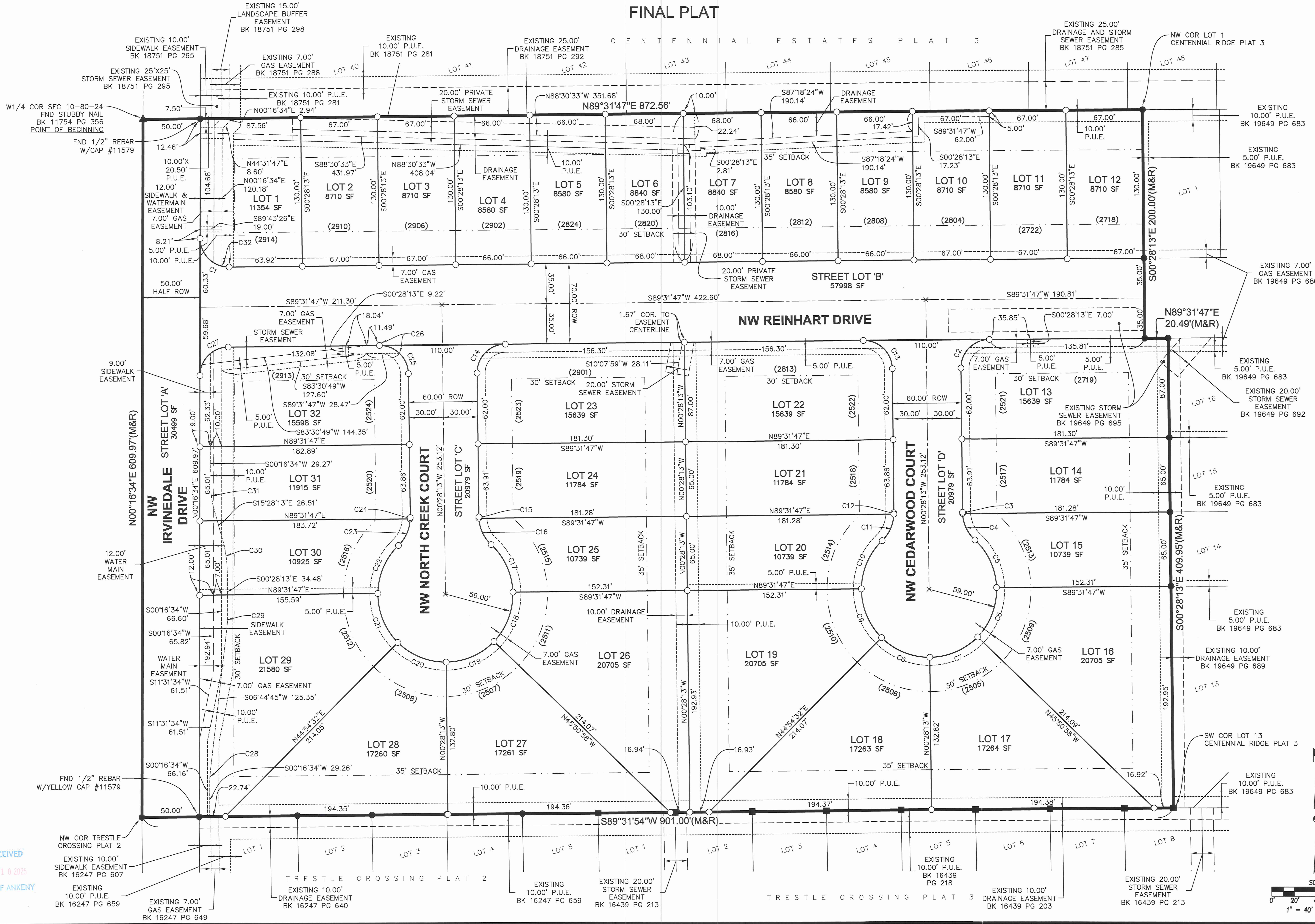
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°44'47"	25.00'	39.60'	N45°05'49"W	35.58'
C2	90°00'00"	25.00'	39.27'	N44°31'47"E	35.36'
C3	1°52'29"	33.40'	1.09'	N01°24'27"W	1.09'
C4	44°47'58"	33.40'	26.12'	N24°44'40"W	25.46'
C5	45°34'54"	59.00'	46.94'	N24°21'13"W	45.71'
C6	45°42'48"	59.00'	47.07'	N21°17'38"E	45.83'
C7	45°22'45"	59.00'	46.73'	N66°50'25"E	45.52'
C8	45°22'45"	59.00'	46.73'	S67°46'50"E	45.52'
C9	45°42'48"	59.00'	47.07'	S22°14'03"E	45.83'
C10	45°33'17"	59.00'	46.91'	S23°23'59"W	45.68'
C11	44°42'16"	33.50'	26.14'	S23°49'30"W	25.48'
C12	1°56'34"	33.50'	1.14'	S00°30'05"W	1.14'
C13	90°00'00"	25.00'	39.27'	S45°28'13"E	35.36'
C14	90°00'00"	25.00'	39.27'	N44°31'47"E	35.36'
C15	1°52'29"	33.40'	1.09'	N01°24'27"W	1.09'
C16	44°47'58"	33.40'	26.12'	N24°44'40"W	25.46'
C17	45°34'54"	59.00'	46.94'	N24°21'13"W	45.71'
C18	45°42'48"	59.00'	47.07'	N21°17'38"E	45.83'
C19	45°22'45"	59.00'	46.73'	N66°50'25"E	45.52'
C20	45°22'45"	59.00'	46.73'	S67°46'50"E	45.52'
C21	45°42'48"	59.00'	47.07'	S22°14'03"E	45.83'
C22	45°33'17"	59.00'	46.91'	S23°23'59"W	45.68'
C23	44°42'16"	33.50'	26.14'	S23°49'30"W	25.48'
C24	1°56'34"	33.50'	1.14'	S00°30'05"W	1.14'
C25	90°00'00"	25.00'	39.27'	S45°28'13"E	35.36'
C26	43°56'44"	25.00'	19.17'	N68°29'51"W	18.71'
C27	89°15'13"	25.00'	38.94'	N44°54'11"E	35.12'
C28	6°28'11"	99.00'	11.18'	S03°30'39"W	11.17'
C29	7°12'57"	109.00'	13.73'	S03°08'16"W	13.72'
C30	15°00'00"	109.00'	28.54'	S07°58'13"E	28.45'
C31	15°44'47"	99.00'	27.21'	S07°35'49"E	27.12'
C32	14°37'58"	25.00'	6.38'	S83°09'13"E	6.37'

VICINITY MAP (NOT TO SCALE)



CENTENNIAL RIDGE PLAT 4

FINAL PLAT



DATE: 09/09/25

REVISIONS:

FINAL SUBMITTAL

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

TECH: REVIEW:

ENGINEER:

CENTENNIAL RIDGE PLAT 4
FINAL PLAT

ANKENY, IOWA

2407.561

2

2

2407.561

1" = 40' (FULL SIZE)

FILE: H:\2407561\2407561-FINAL PLAT 4.DWG PLOTTED: 9/9/2025 1:28 PM COMMENT: END

RECEIVED
SEP 10 2025
CITY OF ANKENY

Agenda Item: Centennial Ridge Plat 4 - Final Plat
Report Date: October 3, 2024
Prepared By: Bryan Morrissey *ESL*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Centennial Ridge Plat 4 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing along NW Reinhart Drive and NW Irvinedale Drive in the amount estimated to be \$14,469.

Project Summary:

Centennial Ridge Plat 4 is an approximate 12.47-acre (+/-) final plat located east of NW Irvinedale Drive and south of NW 36th Street, immediately west of Centennial Ridge Plat 3. The proposed final plat is zoned R-3, Restricted to Single Family Residential, contains 32 single family lots, and four street lots that will be deeded to the City for right-of-way purposes. The proposed final plat conforms with the Centennial Ridge Preliminary Plat approved in 2018.

Project Report:

Streets: The general layout of the plat extends NW Reinhart Drive west from Centennial Ridge Plat 3 to NW Irvinedale Drive. NW North Creek Court and NW Cedarwood Court are the two cu-de-sacs that extend south off NW Reinhart Drive, while Street Lot 'A' is being deeded for future NW Irvinedale Drive expansion. The applicant is also proposing eight-foot sidewalks along NW Reinhart Drive and NW Irvinedale Drive.

Water: Ten-inch water mains will be installed along NW Reinhart Drive, while eight-inch water mains will be installed along NW North Creek Court and NW Cedarwood Court.

Sewer: Eight-inch sanitary service will be extended throughout the entirety of the development.

Drainage: Stormwater intakes and lines will be installed throughout the entirety of the development. Stormwater for the entire project area will be conveyed via storm sewer to the existing detention basins located east of the site in Centennial Ridge Plat 1.

Parkland: A 1.88-acre (+/-) piece of parkland was dedicated with Centennial Ridge Plat 1. That piece of parkland covered dedication requirements for Centennial Ridge Plats 1-4.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Centennial Ridge Plat 4

NAME OF OWNER/ DEVELOPER: Jerry's Homes Inc.

GENERAL INFORMATION:

PLAT LOCATION: East of the NW Reinhart Drive and NW Irvinedale Drive Intersection
SIZE OF PLAT: 12.47-acres
ZONING: R-3, Restricted to Single Family Residential

LOTS:

NUMBER: 32 single-family lots
SIZE/DENSITY: 2.56 units per acre
USE: Residential
BUILDING LINES: **Lots 1-32:** 65' minimum lot width, 30' front yard setback; 17' (minimum 8' one side) side yard setback; 35' rear yard setback

PARK SITE DEDICATION:

Parkland requirements for this plat have been satisfied with previous dedications.

ADJACENT LANDS:

NORTH: R-3, Restricted to Single Family Residential
SOUTH: R-3, Restricted to Single Family Residential
EAST: R-3, Restricted to Single Family Residential
WEST: R-3, Restricted to Single Family Residential

STREET DEVELOPMENT:

NAME: NW Reinhart Drive
LENGTH: 824.71'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/70'
PAVEMENT WIDTH: 31'

NAME: NW Cedarwood Court
LENGTH: 253.12'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW North Creek Court
LENGTH: 253.12'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 32 units X 3 person. per house X 330 gal. per day/pers.= 31,680 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin

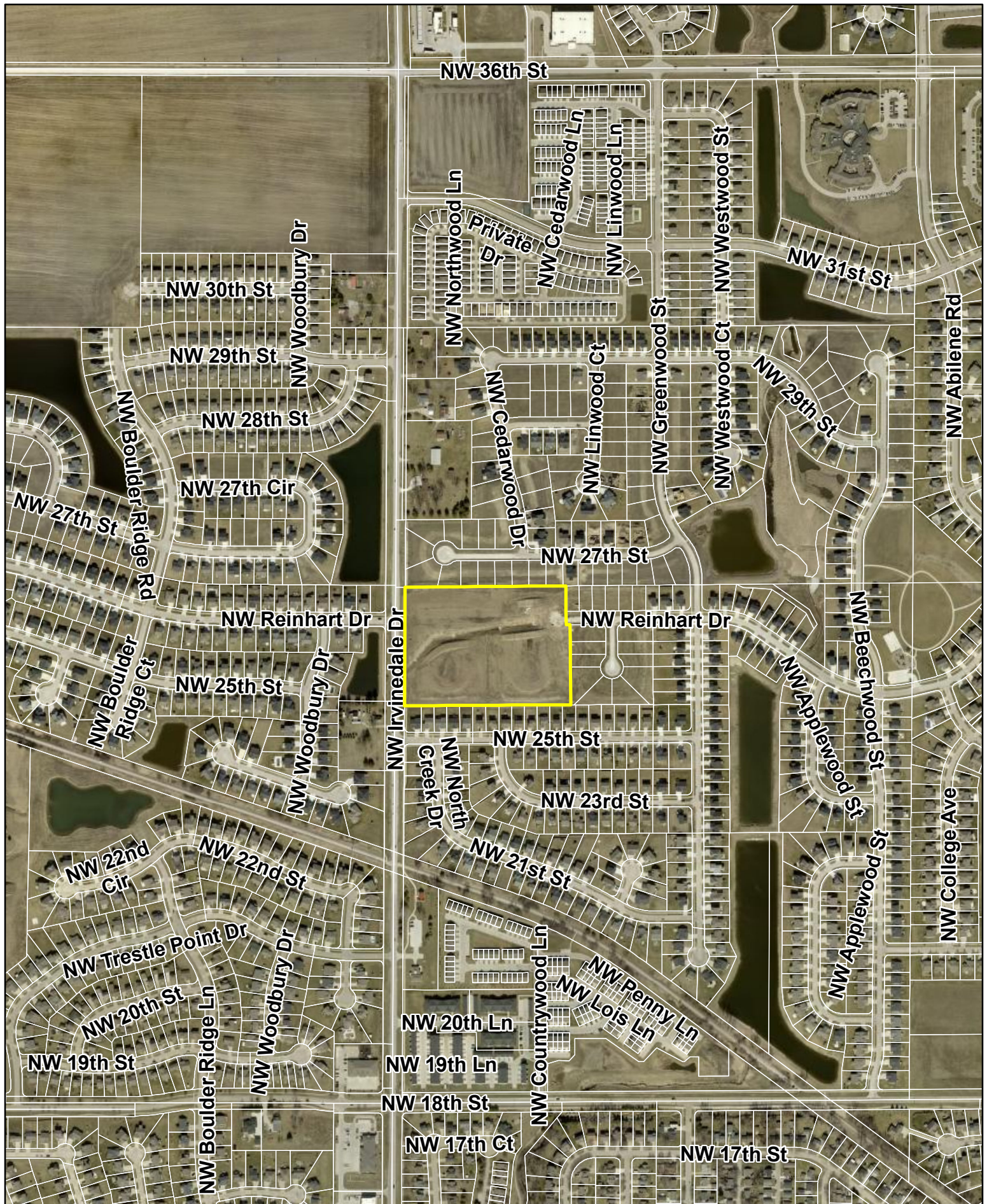
WATER SYSTEM:

USAGE: 32 units X 3 persons/house X 100 gal. per day/person = 9,600 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



September 27, 2024

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Centennial Ridge Plat 4
Construction Drawings & Preliminary Approval of Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Jerry's Homes, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 12.47 acres and is located east of the intersection of NW Irvinedale Drive and NW Reinhart Drive. The final plat includes the development of 32 single family lots that fall within the R-3 Multiple Family Residential zoning district restricted to single family. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing in the amount of \$14,469 for the upsizing of 1,378 linear feet of sidewalk along NW Reinhart Drive and NW Irvinedale Drive to 8 feet.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive.

ORIGINATING DEPARTMENT

Community Development

COUNCIL GOAL

Ensure Economic Vitality

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

Rueter Ankeny Preliminary Plat is a proposed 69.53-acre (+/-) plat creating 22 developable lots, 3 street lots and an outlot for stormwater. The development is located south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The proposed plat is zoned C-2, General Retail, Highway-Oriented and Central Business Commercial District and PUD, Planned Unit Development. Specifically, lots 4-6 are zoned PUD and correlate with the zoning boundaries and bulk regulations outlined in the Ankeny Rueter PUD rezoning approved in June 2025. Lots 1-3 and 7-22 are zoned C-2, General Retail, Highway-Oriented and Central Business Commercial District and correlate with the approved C-2 rezoning also approved in June 2025.

The Preliminary Plat creates NE Rueter Drive, which extends through the development, providing access to both NE 72nd Street to the north and NE Delaware Avenue to the west. For lots without direct frontage onto NE Rueter Drive, private drives allow for adequate access. The Preliminary Plat specifies that the developer is responsible for implementing any recommendations arising from the ongoing traffic impact study concerning NE Rueter Drive's connections to NE 72nd Street and NE Delaware Avenue.

Utilities include a 12-inch water main along NE Delaware Avenue and NE 72nd Street and a 10-inch main along NE Rueter Drive. A 12-inch sanitary sewer main currently exists at the south end of the development near Lot 6. The applicant is proposing to extend service via a 12-inch main running east to west along the southern boundary of lot 6 and then extending north into the development. Stormwater for the majority of the plat drains to the southeast to the existing stormwater detention basins shown as Outlot Z on the Preliminary Plat. Many of the individual lots will require their own detention at the time of development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Rueter Ankeny Preliminary Plat, and accept the public street name NE Rueter Drive.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commission recommended City Council approval at their meeting on September 16, 2025.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

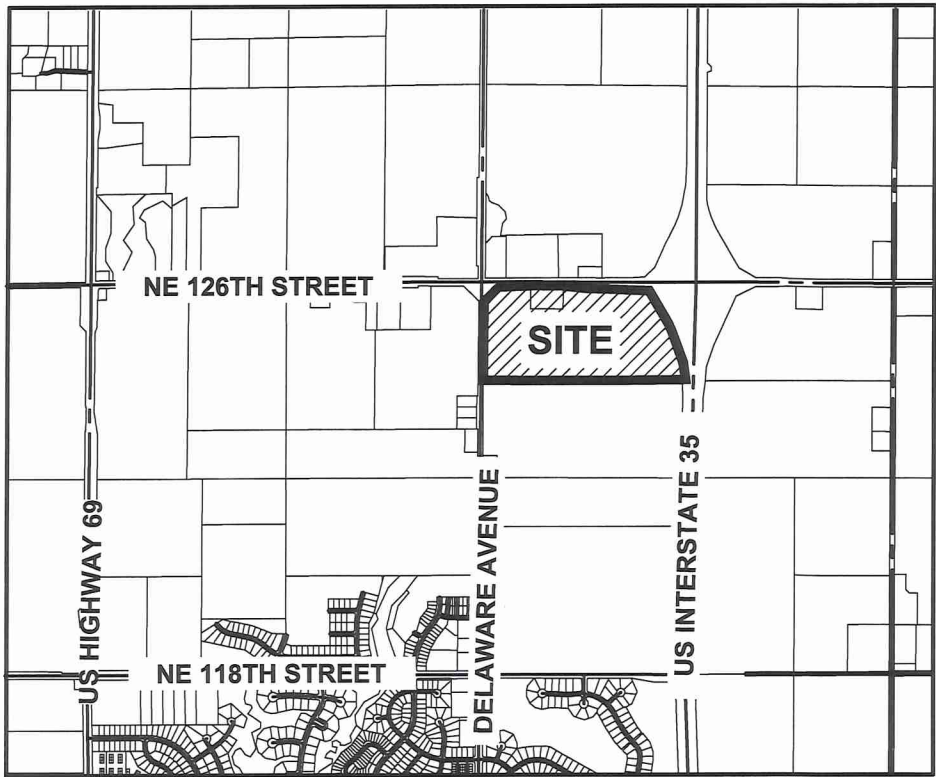
ATTACHMENTS

1. Preliminary Plat
2. PZ Minutes
3. Staff Report
4. PP Applicant Letter
5. Aerial Map

PRELIMINARY PLAT FOR:
RUETER ANKENY
ANKENY, IOWA

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date: September 16, 2025
Ayes: 6, Nays: 0, Absent: 1
APPROVED
Chairperson: [Signature]
Secretary: [Signature]

VICINITY MAP
NOT TO SCALE



ANKENY, IOWA

LEGAL DESCRIPTION

PARCEL "2022-1194" AND A PART OF PARCEL "2022-1193" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 655, AND A PART OF THE EAST 440 FEET OF THE WEST 1108 FEET OF THE NORTH 362 FEET OF THE NORTHWEST FRACTIONAL QUARTER, ALL BEING IN SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "2022-1193"; THENCE NORTH 00°22'47" EAST ALONG THE WEST LINE OF SAID PARCEL "2022-1193"; A DISTANCE OF 1330.62 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2022-1193"; ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 89°31'58" EAST ALONG THE NORTH LINE OF SAID PARCEL "2022-1193"; A DISTANCE OF 667.22 FEET TO THE NORTHWEST CORNER OF SAID EAST 440 FEET OF THE WEST 1108 FEET OF THE NORTH 362 FEET OF THE NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00°11'26" WEST ALONG THE WEST LINE OF SAID EAST 440 FEET OF THE WEST 1108 FEET OF THE NORTH 362 FEET OF THE NORTHWEST FRACTIONAL QUARTER, 20.00 FEET TO THE NORTH LINE OF THE WEST TRACT AS SHOWN AND DESCRIBED IN THE PLAT AND WARRANTY DEED RECORDED IN BOOK 5336, PAGE 857; THENCE NORTH 89°31'58" WEST ALONG SAID NORTH LINE, 634.29 FEET TO THE NORTHWEST CORNER OF SAID WEST TRACT; THENCE SOUTH 00°22'47" WEST ALONG THE WEST LINE OF SAID WEST TRACT, 255.55 FEET TO THE SOUTHWEST CORNER OF SAID WEST TRACT; THENCE NORTH 45°16'49" EAST ALONG THE SOUTHERLY LINE OF SAID WEST TRACT, 307.45 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NE 126TH AVENUE; THENCE SOUTH 89°49'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 724.04 FEET; THENCE SOUTH 85°15'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 135.97 FEET TO THE NORTHERLY LINE OF SAID PARCEL "2022-1193"; THENCE SOUTH 80°08'54" EAST ALONG SAID NORTHERLY LINE, 119.51 FEET; THENCE SOUTH 89°43'21" EAST ALONG SAID NORTHERLY LINE, 125.87 FEET TO THE NORTHWEST CORNER OF THE ACQUISITION PARCEL SHOWN AND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 19722, PAGE 838; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID ACQUISITION PARCEL AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.15 FEET AND WHOSE CHORD BEARS SOUTH 44°51'35" EAST, 35.27 FEET; THENCE SOUTH 00°00'10" WEST ALONG SAID WESTERLY LINE, 351.32 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 298.00 FEET, WHOSE ARC LENGTH IS 125.02 FEET AND WHOSE CHORD BEARS SOUTH 12°01'19" WEST, 124.11 FEET TO THE SOUTHWEST CORNER OF SAID ACQUISITION PARCEL; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID ACQUISITION PARCEL AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 368.00 FEET, WHOSE ARC LENGTH IS 154.39 FEET AND WHOSE CHORD BEARS NORTH 12°01'19" EAST, 153.26 FEET; THENCE NORTH 00°00'10" EAST ALONG SAID EASTERLY LINE, 348.06 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.50 FEET AND WHOSE CHORD BEARS NORTH 44°24'27" EAST, 36.21 FEET TO THE NORTH LINE OF SAID PARCEL "2022-1193"; THENCE SOUTH 87°11'16" EAST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID PARCEL "2022-1194"; A DISTANCE OF 698.71 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "2022-1194"; THENCE SOUTH 30°06'03" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "2022-1194"; A DISTANCE OF 519.93 FEET; THENCE SOUTH 23°43'09" EAST ALONG SAID EASTERLY LINE, 109.93 FEET; THENCE SOUTH 18°56'05" EAST ALONG SAID EASTERLY LINE, 444.11 FEET; THENCE SOUTH 07°36'31" EAST ALONG SAID EASTERLY LINE, 236.22 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2022-1194"; THENCE NORTH 89°52'41" WEST ALONG THE SOUTH LINE OF SAID PARCEL "2022-1194" AND THE SOUTH LINE OF SAID PARCEL "2022-1193"; A DISTANCE OF 2660.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.53 ACRES (3,028,717 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BENCHMARKS

- POLK COUNTY STANDARD BM #68; IN THE SW 1/4 SEC. 25-81-24 ON NW 126TH AVE., 330' EAST OF US HIGHWAY 69, AN 'X' IN THE TOP OF THE NW WING OF THE BRIDGE OVER FOURMILE CREEK. ELEV.=942.37
- USGS STANDARD BM #77-8; NEAR THE SW CORNER SEC. 36-81-24, 32' NORTH OF THE CENTERLINE OF NE 118 AVENUE, 30' EAST OF CENTERLINE OF US HIGHWAY 69, STATE SURVEY STANDARD DISK STAMPED "77-8", SET IN TOP OF CONCRETE POST. ELEV.=941.74

LEGEND

FEATURES

PROPOSED

GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
SANITARY SEWER
STORM SEWER
WATERMAIN WITH SIZE

EXISTING

GROUND SURFACE CONTOUR
SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

SURVEY

SECTION CORNER
1/2" REBAR, YELLOW CAP #18660
(UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
PLATTED DISTANCE
MEASURED BEARING & DISTANCE
RECORDED AS
DEED DISTANCE
CALCULATED DISTANCE
CURVE ARC LENGTH
MINIMUM 100 YEAR FLOOD
PROTECTION ELEVATION
CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
EASEMENT LINE
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

FOUND

SECTION CORNER
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

SET

SECTION CORNER
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

OWNER/APPLICANT

ALEX RUETER, TERRI NATION, PAIGE BENLAA, TODD RUETER
2425 NW 126TH AVE ELKHART, IA 50073
CONTACT: TODD RUETER
EMAIL: TODD@RUETERCO.COM
PH: (515) 369-2571

ZONING

EXISTING: C-2 AND RUETER PUD

PROPOSED:

LOTS 1-3, LOTS 7-22:
C-2 GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT

LOT 4-6 AND OUTLOT Z:
RUETER P.U.D.

BULK REGULATIONS

SETBACKS

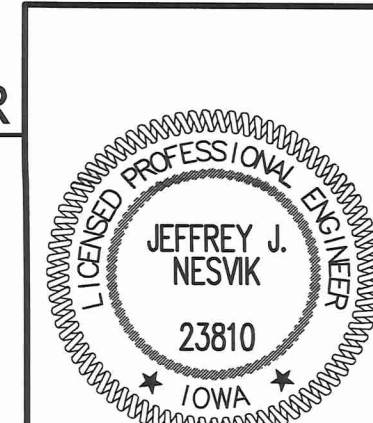
C-2
FRONT= 35 FEET
SIDE= NONE, EXCEPT WHEN ADJOINING ANY R DISTRICT 25 FEET
REAR= 40 FEET

PUD:

FRONT= 50 FEET
SIDE= NONE, EXCEPT WHEN ADJOINING ANY R DISTRICT 50 FEET
REAR= 40 FEET, EXCEPT WHEN ADJOINING ANY R DISTRICT 150 FEET

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUG@CDA-ENG.COM
PH. (515) 365-4400
FX. (515) 365-4410



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER IOWA.

09/26/2025
DATE

LICENSE NUMBER 23810
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-4

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

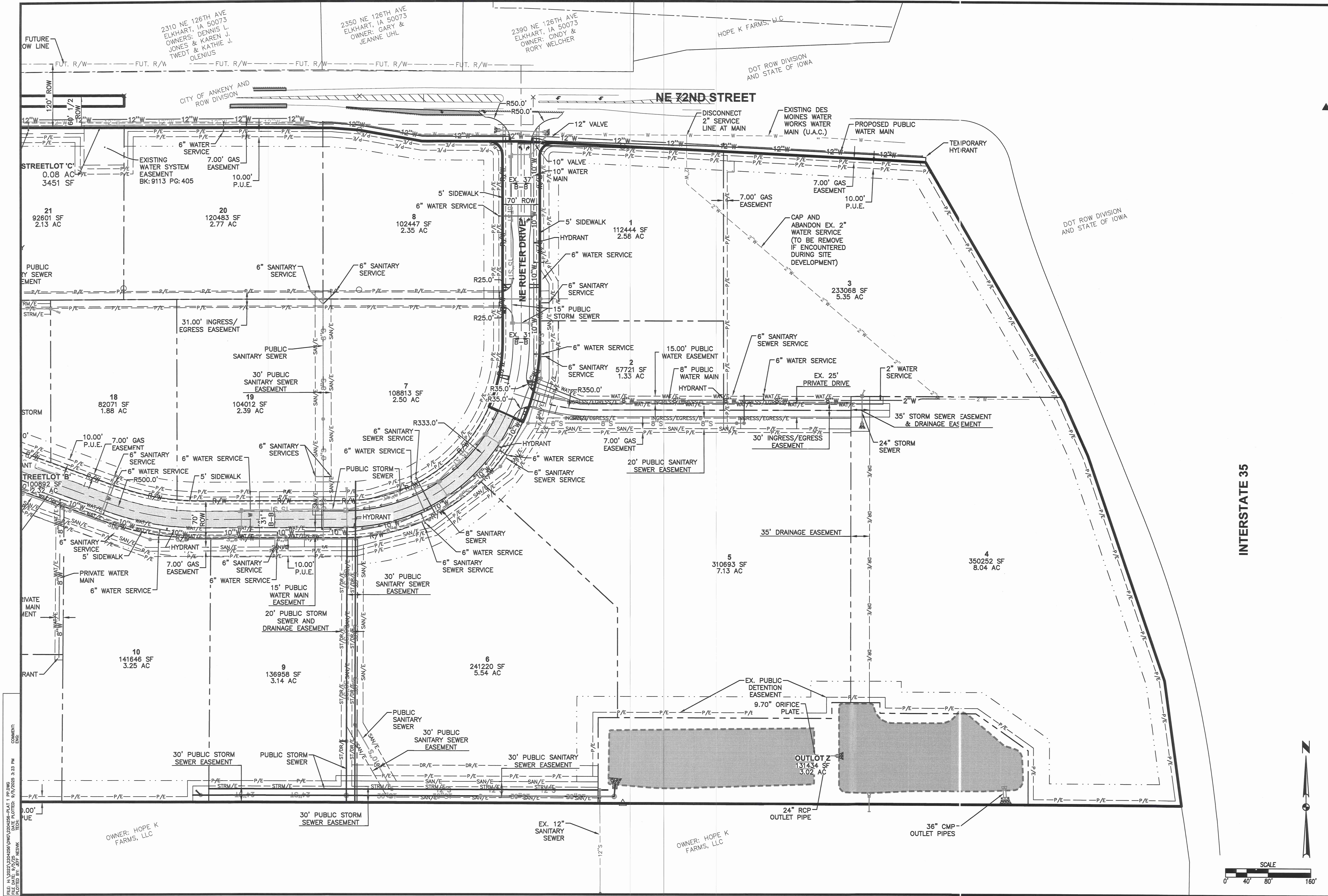
ENGINEER: JUN
PM: DAM

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

RUETER ANKENY
OVERALL SITE

1/4
2204.256





FILE: H:\2024\2204256\2204256-PLAT 1.PDW COMMENT: ENG. DATE: 7/2/2025 3:25 PM
PLOTTER: HPGLA2000 TECH: 11x17
PLOT BY: JEFF NISBET

DATE	
8/22/2025	12/19/2024

REVISIONS	
THIRD SUBMITTAL	7/29/2025
SECOND SUBMITTAL	7/29/2025
FIRST SUBMITTAL	12/19/2024

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

ENGINEER: JUN

PM: DAM



CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

RUETER ANKENY

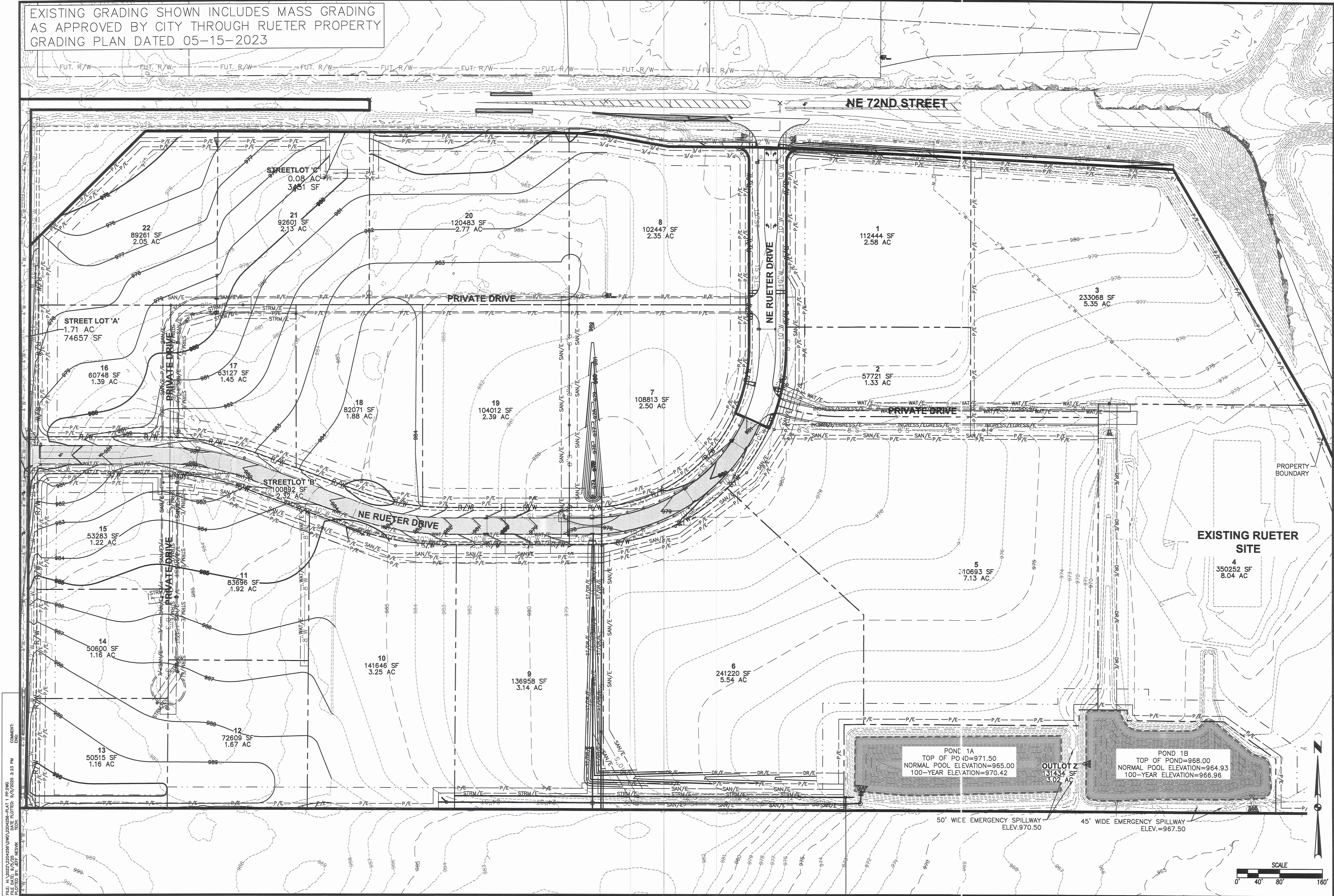
PRELIMINARY PLAT

3

4

2204.256

EXISTING GRADING SHOWN INCLUDES MASS GRADING
AS APPROVED BY CITY THROUGH RUETER PROPERTY
GRADING PLAN DATED 05-15-2023



FILE: 18_2023_2204256 DWA 2204256-PLAT 1 P.DWG
COMMENTS:
ENR:
PLOTTER: 9/19/2023 3:23 PM
TECH: JEFF NEWK
PLOT BY: JEFF NEWK

REVISIONS		DATE	
THIRD SUBMITTAL	8/22/2025		
SECOND SUBMITTAL	7/29/2025		
FIRST SUBMITTAL	12/19/2024		

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

ENGINEER: JUN

PM: DAM

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

RUETER ANKENY
PRELIMINARY PLAT

4 / 4

2204.256

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, September 16, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the September 16, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Glenn Hunter, Lisa West and Phil Tuning. Absent: Todd Ripper.

Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Laura Hutzell and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the September 16, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

BUSINESS ITEMS

Item #4. Rueter Ankeny Preliminary Plat and Rueter Ankeny Plat 1 Final Plat

Staff Report: L.Hutzell reported that the Rueter Ankeny Preliminary Plat is a proposed 69.53-acre plat located south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The preliminary plat proposes 22 lots for development. She shared that lots 1-3, 7, 8 Outlot Y and Outlot Z are zoned C-2, and lots 4-6 are zoned PUD. L.Hutzell said that the preliminary plat creates NE Rueter Drive, which extends through the development providing access to both NE 72nd Street to the north and NE Delaware Avenue to the west. She noted that for the lots without direct frontage onto NE Rueter Drive, a series of private drives will allow for adequate access.

L.Hutzell reported that the Rueter Ankeny Plat 1 Final Plat is the first plat for this development with eight lots. The plat shows access extending southward from NE 72nd Street via NE Rueter Drive, serving lots 1, 2, 5, 6, and 8; and lots 3 and 4 will be accessed through an existing private drive branching east from NE Rueter Drive. She stated that both the Preliminary and Final Plats specify that the developer is responsible for implementing any recommendations arising from the ongoing traffic impact study concerning NE Rueter Drives' connections to NE 72nd Street and NE Delaware Avenue. She said the Final Plat shows that there are two outlots for future development, an outlot for stormwater management, and it establishes the required utilities and easements. She commented that an 8-foot sidewalk is also proposed along NE 72nd Street, which the applicant is requesting cost sharing. She then provided an overview on the proposed utilities within the development and said that the stormwater for the majority of the plat drains southeast to the existing basins shown in Outlot X. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive; and that the Plan and Zoning Commission recommend City Council approval of Rueter Ankeny Plat 1 Final Plat; and cost sharing for the 12-inch water main along NE Delaware Avenue and NE 72nd Street in an amount estimated to be \$26,895, and for the cost of an 8-foot sidewalk along NE 72nd Street in an amount estimated to be \$11,455.50 and for the cost of two, steel, pedestrian domes in the amount of \$400.

T.Rapp asked if there is a density point where NE Rueter Drive may need to extend to NE Delaware Avenue. L.Hutzell said she would defer the question to the applicant.

Doug Mandernach, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale, Iowa said the traffic study that they are working on now is addressing the development that is currently being proposed, which is the eight lots. He stated that preliminary reports show that NE 72nd Street should be able to handle the traffic as of today with the eight lots. Doug Mandernach said that future development of the outlots to the west, will deem the need to extend NE Rueter Drive to NE Delaware.

R.Weisheit asked if there will be any direct access from NE 72nd Street to this development. Doug Mandernach responded that there is no direct access from NE 72nd Street, it will all be from NE Rueter Drive.

T.Rapp asked if the existing access to Rueter's Equipment will be affected by this project. Doug Mandernach responded, no. T.Rapp asked if the public utilities from this plat will provide public utilities to the implement dealer. Doug Mandernach responded, yes.

E.Carstens clarified that the DOT were requiring Rueter's Equipment to alter their access on NE 72nd Street, so they went ahead and built a portion of NE Rueter Drive, to public street standards, so that they did not have to redo their access twice.

There were no further questions from the Commission.

Motion by G.Hunter to recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Motion by G.Hunter to recommend City Council approval of Rueter Ankeny Plat 1 Final Plat; and cost-sharing for the 12-in water main along NE Delaware Avenue and NE 72nd Street in an amount estimated to be \$26,895, and for the cost of an 8-foot sidewalk along NE 72nd Street in an amount estimated to be \$11,455.50 and for the cost of two, steel, pedestrian domes in the amount of \$400. Second by T.Flack. All voted aye. Motion carried 6 – 0.



*Plan and Zoning Commission Staff
Report*

Meeting Date: September 16, 2025

Agenda Item: Rueter Ankeny Preliminary Plat & Rueter Ankeny Plat 1 Final Plat

Report Date: September 10, 2025

Prepared by: Laura Hutzell

Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive.

That the Plan and Zoning Commission recommend City Council approval of Rueter Ankeny Plat 1 Final Plat; and cost sharing for the 12-inch water main along NE Delaware Avenue and NE 72nd Street in an amount estimated to be \$26,895, and for the cost of an 8-foot sidewalk along NE 72nd Street in an amount estimated to be \$11,455.50 and for the cost of two, steel, pedestrian domes in the amount of \$400.

Project Summary:

Rueter Ankeny Preliminary Plat is a proposed 69.53-acre (+/-) plat creating 22 developable lots, 3 street lots and an outlot for stormwater. The development is located south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The proposed plat is zoned C-2, General Retail, Highway-Oriented and Central Business Commercial District and PUD, Planned Unit Development.

The proposed Rueter Ankeny Final Plat creates eight lots (lots 1-8), two outlots for future development (Outlots Y & Z), an outlot for storm water management (Outlot X), three street lots and associated utilities and easements. Specifically, lots 1-3, 7, 8 Outlot Y and Outlot Z are zoned C-2, and lots 4-6 are zoned PUD. Adjacent properties to the north are zoned R-1, to the east is interstate right-of-way, to the west properties are zoned both R-3 and C-2. The area south is zoned PUD and R-3, Multiple Family Residential District.

Project Report:

Streets: The Preliminary Plat creates NE Rueter Drive, which extends through the development, providing access to both NE 72nd Street to the north and NE

Delaware Avenue to the west. For lots without direct frontage onto NE Rueter Drive, private drives allow for adequate access. Specifically, Rueter Ankeny Plat 1 shows access extending southward from NE 72nd Street via NE Rueter Drive, serving lots 1, 2, 5, 6, and 8. Meanwhile, lots 3 and 4 will be accessed through an existing private drive branching east from NE Rueter Drive. Both the Preliminary and Final Plats specify that the developer is responsible for implementing any recommendations arising from the ongoing traffic impact study concerning NE Rueter Drive's connections to NE 72nd Street and NE Delaware Avenue.

Water: The applicant is proposing to install 12-inch water main along NE Delaware Avenue and NE 72nd Street for which the applicant has requested cost sharing as stated in the applicant letter. A 10-inch main will also be installed along NE Rueter Drive. The remaining areas within the development would be served by 8-inch water mains with 6-inch service lines extending throughout.

Sewer: A 12-inch sanitary sewer main currently exists at the south end of the plat near Lot 6. The applicant is proposing to extend service via a 12-inch main running east to west along the southern boundary of lot 6. From there, the main then extends north between lots 6 and future lot 9, via a 10-inch main. From there, service is to be extended throughout the rest of the development via 8-inch sanitary sewer mains.

Drainage: Stormwater for the majority of the plat drains to the southeast to the existing stormwater detention basins shown as Outlot X. Lots 1, 3, 7, 8 on the Plat 1 will be required to provide their own detention at the time of development.

Parkland: Dedication not required for Commercial Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Rueter Ankeny Plat 1 Final Plat
NAME OF OWNER/ DEVELOPER: R-Pact Holdings, Rueter, Alex, Rueter Benlala, Paige

GENERAL INFORMATION:

PLAT LOCATION: South of NE 72nd Street; East of NE Delaware Avenue, West of I-35
SIZE OF PLAT: 69.53
ZONING: C-2 & PUD

LOTS:

NUMBER: 8 Commercial Lots; 3 Outlots; 3 Street Lots
SIZE/DENSITY: Lot 1 – 2.58 Acres
Lot 2 – 1.33 Acres
Lot 3 – 5.35 Acres
Lot 4 – 8.04 Acres
Lot 5 – 7.13 Acres
Lot 6 – 5.54 Acres
Lot 7 – 2.50 Acres
Lot 8 – 2.35 Acres
Outlot Z (future development) – 16.69 Acres;
Outlot Y (future development) – 13.52 Acres
Outlot X (stormwater management easement) – 3.01 Acres

USE: Commercial & PUD

BUILDING LINES: **Commercial (Lots 1-3, 7&8):**

Front: 35'
Side: None, except when joining any R District, 25'
Rear: 40'

PUD (Lots 5-6):

Front: 50'
Side: None, except when joining any R District or street right-of-way line, in which case – 50'
Rear: 40', when adjacent to any R District, 150'
Max Height: 60'
Max Stories: 4

PARK SITE DEDICATION:

Dedication not required for this development.

ADJACENT LANDS:

NORTH:	R-1
SOUTH:	R-3, Multiple Family Residential District with Restrictions and PUD
EAST:	Interstate ROW
WEST:	C-2; General Retail, Highway-Oriented and Central Business Commercial District and R-3, Multiple-Family Residence District

STREET DEVELOPMENT:

NAME: NE Rueter Drive
LENGTH: Approximately 468.10 feet
CLASSIFICATION: Local Commercial
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

WASTE WATER:

PROJECTED FLOWS: 69.53 developable acres X 3,500 gpd/acre = 243,355 GPD

WRA CAPACITY: 47 MGD; current daily avg. 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Drainage Basin.

WATER SYSTEM:

USAGE: 69.53 developable acres X 1,000 gpd/acre = 39,530 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

September 30, 2025

Honorable Mayor and City Council members
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Rueter Ankeny
Preliminary Plat

Honorable Mayor and City Council Members:

On behalf of Rueter Co, we are pleased to submit herewith the Rueter Ankeny Plat 1 Preliminary Plat which consists of 69.53 acres of property south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The property is proposed to have 22 lots for commercial development, three street lots for public roadways and an outlet for a detention basin. Lots 1-3 and 7-22 are zoned C-2 General Retail, Highway Oriented, and Central Business Commercial District. Lots 4-6 are zoned Rueter P.U.D.

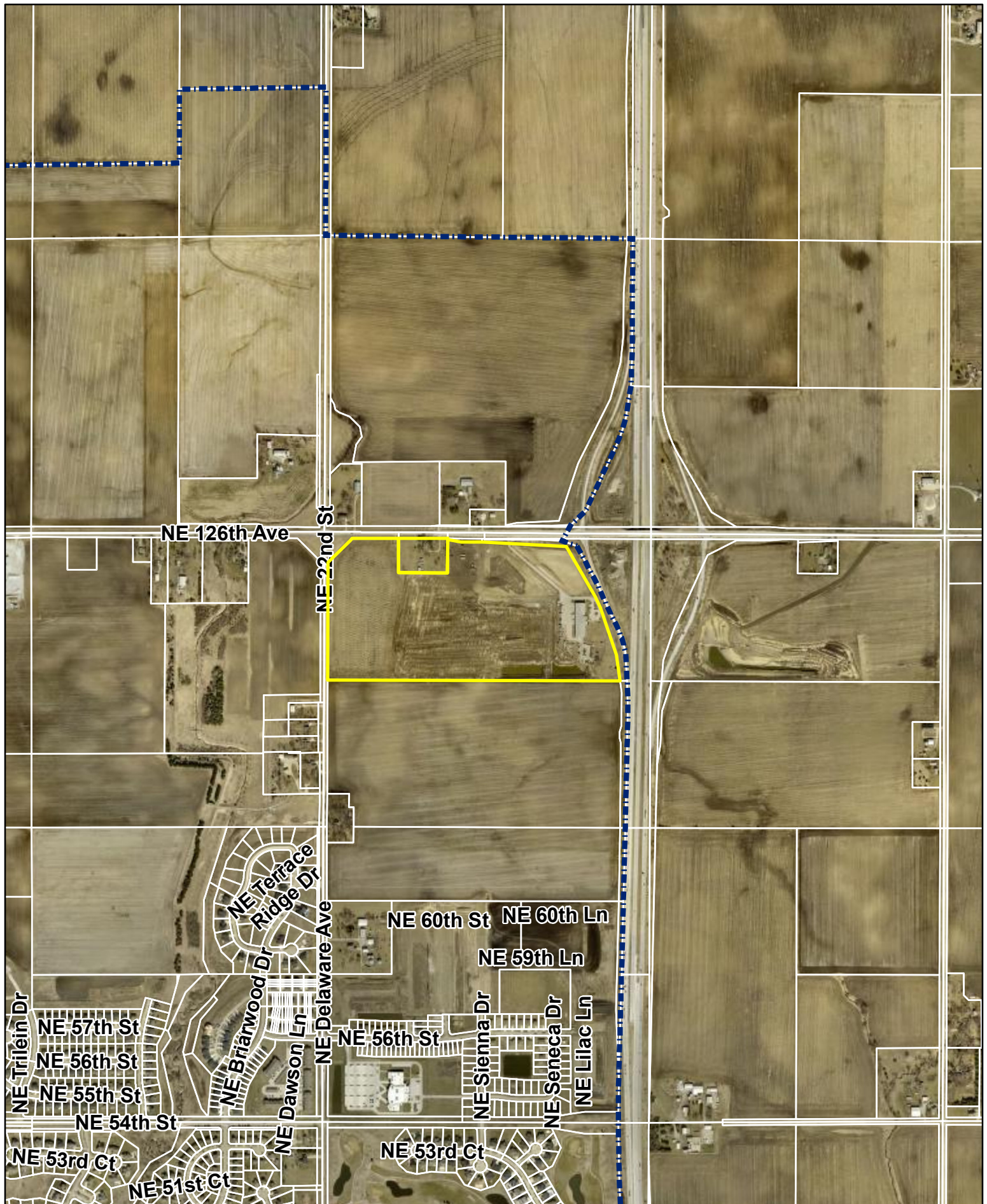
Please accept this submittal for consideration at the regular upcoming City Council meeting.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach

cc: Todd Rueter, Rueter Co (via email)





ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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** waiving approval of the final plat for The Estates at Woodland Hills Plat 1.

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. Final Plat

3. Applicant Letter
4. Future Land Use Plan Map

WHEN RECORDED RETURN TO:

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

Preparer Information: Deb Gervais, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: (515) 963-3558

RESOLUTION

**RESOLUTION WAIVING APPROVAL OF THE FINAL PLAT
FOR THE ESTATES AT WOODLAND HILLS PLAT 1**

WHEREAS, the final plat for The Estates at the Woodland Hills Plat 1 has been submitted for approval, which lies within Polk County and the two-mile territorial jurisdiction of the City of Ankeny; and

WHEREAS, City staff has reviewed this Final Plat, and finds that while it is within the two-mile territorial jurisdiction of the City of Ankeny within Polk County, it is outside the City of Ankeny Planning Boundary; and therefore, City staff recommends that City Council waive approval of the Final Plat.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa, hereby accepts the recommendation by City staff, and deems it appropriate to waive approval of the final plat for The Estates at Woodland Hills Plat 1.

PASSED AND APPROVED this 6th day of October 2025.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

INDEX LEGEND

LOCATION: PT. LOT 4 SYLVAN DELL
POLK COUNTY, IOWA

REQUESTOR: THE ESTATES AT WOODLAND HILLS LLC

PROPRIETOR: THE ESTATES AT WOODLAND HILLS LLC
317 S. ANKENY BLVD
ANKENY, IA 50023

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

THE ESTATES AT WOODLAND HILLS PLAT 1

FINAL PLAT

OWNER / DEVELOPER

THE ESTATES AT WOODLAND HILLS LLC
317 S. ANKENY BLVD
ANKENY, IA 50023
PH: 515-964-2814

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

LOW DENSITY RESIDENTIAL (LDR)

BULK REGULATIONS

MIN. LOT SIZE	= 12000 SF
MIN. LOT WIDTH	= 75'
FRONT YARD SETBACK	= 35'
SIDE YARD SETBACK	= 10'
REAR YARD SETBACK	= 35'

DATE OF SURVEY

JULY 24, 2025

PLAT DESCRIPTION

CORRECTED WARRANTY DEED (BOOK 13420, PAGE 569)
EXCEPT THE WEST 50 FEET OF THE NORTH 363 FEET,
LOT FOUR (4) IN SYLVAN DELL, AN OFFICIAL PLAT, NOW
INCLUDED IN POLK COUNTY, IOWA.

THE PROPERTY CONTAINS 18.52 ACRES (806625 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

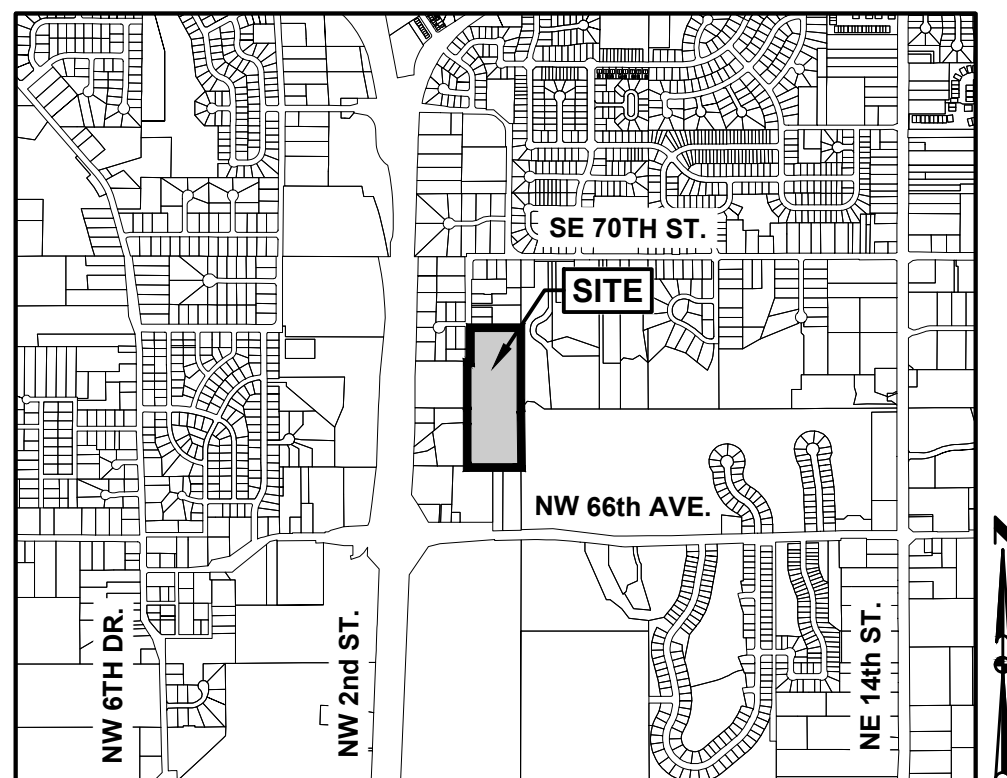
LEGEND

LEGEND	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28666 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	_____
SECTION LINE	_____	_____
EASEMENT LINE	_____	_____
BUILDING SETBACK LINE	_____	_____
PLAT BOUNDARY	_____	_____

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	74°27'58"	28.00'	36.39'	N37°16'55"W	33.88'
C2	26°17'40"	67.00'	30.75'	N61°22'04"W	30.48'
C3	39°39'11"	67.00'	46.37'	N28°23'38"W	45.45'
C4	42°25'14"	67.00'	49.61'	N12°38'34"E	48.48'
C5	38°26'20"	67.00'	44.95'	N53°04'21"E	44.11'
C6	71°26'50"	67.00'	83.55'	S71°59'03"E	78.24'

VICINITY MAP (1"=2000')



POLK COUNTY, IOWA

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOT 'A' SHALL BE USED AS PUBLIC RIGHT-OF-WAY.
4. MAILBOXES WITHIN THE R.O.W. SHALL BE OF BREAKAWAY DESIGN.
5. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
6. POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
7. EACH PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE SWALES LOCATED WITHIN ALL PRIVATE OVERLAND FLOWAGE EASEMENTS ON THEIR INDIVIDUAL LOT.
8. THE PROPERTY OWNERS OF LOTS 2 AND 3 SHALL MAINTAIN THE PRIVATE STORM WATER DETENTION BASIN AND OUTLET PIPE WITHIN THE PRIVATE OVERLAND FLOWAGE AND DETENTION EASEMENTS ON LOTS 2 AND 3. THE PROPERTY OWNERS OF LOTS 5 AND 6 SHALL MAINTAIN THE PRIVATE STORM WATER DETENTION BASIN AND OUTLET PIPE WITHIN THE PRIVATE OVERLAND FLOWAGE AND DETENTION EASEMENTS ON LOTS 5 AND 6.
9. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DNR.
10. THE GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. AN IDNR NPDES PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS.
11. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROAD AT THE LOT OWNER'S EXPENSE.
12. ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROADS.
13. SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE IOWA SUDAS SPECIFICATIONS.
14. A POLK COUNTY SEWER CONNECTION PERMIT IS REQUIRED FOR ANY NEW CONNECTION TO COUNTY SEWER.
15. WATER SERVICE SOURCE WILL BE DES MOINES WATER WORKS.
16. STREET LOT A SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THE ROADWAY HAS BEEN APPROVED AND ACCEPTED INTO THE POLK COUNTY SECONDARY ROAD SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
17. SUMP OUTLETS SHALL BE A MINIMUM OF 10 FEET FROM PROPERTY LINE. LOTS 1, 4, AND 7 WILL UTILIZE THE DRY SUMP SERVICE. REFER TO THE DETAILS ON SHEET 4. APPROXIMATE DISCHARGE LOCATIONS HAVE BEEN IDENTIFIED ON THE PLAN. LOTS 2, 3, 5, AND 6 WILL OUTLET SUMP SERVICES INTO A DETENTION BASIN.
18. EFFECTIVE DATE OF FLOOD PLAIN IS FEBRUARY 1, 2019 AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR POLK COUNTY, IOWA, MAP NUMBER 19153C0205F.
19. POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME BUILDER. THE HOME BUILDER IS RESPONSIBLE FOR INSTALLATION OF THE SIDEWALK WITHIN THE LOT, AND THE HOME/PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE SIDEWALKS WHICH ARE CONSIDERED PRIVATE.
20. STREETLIGHTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED INTO THE CITY OF ANKENY.
21. THIS PLAT IS BEING PREPARED UTILIZING THE STANDARD SINGLE FAMILY DEVELOPMENT OPTION UNDER THE LOW DENSITY RESIDENTIAL DISTRICT.
22. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS SHALL BE DESIGNED BY A LICENSED ENGINEER.
23. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE EXCESS MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS, PERMITS, AND ORDINANCES OF THE THROUGHWAY AND ENDING JURISDICTION.
24. ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
25. WOODLAND PROTECTION HAS BEEN DETERMINED IN ACCORDANCE WITH ARTICLE 7 SECTION 4 OF THE POLK COUNTY ZONING ORDINANCE. THIS PROPERTY CONTAINS 8.6 ACRES OF MATURE WOODLANDS AND 1.1 ACRES OF YOUNG WOODLANDS. 7.7 ACRES OF MATURE WOODLAND AND 1.1 ACRES OF YOUNG WOODLANDS WILL BE PROTECTED WITHIN THE WOODLAND PROTECTION EASEMENTS AND OUTLOTS AND ARE TO REMAIN UNDISTURBED, BOTH DURING PLAT CONSTRUCTION AND IN PERPETUITY BY FUTURE OWNERS OF THOSE LOTS AND OUTLOTS.
26. ANY TREE REMOVALS AND NATIVE SLOPE MODIFICATION ON SLOPES GREATER THAN 5:1 OR WITHIN THE SAFE SLOPE BUILDING SETBACK LINE SHALL REQUIRE ADDITIONAL GEOTECHNICAL INVESTIGATION BY A LICENSED GEOTECHNICAL ENGINEER. NO FILL FROM THE DEVELOPER OR FUTURE HOMEBUILDERS SHALL BE ALLOWED WITHIN THE TREE LINE OR ON SLOPES STEEPER THAN 5:1 WITHOUT ADDITIONAL GEOTECHNICAL INVESTIGATION.
27. CONSTRUCTION WITHIN THE SAFE SLOPE SETBACK REQUIRES FOUNDATION DESIGN BY A PROFESSIONAL STRUCTURAL ENGINEER AND SLOPE STABILIZATION REVIEW AND DESIGN BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
28. EXISTING STRUCTURE SHALL BE REMOVED PRIOR TO FINAL PLAT APPROVAL.

AREA ABOVE RESERVED FOR RECORDING STAMP

		DATE
REVISIONS		
FIRST SUBMITTAL		08/08/25

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

REVIEW:

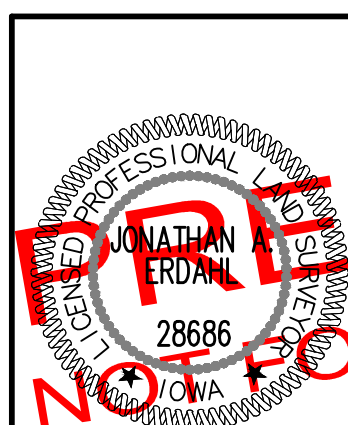
TECH:

ENGINEER:

POLK COUNTY IOWA

**THE ESTATES AT WOODLAND
HILLS PLAT 1
FINAL PLAT**

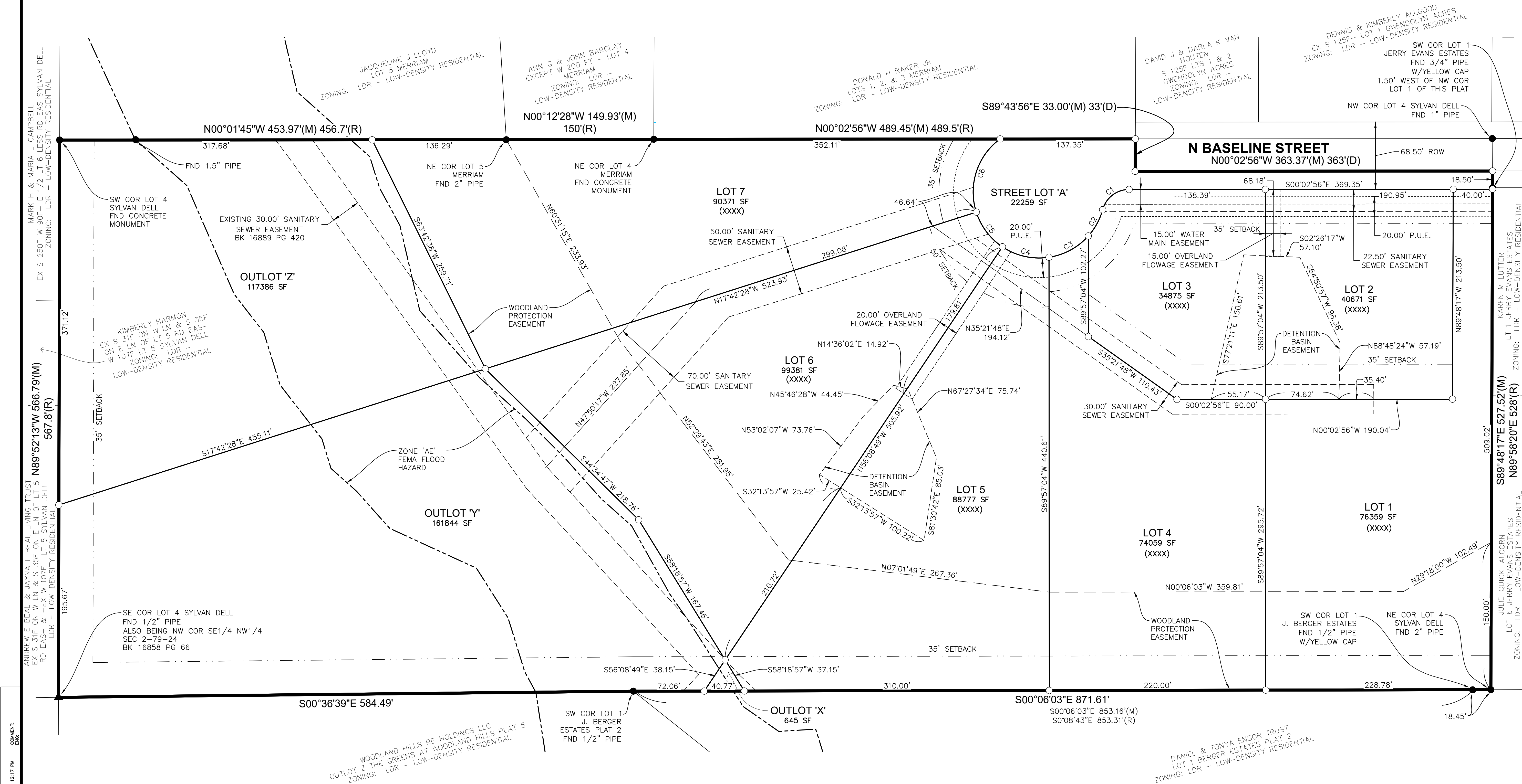
1/2
2309.635



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL, P.L.S. _____ DATE _____
 LICENSE NUMBER 28686
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 AND 2

THE ESTATES AT WOODLAND HILLS PLAT 1
FINAL PLAT



FILE: H:\2023\230935\DWG\230935-FINAL PLATING
PLOTED BY: J. HARRIS
DATE: 8/2/2025 12:17 PM

DATE

08/08/25

REVISIONS

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

TECH: REVIEW:

ENGINEER:

2309.635

2

2

2309.635

THE ESTATES AT WOODLAND
HILLS PLAT 1
FINAL PLAT

POLK COUNTY, IOWA

DATE	08/08/25
REVISIONS	

TECH:	REVIEW:



THE ESTATES AT WOODLAND
HILLS PLAT 1
FINAL PLAT

POLK COUNTY, IOWA

August 8, 2025

Honorable Mayor and City Council Members
c/o Eric Carstens
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023

RE: The Estates at Woodland Hills Plat 1
Final Plat Submittal

Dear City Council Members and Honorable Mayor;

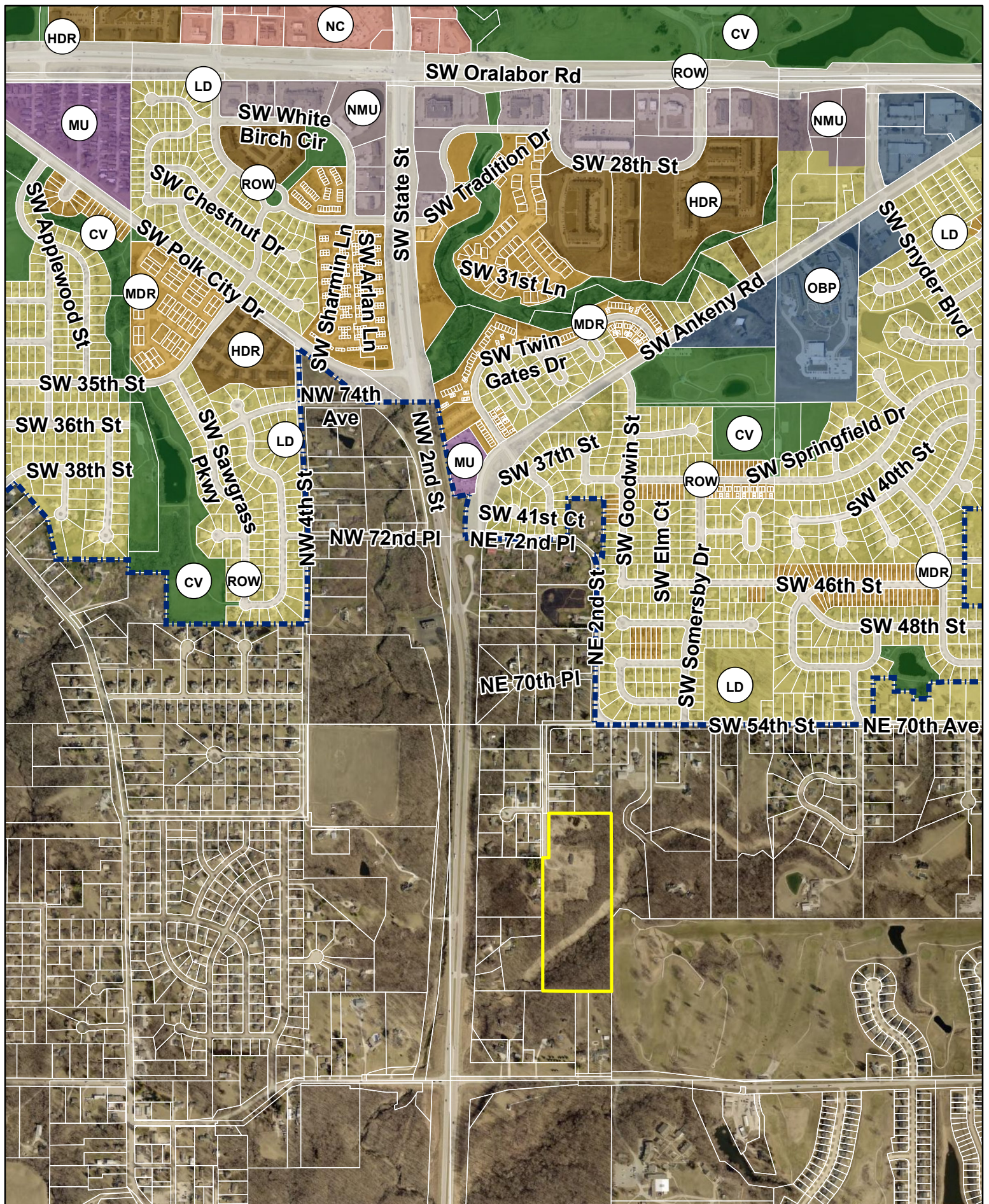
On behalf of The Estates at Woodland Hills LLC, we are pleased to submit herewith a final plat for The Estates at Woodland Hills Plat 1. The property is located at 6835 N Baseline Street in Polk County and contains 18.52 acres. The plat will split the property into seven residential lots and three adjacent outlots containing floodplain.

The property is located within 2 miles of the City of Ankeny. We understand that City staff is recommending that City Council waive their review authority for this plat. We are requesting waiver of review of the final plat be granted by City Council at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC



Emily Harding, Project Manager



1 inch = 1,000 feet

Date: 8/25/2025

The Estates at Woodland Hills Plat 1





ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by Knapp-Elwell, LC, from the current PUD, Planned Unit Development to PUD, Planned Unit Development located east of Interstate-35 at the Corporate Woods Interchange (date of hrg: 10/20/25 @ 5:30 p.m.)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Maven Crux Development, on behalf of the property owner, Knapp-Ewell, LC, is proposing an amendment to the Corporate Woods Business Park Planned Unit Development (PUD). The request is to amend the “Allowable Uses” section of the PUD, adding additional language to the section.

The PUD encompasses approximately 70.85-acres (+/-) located east of Interstate-35 near the Corporate Woods Interchange. The adjacent properties to the north are zoned M-1, Light Industrial District w/Conditions and U-1, Conservation and Public Utility District. Adjacent properties to the south are zoned R-1, One-Family Residence District and PUD, Planned Unit Development. The Ankeny Plan 2040 Future Land Use Map indicates the subject area as being suitable for either Office Business Park or Airport Business Park land uses.

The applicant is proposing to amend the “Allowable Uses” section of the PUD to permit the owner to utilize the property for luxury indoor storage units that will store RV’s, boats, cars, motorcycles, and off-road vehicles.

CITY MANAGER/STAFF RECOMMENDATIONS:

To adopt resolution setting a public hearing for 10/20/25 @ 5:30 p.m.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On September 16, 2025 the Plan and Zoning Commission recommended City Council approve the request to

rezone property owned by Knapp-Elwell, LC from PUD, Planned Unit Development to PUD, Planned Unit Development.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Notification and public hearing by the Plan and Zoning Commission.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Notice
3. P&Z Approved Rezoning Exhibit
4. P&Z Approved PUD Addendum Exhibit A
5. Aerial Map
6. Aerial Map II
7. Letter of Request

RESOLUTION

RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO REZONE CERTAIN PROPERTY OWNED BY KNAPP-ELWELL, LC, FROM THE CURRENT PUD, PLANNED UNIT DEVELOPMENT TO PUD, PLANNED UNIT DEVELOPMENT LOCATED EAST OF INTERSTATE-35 AT THE CORPORATE WOODS INTERCHANGE

WHEREAS, on the 3rd day of September, 2025, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 16th day of September, 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 Knapp-Ewell, LC., from the current PUD, Planned Unit Development, to PUD, Planned Unit Development; and

WHEREAS, the City Council now deems it necessary to provide for the notice and hearing of said amendment to rezone the following described property:

LEGAL DESCRIPTION:

LOT 1 AND OUTLOT "Y", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND

LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND

LOT 1 AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND

OUTLOT "R", OUTLOT "S" AND OUTLOT "T", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND

LOT 1, OUTLOT "Y" AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 5, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

LAYMAN'S DESCRIPTION:

Approximately 70.87-acres (+/-) located east of Interstate-35 at the Corporate Woods Interchange.

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 20th day of October, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone the above-described property owned by Knapp-Ewell, LC., from the current PUD, Planned Unit Development, to PUD, Planned Unit Development; and
2. That the City Clerk is hereby authorized and directed to publish notice of said hearing at the time and in the manner required by law.

PASSED AND APPROVED this 6th day of October, 2025.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

**NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA TO REZONE
CERTAIN PROPERTY OWNED BY KNAPP-ELWELL, LC, LOCATED EAST OF INTERSTATE-35 AT THE
CORPORATE WOODS INTERCHANGE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone the following described property owned by Knapp-Elwell, LC, from the current PUD, Planned Unit Development, to PUD, Planned Unit Development:

LEGAL DESCRIPTION:

LOT 1 AND OUTLOT "Y", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 1 AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

OUTLOT "R", OUTLOT "S" AND OUTLOT "T", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 1, OUTLOT "Y" AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 5, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

LAYMAN'S DESCRIPTION:

Approximately 70.87-acres (+/-) located east of Interstate-35 at the Corporate Woods
Interchange.

NOTICE IS FURTHER GIVEN that the proposed amendment, as described above, will affect only the above-described property.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the City Council will hold a public hearing at 5:30 p.m. on the 20th day of October, 2025, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider said amendment, at which time and place all citizens and all parties in interest shall have the opportunity to be heard. The City Council may choose to act upon the amendment at that time.

DATED this 6th day of October, 2025.

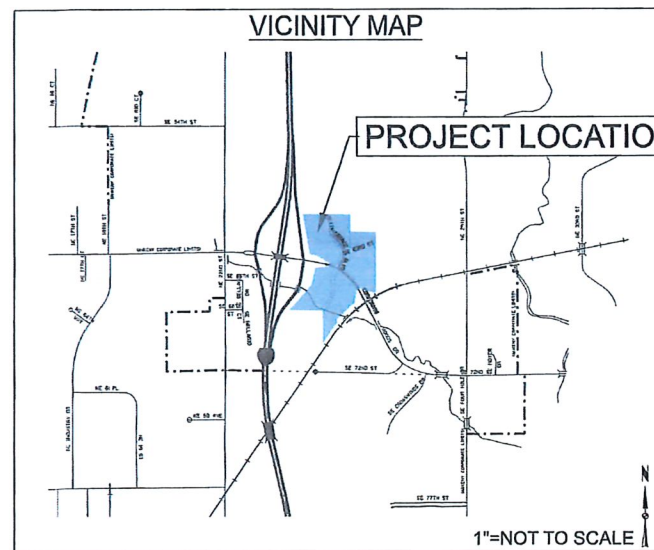
CITY OF ANKENY, IOWA

Michelle Yuska, City Clerk

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

[illegible]

LOT 1 AND OUTLOT "Y", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
LOT 1 AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
OUTLOT "R", OUTLOT "S" AND OUTLOT "T", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
LOT 1, OUTLOT "Y" AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 5, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA



 PUD PROPERTIES
 ROW
 ADJACENT PROPERTIES (WITHIN 250')

NUMBER	GEOPARCEL NUMBER	OWNER
PUD 1	7923-06-176-004 7923-06-176-007	KNAPP-ELWELL LC
PUD 2	7923-06-176-002	ABC INVESTMENT INC
PUD 3	7923-06-177-003	CONVENIENCE BUSINESS PARK LLC
PUD 4	7923-06-177-002	1600 CORPORATE WOODS LLC
PUD 5	7923-06-100-023	STATE OF IOWA
PUD 6	7923-06-041-002	1600 CORPORATE WOODS LLC
PUD 7	7923-06-326-001	CASEY'S MARKETING COMPANY
PUD 8	7923-06-326-002	KNAPP-ELWELL LC
PUD 9	7923-06-300-024	KNAPP-ELWELL LC
PUD10	7923-06-326-003	KNAPP-ELWELL LC

NUMBER	GEOPARCEL NUMBER	OWNER	ACRES
1	7923-06-100-029	SECOND VAN HOUWELING PROPERTY LLC	4.28
2	7923-06-200-024	AVIATION AUTHORITY	8.92
3	7923-06-200-006	POLK COUNTY	0.78
4	7923-06-200-014	POLK COUNTY	2.98
5	7923-06-200-009	POLK COUNTY	0.29
6	7923-06-400-016	POLK COUNTY	0.10
7	7923-06-400-001	POLK COUNTY	4.27
8	7923-06-400-019	POLK COUNTY	1.86
9	7923-06-451-001	RUAN TRANSPORT CORP	2.05
10	7923-06-300-008	LARDOG PROPERTIES LLC	5.49
11	7923-06-300-017	SILVER LAND COMPANY LC	8.68
12	7923-06-351-004	ELECTRICAL WORKERS BUILDING FOUNDATION	0.19
13	7923-06-351-003	ELECTRICAL WORKERS BUILDING FOUNDATION	1.20
14	7923-06-301-004	GURU KRUPA LLC SERIES 1	1.18
15	7923-06-301-003	WILLIAM KIMBERLEY DEVELOPMENT CORP	2.10
16	7923-06-301-002	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.31
17	7923-06-302-001	WILLIAM KIMBERLEY DEVELOPMENT CORP	2.74
18	7923-06-301-001	MUB PROPERTIES LLC	0.91
19	7923-06-300-019	POLK COUNTY	0.30
20	7924-01-426-008	QRS INVESTMENTS LLC	3.61
21	7924-01-200-022	CHAPMAN BROS FARM LC	1.70
22	7923-06-100-024	DENNY ELWELL FAMILY LC	4.06
23	7923-06-100-038	KWIK TRIP INC	0.64
24	7923-06-100-037	KWIK TRIP INC	4.05
		TOTAL	62.67

CORPORATE WOODS BUSINESS PARK PUD AMENDMENT

UPD AMENDMENT MAP

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. | 2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



Project No: 125.0438.01

Sheet 1 of 1

Project No: 125.0438.01 Sheet 1 of 1

Exhibit 'A'

**ADDENDUM TO P.U.D. DEVELOPMENT STANDARDS
CORPORATE WOODS PLANNED UNIT DEVELOPMENT**

This Addendum (the "Addendum") is hereby incorporated into and made a part of that certain P.U.D. Development Standards for Corporate Woods Planned Unit Development (the "PUD Standards"), which was approved by Ankeny City Council as part of Ordinance #1485 on December 20, 2004.

The following is hereby added as an Allowable Use to the PUD Standards:

Storage facilities, for ownership and use by multiple third parties, for the leasing or selling of interior storage space for the storage of personal property, where a minimum of 35%, but no more than 45%, of the storage units are sold and the remaining storage units are leased; provided, that, such each storage unit shall not be smaller than 500 square feet and the height of each storage facility building shall be no less than 22 feet per single story. Said storage facility use shall only be permitted on that certain real estate currently identified as Parcel C and Parcel B of the PUD, which parcels are currently legally described as Outlot "R" and Outlot "S" in CORPORATE WOODS BUSINESS PARK PLAT 4, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa, and locally known as Polk County Tax Parcel Nos. 792306176004, 792306176005, 792306176006, 792306176007, and 792306176008.

This Addendum is incorporated into and made a part of the PUD Standards. In the event of any conflict between the terms of this Addendum and the terms of the PUD Standards, this Addendum shall control.

ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date	<u>September 16, 2025</u>		
Ayes	<u>6</u>	Nays	<u>0</u>
Abstain	<u>—</u>	Absent	<u>1</u>
APPROVED			
<u>T. Rapp</u>			Chairperson
<u>B. Lysberg</u>			Secretary



N



1 inch = 625 feet

Date: 8/15/2025

Corporate Woods Business Park PUD PUD Amendment





MAVENCURX
DEVELOPMENT

Re: Corporate Woods Toy Storage
Corporate Woods Business Park

Development of 6100-6200 Block of SE Convenience Blvd.

Ankeny, Iowa

GP: 792306176007

GP: 792306176004

To: City of Ankeny, Iowa - Planning

Subject: PUD Amendment Request - Allowed Use & Open Space Requirement

On behalf of LLMC ANKENY, IA LLC, we formally request an amendment to the existing PUD to allow indoor storage as a primary use within the development. The proposed Corporate Woods Toy Storage project is designed to provide approximately 118 luxury indoor storage units, primarily sold as a condominium-style community, with a portion of the units available for lease. Combined to be managed via Property Management. The intended use is strictly limited to unit owners storing personal vehicles such as RVs, boats, cars, motorcycles, and off-road vehicles. To ensure compatibility with the PUD's objectives, the site will be secured with controlled access, managed by a property management team enforcing CC&R guidelines prohibiting non-storage uses.

While we acknowledge the current restrictions regarding self-storage and third-party use, we believe this amendment will better align with the evolving needs of the community and the intended functionality of the site.

The site will include designated landscaping along the east and south property boundaries, maintaining aesthetic cohesion with the surrounding development while meeting functional needs.

We welcome the opportunity to discuss this amendment in further detail and collaborate on a solution that aligns with the City of Ankeny's vision.

Respectfully

J. Ross Nichols

Manager, LLMC Ankeny IA, LLC

RECEIVED

AUG 22 2025

CITY OF ANKENY





ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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. (A & G Properties, LC and PTL Holdings, LLC - 2310 W 1st Street)

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 A & G Properties, LC and PTL Holdings, 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 A & G Properties, LC and PTL Holdings, 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 \$30,000.00. 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 23 - Resolution - Accepting Purchase and Approving Acquisition
2. P 23 - Purchase Agreement
3. P 23 - Warranty Deed
4. P 23 - 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 2310 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 A&G Properties, LC and PTL Holdings, LLC at 2310 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 A&G Properties, LC and PTL Holdings, LLC at 2310 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 6th day of October, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

AG /

CITY OF ANKENY, IOWA
OFFER AND CONTRACT TO PURCHASE

To Seller: A&G Properties, LC, an Iowa limited liability company (Contract Seller), and
PTL Holdings, LLC, an Iowa limited liability company (Contract Buyer)
11525 Highway F62 E
Sully, IA 50251

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 \$30,000.00, for the Acquisition of the Property or an interest in the Property as follows:

Fee Title (Warranty Deed):	700 SF x \$14.50/SF x 100% (rounded) =	\$10,200.00
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:	3,205 SF x \$14.50/SF x 10% x 1.5 yrs =	\$ 6,975.00
Other Considerations:	Cost to Cure (signs and loss of pavement) =	\$12,825.00
Total Compensation:	(Rounded Up)	\$30,000.00

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.

701

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, 2027 to accommodate permanent surface restoration along with potential overseeding and/or reseeding if applicable.
12. Removal of Signs and Landscaping. The Seller is responsible for removing the existing signage and landscaping, which must be completed on or before March 13, 2026.
13. Other. The City agrees to let the Seller relocate the business sign as close as 18 inches from the northern edge of the new sidewalk. In the event that a neighboring relocated sign is located closer to the road than the Seller's, the Seller is allowed to install their sign closer than 18 inches, but no less than 12 inches from the northern edge of the new sidewalk, unless the neighbors sign is less than 12" from the northern edge of the sidewalk.
14. Other. The City agrees that no permits are required for the sign relocation as long as Seller's sign is similar or like kind to the existing sign to be relocated.
15. Other.
City Agrees to the following: Sign may stay the same location east to west.

Dated at Ankeny, Iowa, this 4th day of September, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By:

Phil Sporrer
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 4th day of September, 2025.

A&G PROPERTIES, LC, AN IOWA LIMITED LIABILITY COMPANY

By:

Tony T. George
Print Tony T George

Title:

Owner

By:

Print _____

561

THIS OFFER IS ACCEPTED on this 4th day of September, 2025.

PTL HOLDINGS, LLC, AN IOWA LIMITED
LIABILITY COMPANY

By: [Signature]
Print Alex Van Manen

Title: 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

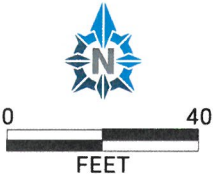
Index Legend	
City:	Ankeny
County:	Polk
Parcel ID:	181/00495-013-001
Description:	Lots 5 & 6, Lakeview Plaza Plat 2
Proprietor:	A & G PROPERTIES LC
Surveyor:	David J. Overman
Company:	Foth Infrastructure & Environment, LLC
Return To:	106 SW 7th Street, Suite 200 Des Moines, IA 50309 (515) 254-1393

ACQUISITION PLAT

EXHIBIT 23-F

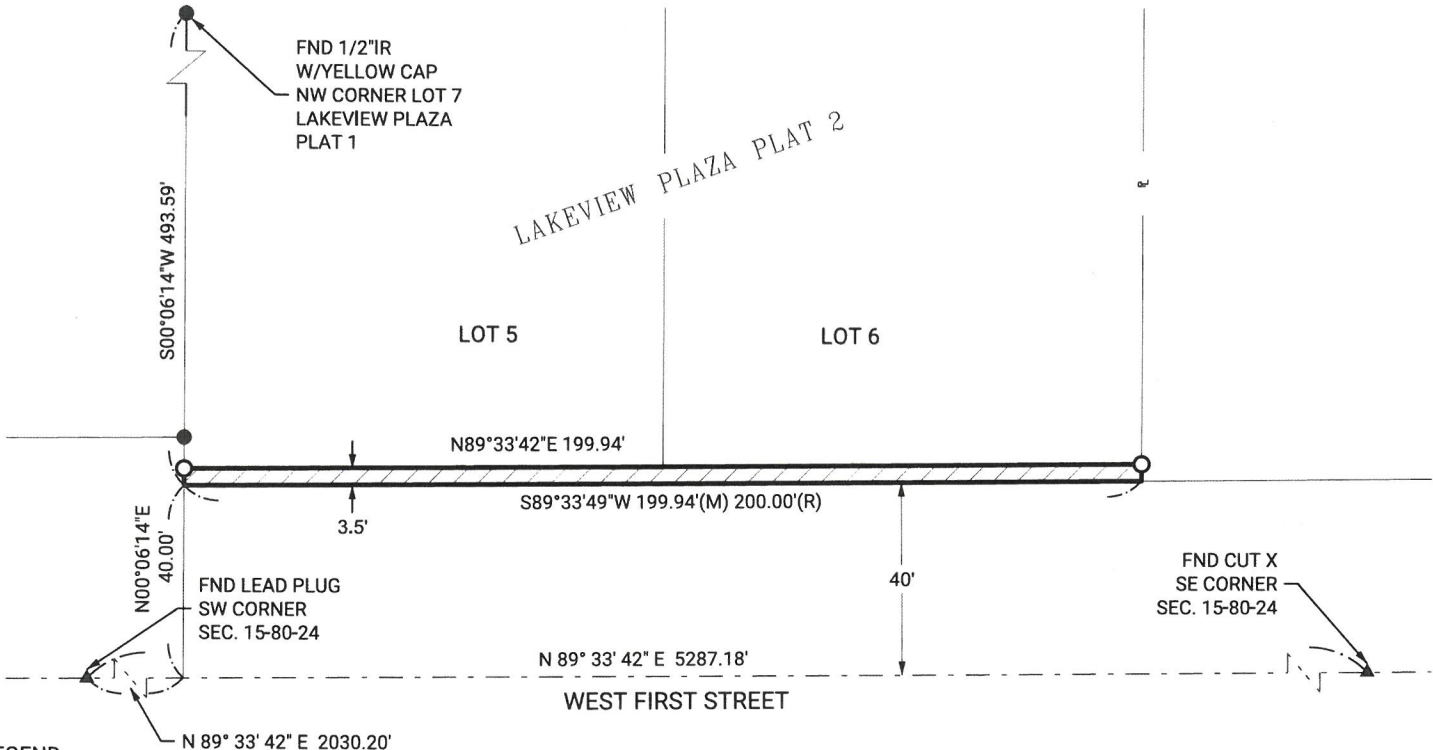
RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF ANKENY
WEST FIRST ST WIDENING & IMPROVEMENTS - PHASE 2 - NW GREENWOOD STREET TO STATE STREET
2310 W 1ST ST
PARCEL 23

PROPERTY OWNER:
A & G PROPERTIES LC (FEE)
PTL HOLDINGS LLC (CONTRACT)
11525 HIGHWAY F62 E
SULLY, IA 50251
BOOK 15241 PAGE 506 (FEE)
BOOK 20019 PAGE 506 (CONTRACT)



NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

LEGAL DESCRIPTION:
THE SOUTH 3.5 FEET OF LOTS 5 & 6 OF LAKEVIEW PLAZA PLAT 2, AN OFFICIAL PLAT, AS RECORDED IN BOOK S, PAGE 363 OF THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA.
SAID PARCEL CONTAINS 700 SQUARE FEET OR 0.02 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/YELLOW CAP #7625 (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
 - x- RWAY RIGHT-OF-WAY LINE
 - - - EXISTING LOT LINE
 - P - PROPERTY LINE
 - ▨ PROPOSED RIGHT-OF-WAY ACQUISITION

FIELD SURVEY COMPLETED: JANUARY 2025

DAVID J. OVERMAN, P.L.S.
License Number: 23481
My license renewal date is DECEMBER 31, 2025
Pages or sheets covered by this seal: 1 of 1

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.

[Signature] 8/1/2025
DATE

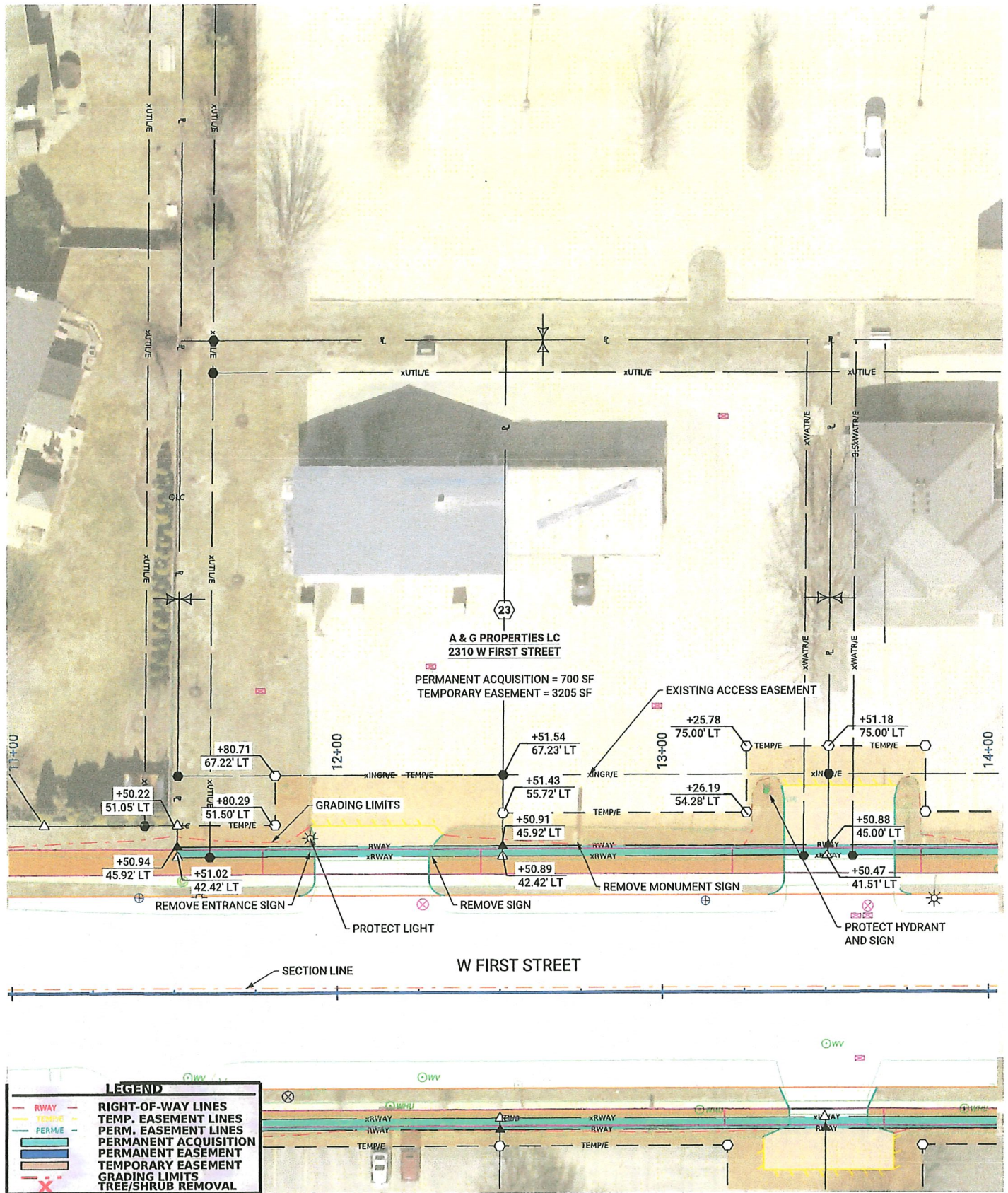
SURVEY FOR:
CITY OF ANKENY
1210 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023
PHONE: (515) 963-3536

Foth
Foth Infrastructure & Environment, LLC
106 SW 7th Street, Suite 200 | Des Moines, IA 50309
Phone: (515) 254-1393

SHEET
1 OF 1

FOTH PROJECT NO. 24A002.00 DATE: 8/1/2025

6/13/2022 02:02:46 PM p:\c\p\p-w\benley.com\foth-pw-01\Documents\Clients\Ankeny\Ankeny IA C\West First St Widening and Improvements - Phase 2\CAD\Displays\Parcel Displays\0024A002_00_DSP_PARC01



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 (515) 965-6400

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

The undersigned, A&G Properties, LC, an Iowa limited liability company (Contract Seller), and PTL Holdings, LLC, an Iowa limited liability company, (Contract Buyer), 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:

THE SOUTH 3.5 FEET OF LOTS 5 & 6 OF LAKEVIEW PLAZA PLAT 2, AN OFFICIAL PLAT, AS RECORDED IN BOOK S, PAGE 363 OF THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA.

SAID PARCEL CONTAINS 700 SQUARE FEET OR 0.02 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 10th day of September, 2025.

A&G PROPERTIES, LC, AN IOWA LIMITED LIABILITY COMPANY

Signed _____

Tony George Owner
Print Name and Title

Signed _____

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF POLK } ss:

On this 10th day of September, A.D. 2025,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Tony George

_____ to me personally known
or ☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporrer (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

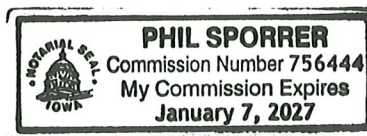
☐ INDIVIDUAL
☒ CORPORATE
Title(s) of Corporate Officer(s) Owner

☐ 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)
A&G Properties, LLC

ACCEPTANCE BY CITY



STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby
certify that the within and foregoing instrument was duly approved and accepted by the City
Council of said City by Resolution No. _____, passed on the _____ day of
_____, 20_____, and this certificate is made pursuant to authority
contained in said Resolution.

Signed this _____ day of _____, 20____.

City Clerk of the City of Ankeny, Iowa

IN WITNESS WHEREOF, we have hereunto affixed our hands this 4th day of September, 2025.

PTL HOLDINGS, LLC, AN IOWA LIMITED LIABILITY COMPANY

[Signature]
Signed

Signed

Alex Van Maanen Owner
Print Name and Title

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Jasper } ss:

On this 4th day of September, A.D. 2025,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Alex Van Maanen

_____ to me personally known
or ✓ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporrer (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)

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)

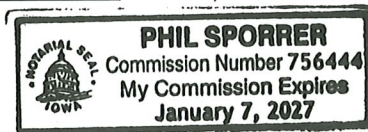
 OTHER: _____

SIGNER IS REPRESENTING:

List name(s) of entity(ies) or person(s)

PTL Holdings, LLC

ACCEPTANCE BY CITY



STATE OF IOWA, COUNTY OF POLK, ss:

I, _____, City Clerk of the City of Ankeny, Iowa, do hereby
certify that the within and foregoing instrument was duly approved and accepted by the City
Council of said City by Resolution No. _____, passed on the _____ day of
_____, 20_____, and this certificate is made pursuant to authority
contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, A&G Properties, LC, an Iowa limited liability company (Contract Seller), and PTL Holdings, LLC, an Iowa limited liability company (Contract Buyer), (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 10th day of September, 2025.

A&G PROPERTIES, LC, AN IOWA LIMITED LIABILITY COMPANY

[Signature]
Signed

Signed

Tony T. George Owner
Print Name and Title

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 10th day of September, A.D. 2025,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Tony George

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)

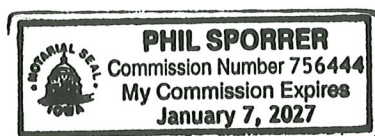
Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

____ INDIVIDUAL
X CORPORATE
Title(s) of Corporate Officer(s)
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)
A&G Properties, LC



IN WITNESS WHEREOF, we have hereunto affixed our hands this 4th day of September, 2025.

PTL HOLDINGS, LLC, AN IOWA LIMITED LIABILITY COMPANY

[Signature]
Signed

Alex Van Maanen Owner
Print Name and Title

Signed

Print Name and Title

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Jasper } ss:

On this 4th day of September, A.D. 2025,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Alex Van Maanen

____ 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) [Signature] (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

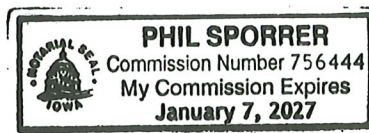
____ INDIVIDUAL
X CORPORATE
Title(s) of Corporate Officer(s)
Owner
____ Corporate Seal is affixed
____ No Corporate Seal procured
____ PARTNER(s):
____ Limited Partnership
____ General Partnership
____ ATTORNEY-IN-FACT
____ EXECUTOR(s) or TRUSTEE(s)
____ GUARDIAN(s) or CONSERVATOR(s)
____ OTHER: _____

SIGNER IS REPRESENTING:

List name(s) of entity(ies) or person(s)
PTL Holdings, LLC

ACCEPTANCE BY CITY

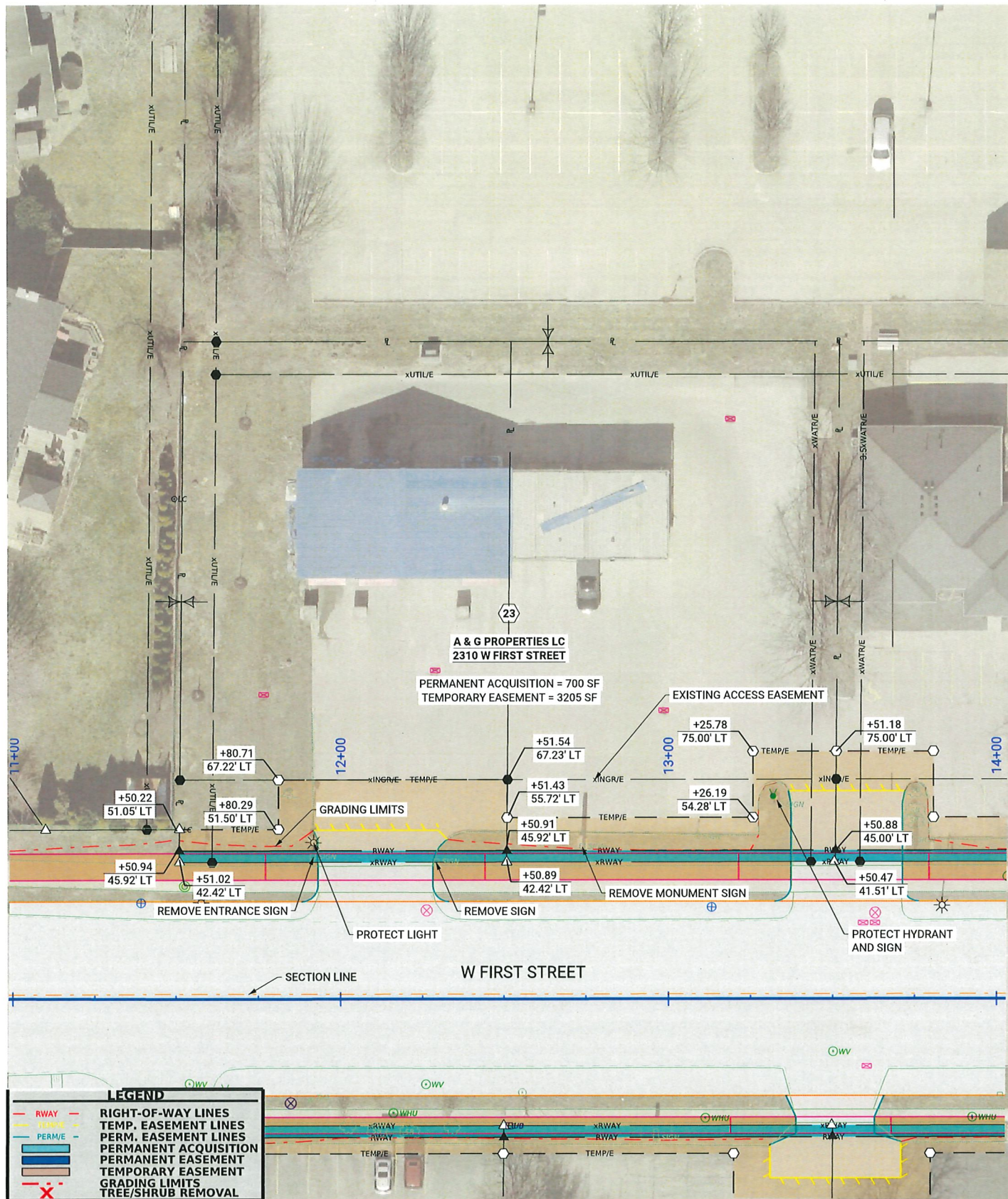
STATE OF IOWA, COUNTY OF POLK, ss:



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





ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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. (FFR Ankeny 1, LLC - 1913 W 1st Street)

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 FFR Ankeny 1, 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 temporary construction easement from FFR Ankeny 1, 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 \$4,760.00. 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 73 - Resolution - Accepting Purchase and Approving Acquisition
2. P 73 - Purchase Agreement
3. P 73 - Temporary Construction Easement

RESOLUTION 2025-XXX

**A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND
APPROVING DOCUMENTS FOR THE ACQUISITION OF
TEMPORARY CONSTRUCTION EASEMENT
AT 1913 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 FFR Ankeny 1, LLC at 1913 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 FFR Ankeny 1, LLC at 1913 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 6th day of October, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

CITY OF ANKENY, IOWA OFFER AND CONTRACT TO PURCHASE

To Seller: FFR Ankeny 1, LLC
 555 NE Bellflower Ct.
 Waukee, IA 50263

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 \$4,760.00, for the Acquisition of the Property or an interest in the Property as follows:

Fee Title (Warranty Deed):	0 SF x \$15.00/SF x 100% =	\$ 00.00
Permanent Easement (Sidewalk):	0 SF x \$15.00/SF x 100% =	\$ 00.00
Permanent Easement (All Others):	0 SF x \$15.00/SF x 50% =	\$ 00.00
Temporary Easement:	1,226 SF x \$15.00/SF x 10% x 1.5 years =	\$2,760.00
Other Considerations:	Landscaping Cost to Cure =	\$2,000.00
Total Compensation:	(Rounded Up)	\$4,760.00

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.

12. Other. As part of the project, the City agrees to remove and replace both the sidewalk, as depicted and outlined in pink in the attached temporary easement map exhibit, as well as the driveway apron, outlined in blue, at no cost to the Seller.

Dated at Ankeny, Iowa, this 16th day of September, 2025.

REPRESENTING THE CITY OF ANKENY, IOWA

By: Phil Sporrer
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 16th day of September, 2025.

FFR ANKENY 1, LLC, an Iowa Limited Liability Company

By: Cliff Miller
Print Cliff Miller

Title: Manager for LLC

By: _____
Print _____

Title: _____

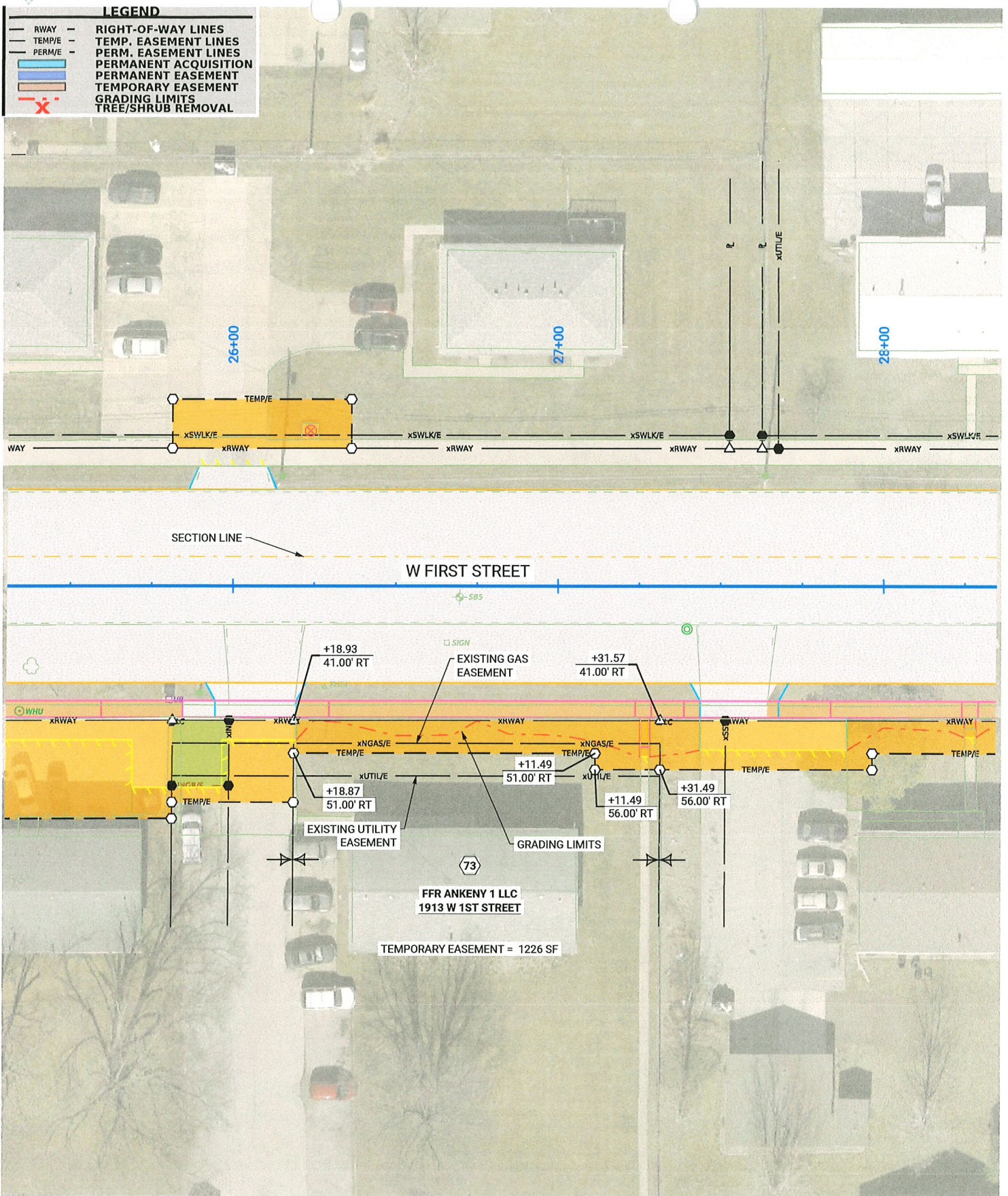
Approved by the City Council of the City of Ankeny, Iowa on the _____ day of _____, 20____, by Resolution No. _____.

By: _____
Bobbi B. Bentz, Mayor

Attest: _____
Michelle Yuska, City Clerk of the City of Ankeny, Iowa

LEGEND

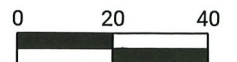
- RWAY — RIGHT-OF-WAY LINES
- TEMP/E — TEMP. EASEMENT LINES
- PERM/E — PERM. EASEMENT LINES
- PERMANENT ACQUISITION
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- GRADING LIMITS
- TREE/SHRUB REMOVAL



W FIRST STREET WIDENING & IMPROVEMENTS PHASE 2 NW GREENWOOD STREET TO STATE STREET ANKENY, IA



PARCEL 73



SCALE: 1" = 40'

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, FFR Ankeny 1, 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 16th day of September, 2025.

FFR ANKENY 1, LLC, an Iowa Limited Liability Company

[Signature]

Signed

Clint Miller, Manager

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 September, A.D. 2025,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Clint Miller

Star 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) [Signature] (Sign in Ink)

Phil Sporre (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

☐ INDIVIDUAL
☒ CORPORATE
Title(s) of Corporate Officer(s) Manager
☐ 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)
FFR ANKENY 1, LLC

ACCEPTANCE BY CITY

STATE OF IOWA, COUNTY OF POLK, ss:

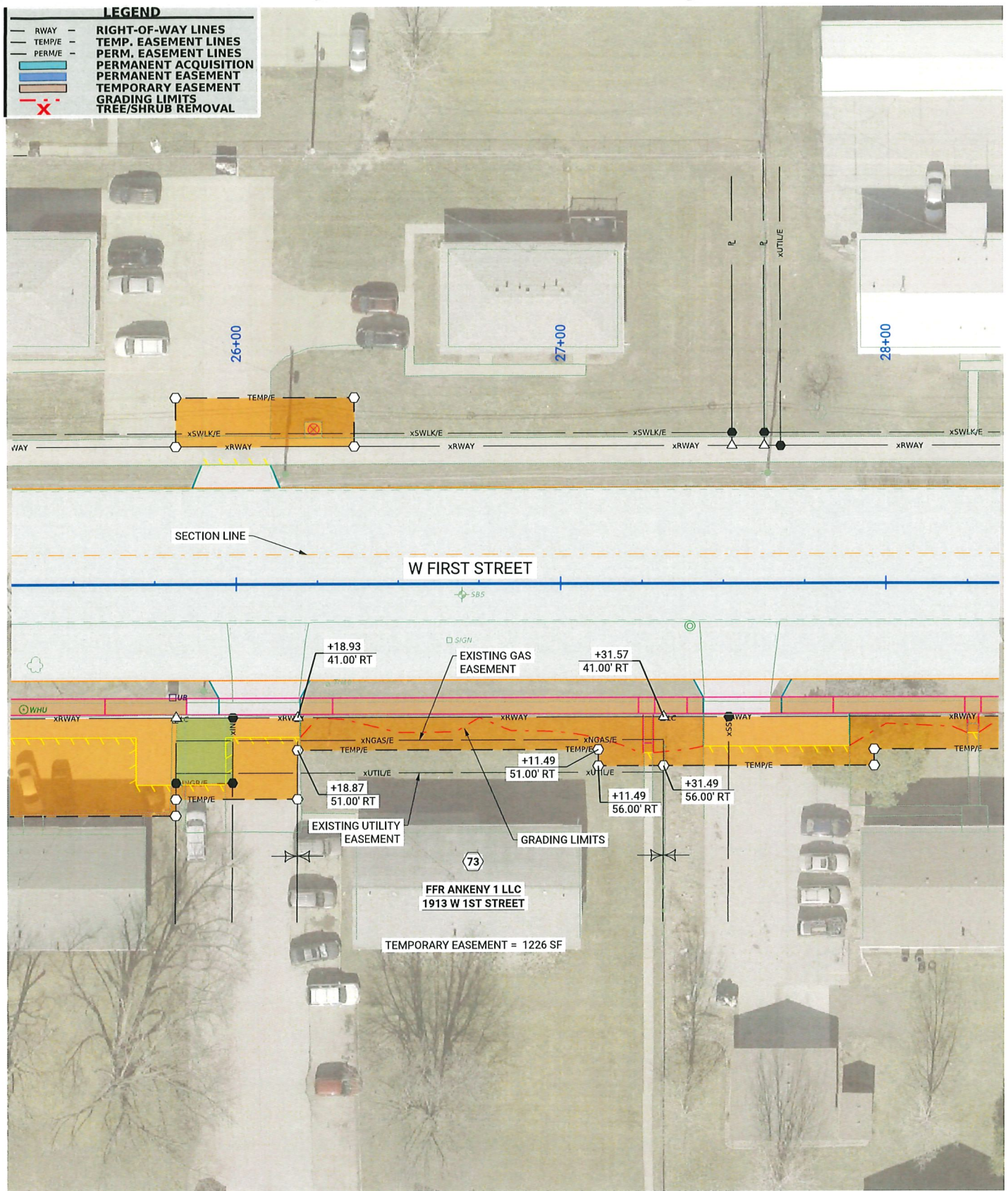


I, Michelle Yuska, City Clerk of the City of Ankeny, Iowa, do hereby
certify that the within and foregoing instrument was duly approved and accepted by the City
Council of said City by Resolution No. _____, passed on the _____ day of
_____, 20_____, and this certificate is made pursuant to authority
contained in said Resolution.

Signed this _____ day of _____, 20_____.

City Clerk of the City of Ankeny, Iowa

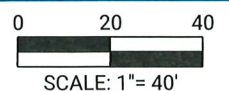
6/26/2025 9:25:40 AM pww://foth-pw-bentley.com:foth-pw-01/Documents/Clients/Ankeny IA C/West First St Widening and Improvements - Phase 2/CAD/Displays/Parcel Displays/00244002_00_DSP_PARC01



**W FIRST STREET WIDENING & IMPROVEMENTS
PHASE 2
NW GREENWOOD STREET TO STATE STREET
ANKENY, IA**



PARCEL 73



DRAWN: G. MEIDENBAUER CHECKED: B. HOPKEY



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting the maintenance bonds for public improvements in Centennial Ridge Plat 4.

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 - Centennial Ridge Plat 4
2. Certificate of Completion - Centennial Plat 4

3. Letter of Assurance- Centennial Plat 4
4. Maintenance Bond - Paving (PCC)
5. Maintenance Bond - Paving (asphalt)
6. Maintenance Bond - Subgrade
7. Maintenance Bond - Utilities

RESOLUTION

RESOLUTION ACCEPTING MAINTENANCE BONDS FOR PUBLIC IMPROVEMENTS IN CENTENNIAL RIDGE PLAT 4

WHEREAS, the City Staff has granted administrative approval of **Centennial Ridge Plat 4**; and

WHEREAS, the plans and specifications for the construction of **Centennial Ridge Plat 4** in Ankeny has been submitted and approved by the City Engineer; and

WHEREAS, the maintenance bonds for utilities (water main, sanitary sewer and storm sewer), paving (PCC), paving (asphalt), and subgrade in **Centennial Ridge Plat 4** have been submitted; and

WHEREAS, the City of Ankeny, Iowa has received the attached Certificate of Completion on behalf of the Developer from the Developer's Engineer that the construction of the public improvements has been completed on October 6th, 2025 with the following exceptions:

NONE.

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

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and
2. That the above-described improvements be and are hereby accepted based on said certification.
3. That the maintenance bonds are hereby accepted.

PASSED AND APPROVED on this 6th day of October, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

Centennial Ridge Plat 4

Ankeny, Iowa

October 06, 2025

This is to certify that the construction improvements on the *Centennial Ridge Plat 4* project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



*Erin K. Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926*

October 06, 2025

City of Ankeny
Municipal Utilities
Attn: Don Clark
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Centennial Ridge Plat 4
Public Improvement Acceptance

Dear Don:

We respectfully request acceptance of the public improvements for the aforementioned project. The project was constructed in substantial conformance with the approved plans and specifications to the best of our knowledge. We have attached the following supporting documents for your review and file:

- One set of record drawings with 'as-built' information and service locations (PDF)
- Utility service locates
- Inspector field notes
- Completed list of punch list items

Following your review, please place the project on the next available City Council Agenda or contact me with any questions. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Manatt's, Inc. of Brooklyn, Iowa,
 as principal (the "Principal"), and Merchants Bonding Company (Mutual) of
West Des Moines, Iowa as surety (the "Surety"), are held and firmly bound unto
 the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of Three Hundred Eighty-Six Thousand Eleven
Dollars (\$ 386,011.00), 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 11.04.2024 entered into a
 contract (the "Contract") with Jerry's Homes to furnish the material and labor
 necessary for the construction of Centennial Ridge Plat 4 - 2324 sy 7" PCC Pavement, 3356 sy 8" PCC pavement, 178 sy
6" PCC Sidewalk Ramps, 15 sy 4" PCC Sidewalk, 501 sy 5" PCC Sidewalk, 188 ea Detectable Warning Panels, and 1 mailbox

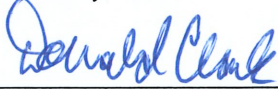
NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the
 Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and
 acceptance of the work performed under the Contract, provided such defects are 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.

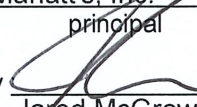
PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

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 14th day of August, 2025.

Approved as to form:
 City of Ankeny, Iowa

by 
 City Engineer

Manatt's, Inc.
 principal
 by 
 Jared McGrew, General Manager
 email: jaredm@manatts.com
 (Required for return of signed document)

Merchants Bonding Company (Mutual)
 surety (SEAL)
 by 
 E Marie Burmahl, Attorney-in-Fact

CORPORATE ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, _____, before me personally appeared _____ to me known, who being duly sworn, did say that he/she is the _____ of _____, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.

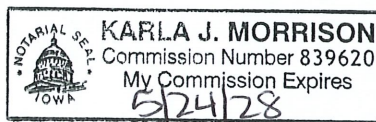
Notary Public

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Poweshiek

On this 14th day of August, 2025, before me personally appeared E Marie Burmahl 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.



Karla Morrison
Notary Public

MERCHANTS

BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, 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,

E Marie Burmahli; John D Schultz

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

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

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

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

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

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

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 14th day of August, 2025



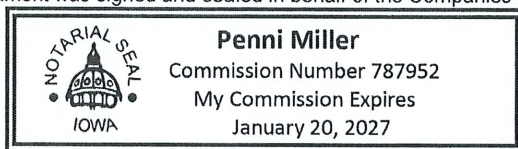
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 14th day of August, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



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

Notary Public

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

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 14th day of August, 2025



Secretary

POA 0018 (5/25)

Bond No. 30254821

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Grimes Asphalt and Paving Corp. of Des Moines, IA,
as principal (the "Principal"), and Western Surety Company of
Chicago, IL as surety (the "Surety"), are held and firmly bound unto
the City of Ankeny, Iowa, as Obligee (the "Obligee"), in the penal sum of
Forty-seven Thousand One Hundred Seventy-one & 00/100 Dollars (\$47,171.00),
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 June 10, 2025 entered into a
contract (the "Contract") with Jerry's Homes, Inc. to furnish the material and labor
necessary for the construction of Asphalt Shoulder Widening In connection with Centennial Ridge Plat 4, Ankeny, Iowa

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the
Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and
acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior
materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force
and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. 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 18th day of August, 2025.

Approved as to form:
City of Ankeny, Iowa

by

Donald Clark
City Engineer

Grimes Asphalt and Paving Corp.

principal

by

Matt Yonker, Vice President

email: mdyonker@grimesasphalt.com

(Required for return of signed document)

Western Surety Company

surety

(SEAL)

by

Grace Dickinson, Attorney-in-Fact

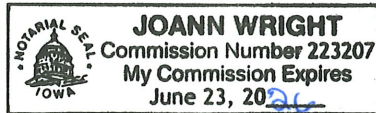


CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Polk

On this 18th day of August, 2025, before me personally appeared Matt Jenker to me known, who bein duly sworn, did say that he/she is the VP of Grimes Asphalt, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.



Joann Wright
Notary Public

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Dallas

On this 18th day of August, 2025, before me personally appeared Grace Dickinson, Attorney-in-Fact to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of Western Surety Company, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.



Sara Huston
Notary Public Sara Huston

My Commission Expires: June 2, 2028

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Dione R Young, Craig E Hansen, Jay D Freiermuth, Brian M Deimerly, Anne Crowner, Tim McCulloh, Kate Zanders, John Cord, Sara Huston, Seth Rooker, Jamie Gifford, Grace Dickinson, Zachary Fuller, Individually

of Wauke, IA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 15th day of May, 2025.



WESTERN SURETY COMPANY

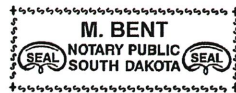
Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 15th day of May, 2025, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 18th day of August 2025



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.

Bond No. 2370199

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Seamus Excavating, LLC of Clive, IA,
as principal (the "Principal"), and Swiss Re Corporate Solutions America Insurance Corporation of
Kansas City, MO as surety (the "Surety"), are held and firmly bound unto
the City of Ankeny, Iowa, as Obligee (the "Obligee"), in the penal sum of
Sixteen Thousand Six Hundred Sixteen & 60/100 Dollars (\$ \$16,616.60),
for the payment of which sum well and truly to be made, the Principal and the Surety, bind ourselves, our heirs,
executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated March 10, 2025 entered into a
contract (the "Contract") with Jerry's Homes, Inc to furnish the material and labor
necessary for the construction of 6,391 SY of Subgrade Preparation In connection with Centennial Ridge Plat 4, Ankeny,
Iowa.

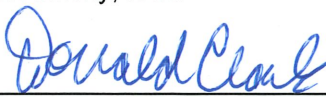
NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the
Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and
acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior
materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force
and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

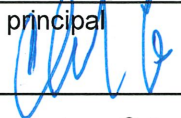
1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery")
of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item").
Should Principal improperly fail to remedy the Covered Item, then Obligee shall make 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 27th day of August, 2025.

Approved as to form:
City of Ankeny, Iowa

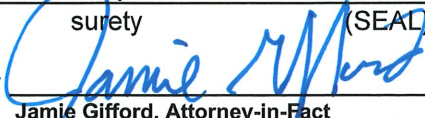
by 
City Engineer

Seamus Excavating, LLC
principal

by 

email: ccriss@seamusexcavating.com
(Required for return of signed document)

Swiss Re Corporate Solutions America Insurance Corporation
surety

by  (SEAL)
Jamie Gifford, Attorney-in-Fact



CORPORATE ACKNOWLEDGEMENT

STATE OF Iowa

COUNTY OF Polk

On this 29 day of August, 2025, before me personally appeared Chad Criss to me known, who being duly sworn, did say that he/she is the President of Seamus Excavating, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.



[Signature]
Notary Public

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Iowa

COUNTY OF Dallas

On this 27th day of August, 2025, before me personally appeared Jamie Gifford, Attorney-in-Fact to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact Of Swiss Re Corporate Solutions America Insurance Corporation, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.



[Signature]
Notary Public Sara Huston
My Commission Expires: June 2, 2028

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JAY D. FREIERMUTH, CRAIG E. HANSEN, BRIAN M. DEIMERLY, ANNE CROWNER, TIM McCULLOH, DIONE R. YOUNG, SETH ROOKER, JENNIFER MARINO,

JOSEPH TIERNAN, KATE ZANDERS, SARA HUSTON, JOHN CORD, GRACE DICKINSON, JAMIE GIFFORD, ZACH FULLER, and BEN WILLIAMS

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

ONE HUNDRED TWENTY FIVE MILLION (\$125,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 15 day of APRIL, 20 25

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 15 day of APRIL, 20 25, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

Karen M. Szweda
Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 27th day of August, 20 25.



Jeffrey Goldberg
Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

CONTRACTOR'S MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

That Evolution Contracting, LLC of Indianola, IA,
as principal (the "Principal"), and Great Midwest Insurance Company of
Houston, TX as surety (the "Surety"), are held and firmly bound unto
the City of Ankeny, Iowa, as obligee (the "Obligee"), in the penal sum of Six Hundred Forty Two Thousand Nine Hundred Fifty and 00/100
Dollars (\$642,950.00), for the payment of which sum well and truly to be made, the Principal
and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and
severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated November 4, 2024 entered into a
contract (the "Contract") with Jerry's Homes, Inc. to furnish the material and labor
necessary for the construction of Sanitary Sewer, Water Main, and Storm Sewer Improvements as per Exhibit A in connection with Centennial Ridge Plat 4, Ankeny, Iowa.

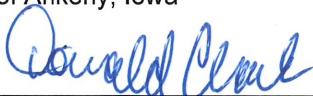
NOW, THEREFORE, the condition of this obligation is such that if the Principal shall remedy without cost to the
Obligee any defect which may develop during a period of **Four (4)** year(s) from the date of completion and
acceptance of the work performed under the Contract, provided such defects are caused by defective or inferior
materials or workmanship, then this obligation shall be null and void; otherwise, it shall be and remain in full force
and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

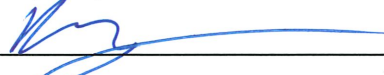
1. Obligee shall provide both Principal and Surety with written notice of the discovery ("Notice of Discovery")
of any item of defective or inferior materials or workmanship during the covered period (a "Covered Item").
Should Principal improperly fail to remedy the Covered Item, then Obligee shall make 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 22nd day of September, 2025.

Approved as to form:
City of Ankeny, Iowa

by 
City Engineer

Evolution Contracting, LLC
principal

by 

email: Matt@eciowa.com
(Required for return of signed document)

Great Midwest Insurance Company
surety (SEAL)

by 
Kate Zanders, Attorney-in-Fact

CORPORATE ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, _____, before me personally appeared _____ to me known, who being duly sworn, did say that he/she is the _____ of _____, the corporation described in and which executed the foregoing instrument; and that he/she signed his/her name thereto by like order.

Notary Public

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF IOWA

COUNTY OF DALLAS

On this 22nd day of September, 2025, before me personally appeared Kate Zanders to me known, who being duly sworn, did say that he/she is the Attorney-in-Fact of Great Midwest Insurance Company, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.



Notary Public Grace Dickinson

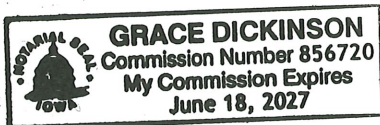


EXHIBIT A

Bonded Items - Centennial Ridge Plat 4-Ankeny

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
	SANITARY SEWER				
	Sanitary Sewer, Trenched, PVC, 8"	LF	1206	\$ 49.50	\$ 59,697.00
	Manhole, SW-301, 48"	EA	6	\$ 5,784.00	\$ 34,704.00
	Connect to Existing	EA	1	\$ 2,628.00	\$ 2,628.00
	Sanitary Sewer Service, PVC, 4"	EA	31	\$ 1,420.00	\$ 44,020.00
	Pressure Testing, Clean & Video Inspection	LF	1206	\$ 2.50	\$ 3,015.00
	Mobilization	LS	1	\$ 5,500.00	\$ 5,500.00
				TOTAL	\$ 149,564.00
	WATER MAIN				
	Water Main, PVC, 8"	LF	620	\$ 42.50	\$ 26,350.00
	Water Main, PVC, 10"	LF	741	\$ 54.00	\$ 40,014.00
	Water Main, PVC, 12"	LF	613	\$ 73.00	\$ 44,749.00
	Gate Valve, 8"	EA	2	\$ 2,534.00	\$ 5,068.00
	Gate Valve, 10"	EA	2	\$ 3,562.00	\$ 7,124.00
	Gate Valve, 12"	EA	1	\$ 4,349.00	\$ 4,349.00
	Relocated Hydrant Assembly	EA	4	\$ 3,946.00	\$ 15,784.00
	Connect to Existing	EA	4	\$ 1,813.00	\$ 7,252.00
	Water Service, Pex, 1"	EA	32	\$ 1,024.00	\$ 32,768.00
	Pressure Testing & Bacteria Samples	LF	1974	\$ 1.50	\$ 2,961.00
	Mobilization	LS	1	\$ 5,500.00	\$ 5,500.00
				TOTAL	\$ 191,919.00
	STORM SEWER				
	Storm Sewer, HDPE, 8"	LF	467	\$ 42.00	\$ 19,614.00
	Storm Sewer, HDPE, 15"	LF	460	\$ 42.00	\$ 19,320.00
	Storm Sewer, RCP, 15"	LF	125	\$ 59.00	\$ 7,375.00
	Storm Sewer, RCP, 18"	LF	145	\$ 58.00	\$ 8,410.00
	Storm Sewer, RCP, 30"	LF	203	\$ 100.00	\$ 20,300.00
	Storm Sewer, RCP, 36"	LF	663	\$ 137.00	\$ 90,831.00
	Sump Service, PVC, 1.5"	EA	32	\$ 678.00	\$ 21,696.00
	FES, RCP, 18" - w/Footing & Guard	EA	2	\$ 2,706.00	\$ 5,412.00
	FES, RCP, 30" - w/Footing & Guard	EA	1	\$ 3,758.00	\$ 3,758.00
	Manhole, SW-401, 48"	EA	4	\$ 2,831.00	\$ 11,324.00
	Manhole, SW-401, 72"	EA	3	\$ 8,397.00	\$ 25,191.00
	Intake, SW-505	EA	4	\$ 5,069.00	\$ 20,276.00
	Intake, SW-506(1EA MOD)	EA	3	\$ 9,788.00	\$ 29,364.00
	Intake, Nyloplast, 18"	EA	2	\$ 2,422.00	\$ 4,844.00
	Clean & Video Inspection	LF	2063	\$ 4.00	\$ 8,252.00
	Mobilization	LS	1	\$ 5,500.00	\$ 5,500.00
				TOTAL	\$ 301,467.00
				GRAND TOTAL	\$ 642,950.00

POWER OF ATTORNEY
Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Jay D. Freiermuth, John Cord, Anne Crowner, Brian M. Deimerly, Craig E. Hansen, Sara Huston, Tim McCulloh, Seth Rooker, Dione R. Young, Kate Zanders, Jamie Gifford, Grace Dickinson, Zach Fuller

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

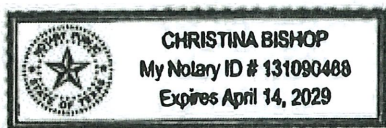


GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 22nd Day of September 2025.



BY Patricia Ryan
Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 sidewalk easement and temporary construction easement for the Westlawn Place Area Utility Improvements - Phase 1 project in Ankeny, Iowa. (Donald Dean and Jill D. Goforth - 321 SW Westlawn Drive)

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 sidewalk easement and temporary construction easement from Donald Dean and Jill D. Goforth at 321 SW Westlawn Drive to facilitate the construction of the Westlawn Place Area Utility Improvements - Phase 1 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt **RESOLUTION** accepting permanent sidewalk easement and temporary construction easement from Donald Dean and Jill D. Goforth to facilitate the construction of the Westlawn Place Area Utility Improvements - Phase 1 project in Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

May 19, 2025: Council approved a Resolution authorizing the acquisition of property and property interests for the Westlawn Place Area Utility Improvements - Phase 1 project.

FISCAL IMPACT

The total compensation for the permanent sidewalk easement and temporary construction easement is \$8,000.00. The cost for the permanent sidewalk easement and temporary construction easement is part of the project costs for the Westlawn Place Area Utility Improvements - Phase 1 project included in the current Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

2024 & 2025: Property owners throughout the Westlawn Place neighborhood were sent three letters with details of the overall neighborhood project, including phasing maps showing the 16 proposed projects over approximately 10 years. Property owners within the project limits for Phase 1 were sent an additional letter on June 19, 2025 containing more specific information including the identification of properties with proposed acquisitions. A Public Information Meeting for Phase 1 property owners will be held in early October 2025.

ACTION REQUESTED

ATTACHMENTS

1. Parcel 26 - Resolution for Purchase Agreement
2. Parcel 26 - Purchase Agreement
3. Parcel 26 - Permanent Sidewalk Easement
4. Parcel 26 - Temporary Construction Easement

RESOLUTION 2025-XXX

**A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND
APPROVING DOCUMENTS FOR THE ACQUISITION OF PERMANENT SIDEWALK
EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT
AT 321 SW WESTLAWN DRIVE FOR THE
WESTLAWN PLACE AREA UTILITY IMPROVEMENTS – PHASE 1 PROJECT IN
ANKENY, IOWA**

WHEREAS, the City of Ankeny has requested that permanent sidewalk easement and temporary construction easement be granted by Donald Dean and Jill D. Goforth at 321 SW Westview Drive to facilitate the construction of the Westlawn Place Area Utility Improvements – Phase 1 project in Ankeny, Iowa; and

WHEREAS, the City of Ankeny directed Public Works staff to acquire said permanent sidewalk easement and temporary construction easement necessary for the construction of the Westlawn Place Area Utility Improvements – Phase 1 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 sidewalk easement and temporary construction easement from Donald Dean and Jill D. Goforth at 321 SW Westview Drive.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement, Permanent Sidewalk Easement, and Temporary Construction Easement for the completion of the Westlawn Place Area Utility Improvements – Phase 1 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 6th day of October, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

CITY OF ANKENY, IOWA
OFFER AND CONTRACT TO PURCHASE

To Seller: Donald Dean Goforth and Jill D. Goforth, a married couple
321 SW Westlawn Drive
Ankeny, IA 50023

1. Property Description. The City of Ankeny, Iowa (the "City"), intends to acquire easements on 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 \$8,000.00, for the Acquisition of the Property or an interest in the Property as follows:

Fee Title (Warranty Deed):	0 SF x \$8.25 / SF x 100% =	\$	0.00
Permanent Easement (Sidewalk):	25 SF x \$8.25 / SF x 100% =	\$	210.00
Permanent Easement (Storm Sewer):	0 SF x \$8.25 / SF x 50% =	\$	0.00
Temporary Easement:	698 SF x \$8.25 / SF x 10% x 1.5 years =	\$	870.00
Other Considerations: Possible loss of one deciduous tree, based on appraiser's contributory value =		\$	600.00
Other Considerations:	Cost to Cure =	\$	6,320.00*
Total Compensation:	(Rounded Up)	\$	8,000.00*

*Total includes additional payment for potential loss of a tree and an administrative cost to cure.

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 Westlawn Place Area Utility Improvements – Phase 1 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. Other. Seller will remove the decorative fence located on the Seller's south lot line/City's north lot line, and also on the Seller's west lot line/City's east street right-of-way, no later than 03/15/2026. Seller is allowed to reinstall the fence in the same location(s) upon obtaining a permit from the City. The fence cannot be put within the City's street right-of-way, nor can the fence be placed on the City's property to the south of the 321 SW Westlawn Drive property line.

Seller will remove the horseshoe pits located on the City's property no later than 03/15/2026; otherwise, the City will remove and dispose of them. Seller is allowed to reinstall the horseshoe pits in the same location(s), upon completion of the City's project.

Seller cannot place any other landscaping and/or infrastructure within the City's property to the south of the 321 SW Westlawn Drive property line post-construction.

The City will remove and replace the rear yard fence in conjunction with the construction of the RCB (box culvert) and area intake drain on the City's property.

12. Other. The City's contractor will utilize trench support methods in order to mitigate impacts to the existing tree. However, due to the tree's drip line extending beyond the property line onto City property to the west and to the south, any such construction methods within the City's parcel or right-of-way are still anticipated to result in root disturbance.

In the event that the tree does not survive within three (3) years of acceptance of the project by the City, the City will have a contractor remove the tree and grind the stump at no additional cost to the Seller. In such an event, the City also agrees to restore the disturbed area with grading and permanent seeding.

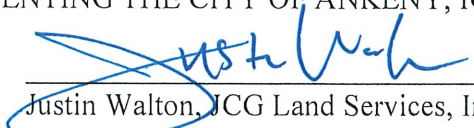
In the event that the tree experiences dieback on its branches within three (3) years of acceptance of the project by the City, the City will have a contractor trim the branches at no additional cost to the Seller. In such an event, the City also agrees to restore the disturbed area if needed.

If the tree does not survive after three (3) years of acceptance of the project by the City, the Seller is responsible for the cost of tree removal and restoration.

Dated at Ankeny, Iowa, this 5th day of September, 2025.

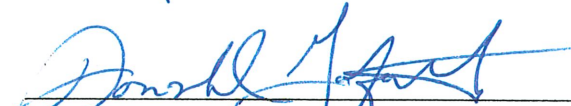
REPRESENTING THE CITY OF ANKENY, IOWA

By:

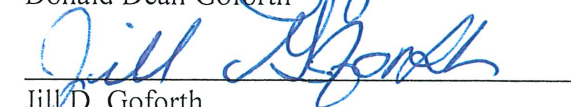

Justin Walton, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 5th day of September, 2025.

By:


Donald Dean Goforth

By:


Jill D. Goforth

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

PERMANENT SIDEWALK EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, Donald Dean Goforth and Jill D. Goforth, a married couple, hereinafter referred to as “Grantor”, in consideration of the sum of one dollar (\$1.00), and other valuable consideration, do hereby sell, grant, and convey unto the City of Ankeny, Iowa, a municipal corporation, 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 Sidewalk and Appurtenances

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 the general public.
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.

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 5th day of September, 20 25.

Donald Dear Goforth
Donald Dear Goforth

Jill D. Goforth
Jill D. Goforth

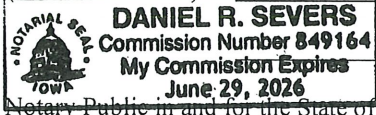
SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 5th day of September, A.D. 20 25,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Donald & Jill Goforth

X to me personally known
or _____ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

(NOTARY SEAL)



Daniel Severs (Sign in Ink)

Daniel Severs (Print Name)

Iowa

||| 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)

Donald & Jill Goforth

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_____.

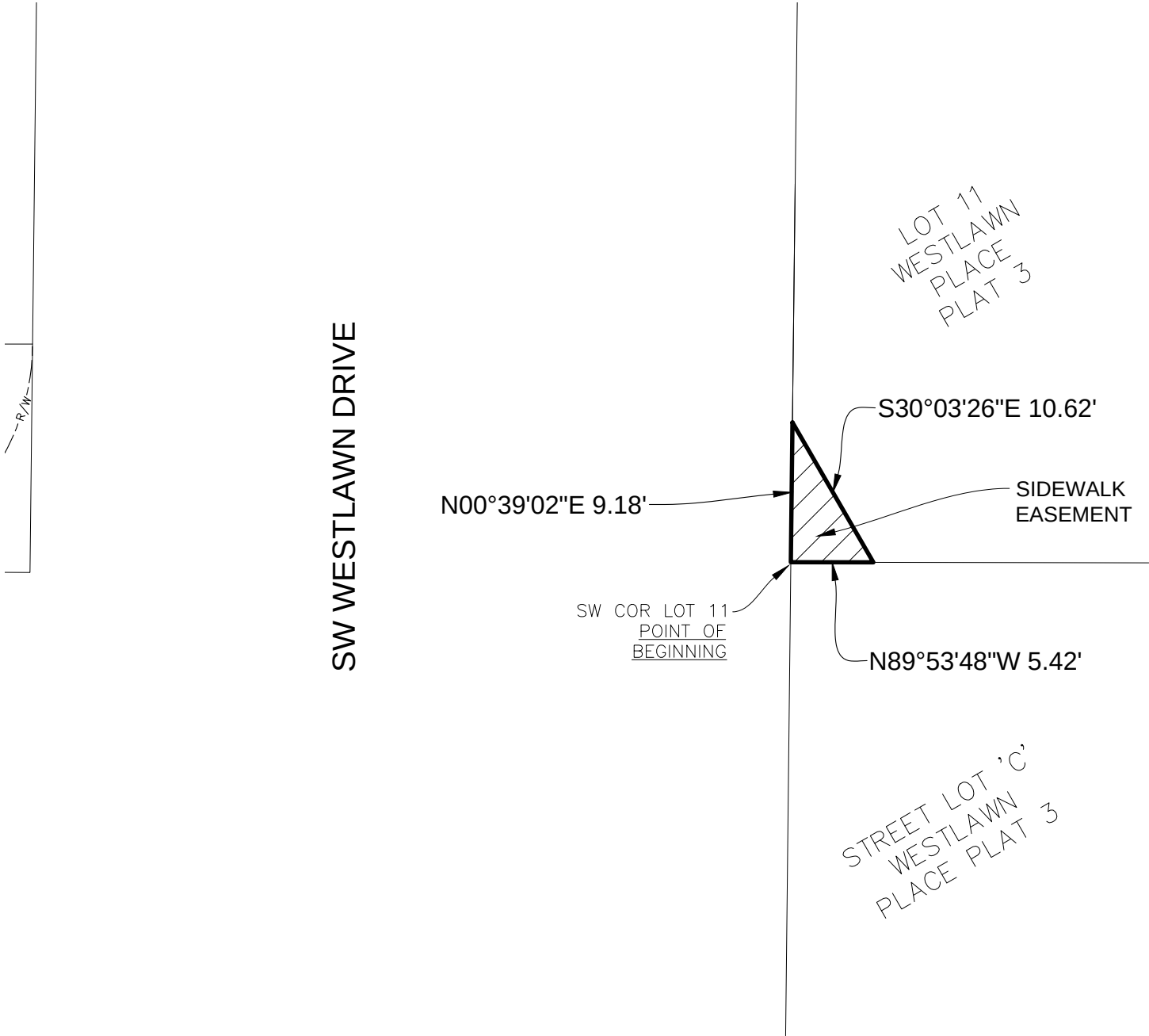
City Clerk of the City of Ankeny, Iowa

EXHIBIT 'A' - EASEMENT PLAT

SIDEWALK EASEMENT DESCRIPTION

A PART OF LOT 11, WESTLAWN PLACE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00°39'02" EAST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 9.18 FEET; THENCE SOUTH 30°03'26" EAST, 10.62 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE NORTH 89°53'48" WEST ALONG SAID SOUTH LINE, 5.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 25 SQUARE FEET.



FILE: H:\2025\2503213\DWG\EASEMENT PLATS\2503.213 PARCEL 26-SIDEWALK EASEMENT.DWG
FILE DATE: 5/2/25 DATE PLOTTED: 6/2/2025 11:46 AM
PLOTTED BY: MATTHEW ROSONKE:

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

The undersigned, Donald Dean Goforth and Jill D. Goforth, 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"):

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS – PHASE 1

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 5th day of September, 2025.


Donald Dean Goforth


Jill D. Goforth

SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 5th day of September, A.D. 2025,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Donald & Jill Goforth

☒ to me personally known
or ☐ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.



Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

☒ INDIVIDUAL
☐ CORPORATE
Title(s) of Corporate Officer(s) _____

Corporate Seal is affixed _____
No Corporate Seal procured _____
☐ PARTNER(s):

Limited Partnership _____
General Partnership _____
☐ ATTORNEY-IN-FACT
☐ EXECUTOR(s) or TRUSTEE(s)
☐ GUARDIAN(s) or CONSERVATOR(s)
☐ OTHER: _____

SIGNER IS REPRESENTING:

List name(s) of entity(ies) or person(s)
Donald & Jill Goforth

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

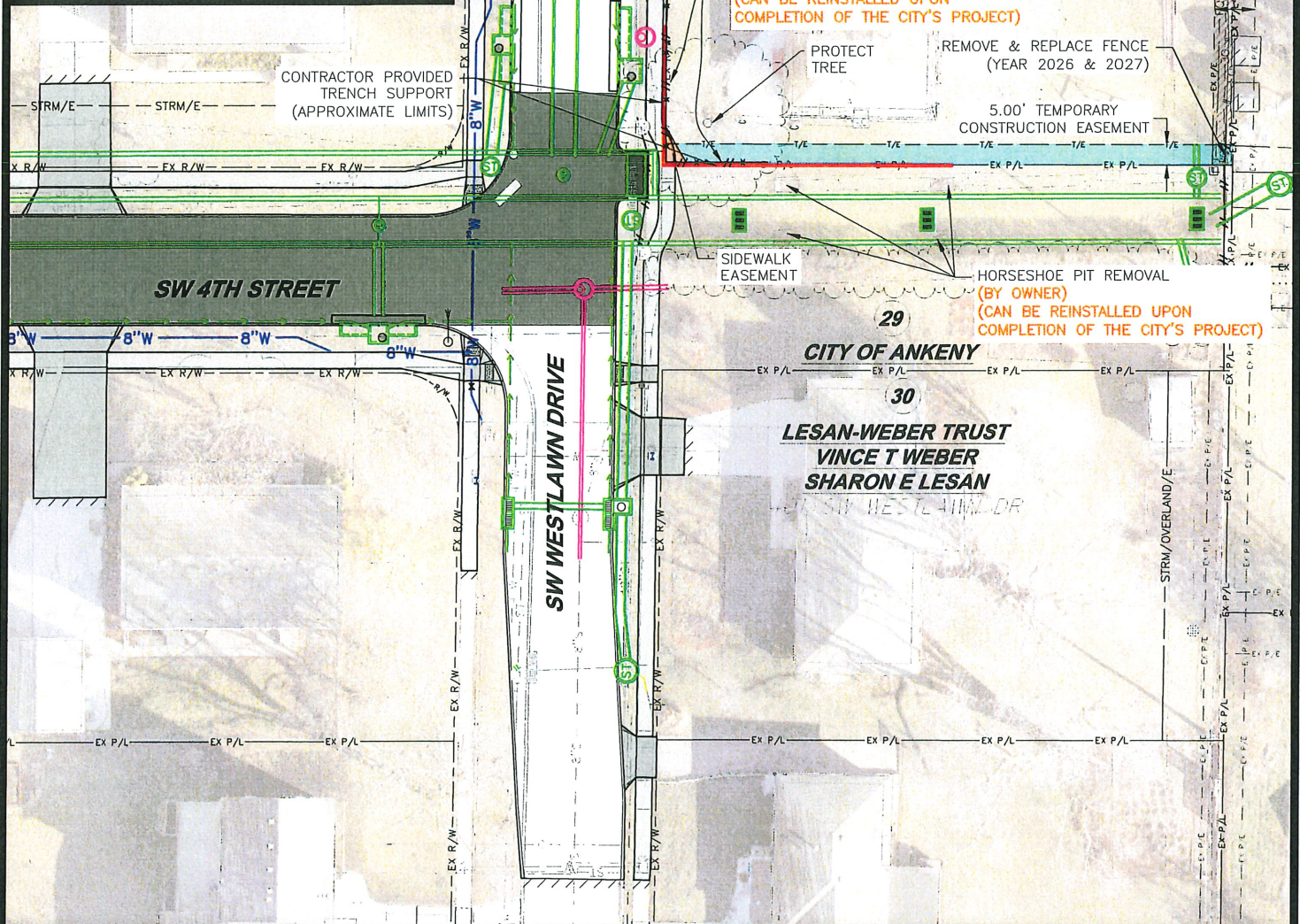


SCALE 1"=40'



LEGEND

EXISTING PERMANENT EASEMENT	--- EX P/E ---
EXISTING PROPERTY LINE	--- EX P/L ---
EXISTING RIGHT OF WAY LINE	--- EX R/W ---
PROPOSED TEMPORARY EASEMENT LINE	--- T/E ---
CONTRACTOR PROVIDED TRENCH SUPPORT	---
PROPOSED STORM SEWER	---
EXISTING PERMANENT EASEMENT	---
PROPOSED TEMPORARY EASEMENT	---
PROPOSED SIDEWALK PERMANENT EASEMENT	---



1/1
2503.213

PARCEL 26
DONALD DEAN GOFORTH AND JILL D. GOFORTH
EASEMENT EXHIBIT

ANKENY, IOWA



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 Final Amendment to the Professional Services Agreement increasing the contract amount by \$48,500.00 with Strand Associates, Inc. for additional construction services on the Aquifer Storage and Recovery (ASR) Well #1 Replacement Project.

ORIGINATING DEPARTMENT

Municipal Utilities

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required

EXECUTIVE SUMMARY

Strand Associates, Inc. (Strand) has completed the design phase, and has been working on the construction phase of the ASR Well #1 Replacement Project and this project has had many delays for materials to complete the project. These delays have extended this project for an additional 27 months to get it closed. These additional funds that are being requested by Strand is to cover the additional time they have spent on the project working with the contractor and their suppliers to get the needed components to enable the construction of the ASR to be completed. These additional costs mentioned within this amendment will be charged as Liquid Damages to the contractor, WRH Construction, in the final payment to them for a reduction of their retainage on this project.

The scope of the Final Amendment includes construction phase services that went beyond the original completion date. A complete scope of the construction services is included in the attached Final Amendment. The original Professional Services Agreement for design services had a cost of \$349,900.00. Copies of the amendments for this project are included but have different numbers due to this project slightly changing. The first additional contract was to include design services for the demolition of some structures at the existing wastewater plant to facilitate the construction of the new ASR well and control building (\$32,000.00). Then we had Amendment #1 for construction services for the demolition of the structures at the wastewater plant (\$29,100.00). Once this work was complete, we had Amendment #2 for construction services for the well and control building (\$383,500.00). This was followed by Amendment #3 for additional services for Storm Water Permit, NPDES permit, Geotechnical Services, and Polk County Public Works Air Quality Construction Permit

(\$27,200.00).

The fee for additional construction services is not to exceed \$48,500.00. Adding the Final Amendment to the Professional Services Agreement and others mentioned above brings the final contract amount to \$870,200.00.

It is recommended that the City Council approve the Final Amendment to the Professional Services Agreement with Strand Associates, Inc. in the amount of \$48,500.00 for the ASR Well #1 Replacement Project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the Final Amendment to the Professional Services Agreement increasing the contract amount by \$48,500.00 with Strand for construction services for the ASR Well #1 Replacement Project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

February 15, 2021: City Council approved the Professional Services Agreement with Strand for design services for the ASR Well #1 Replacement Project. On August 2, 2021, City Council approved the Additional Contract for design services for the Demolition of Structures at the Wastewater Plant. On October 18, 2021, City Council approved Amendment #1 for construction services for the Demolition of Structures at the Wastewater Plant. On March 7, 2022, City Council approved Amendment #2 for construction services for construction of the well and control building for the ASR. On July 3, 2023, City Council approved Amendment #3 for additional design services for the permitting of the ASR.

FISCAL IMPACT

The project is included in the City's 2025–2029 Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Final amendment signed
2. 2021 02 01 FOX engineering agreement - ASR
3. 2021 07 15 FOX engineering agreement - WWTP Partial Demolition
4. 2021 10 08 FOX engineering agreement - WWTP Partial Demolition Construction Phase Services
5. 2022 02 14 FOX Strand engineering agreement - ASR Construction Admin
6. Amend 3 - additional design

September 22, 2025

Mr. Don Clark, P.E., Municipal Utilities Director
City of Ankeny
220 West 1st Street
Ankeny, IA 50023

Re: Final Amendment to the Agreement for Engineering Services dated February 15, 2021
ASR Well #1 Replacement Project-Ankeny, Iowa-Construction Phase Additional Services
Strand Reference Number 3379-20A/7020.008

Mr. Clark:

This Final Amendment is for additional engineering services related to the Aquifer Storage and Recovery (ASR) Well #1 Replacement Project (Well No. 7/ASR No. 3), hereafter referred to as the Project.

In February 2021, Strand Associates, Inc.® ([Formerly FOX Strand] CONSULTANT) and the City of Ankeny, Iowa (CLIENT) entered into an Engineering Agreement for preparation of plans, specifications, and bidding documents for the ASR Well #1 project (Well No. 7/ASR No. 3). FOX Engineering is now Strand Associates, Inc.®. All instances of Fox Engineering, Fox Engineering Associates, Inc. and FOX Strand should be changed to Strand Associates, Inc.®. In February 2022, CONSULTANT and CLIENT entered into Amendment No. 1 to the Agreement for Engineering Services for Construction Phase Services related to the Project. In June 2023, CONSULTANT and CLIENT entered into Amendment No. 2 for additional construction phase services, including Construction Permit fees and National Pollutant Discharge Elimination System (NPDES) Storm Water General Permit fees; Geotechnical and Testing Services; and Polk County Public Works Air Quality Division Construction Permit Application.

CLIENT wishes to retain CONSULTANT for additional construction phase services related to this Project. In response to CLIENT's request, CONSULTANT is pleased to submit this Final Amendment to the Agreement for Engineering Services for consideration.

CONSULTANT'S SCOPE OF SERVICES: Additional services included in this Amendment are as follows:

Construction-related services in accordance with Construction Phase Services stated in Amendment No. 1 provided beyond the Construction Contract completion date.

FEES: The Fees for this Amendment shall be as follows:

Phase	(Hourly/Lump Sum)	Amount
Construction Phase	Lump Sum	\$48,500

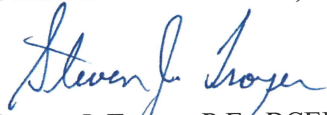
City of Ankeny, Iowa
Mr. Don Clark, P.E., Municipal Utilities Director
Page 2
September 22, 2025

Schedule

The services are anticipated to be completed on December 31, 2025. If this Final Amendment satisfactorily sets forth CLIENT's understanding of CONSULTANT's services and its own responsibilities, please execute the two copies in the space provided below and return one copy as CONSULTANT's notice to proceed.

Respectfully submitted,

STRAND ASSOCIATES, INC.®



Steven J. Troyer, P.E., BCEE
Project Manager

Accepted this _____ day of _____, 2025

CLIENT:

CITY OF ANKENY, IOWA

CONSULTANT:

STRAND ASSOCIATES, INC.®

Bobbi Bentz
Mayor

 9/23/25

Joseph M. Bunker
Corporate Secretary

February 1, 2021

Don Clark, P.E.

Municipal Utilities Director
City of Ankeny
220 West 1st Street
Ankeny, IA 50023

RE: Agreement for Engineering Services
ASR Well #1 Replacement Project - Ankeny, Iowa
FOX Ref. No. 3379-20A

Dear Mr. Clark:

Thank you for contacting FOX Engineering Associates, Inc. regarding your need for engineering services related to the design and construction of the ASR Well #1 Replacement Project, hereafter referred to as the project. In response to your request, we are pleased to submit this Agreement for Engineering Services for your consideration.

GENERAL PROJECT DESCRIPTION: The project will include construction of an Aquifer Storage and Recovery (ASR) well to be completed into the Jordan Aquifer to receive injection from the Ankeny water distribution system and recovery back into the system. The intent is for this well to replace the existing ASR Well #1. The well will be designed to provide a pumping capacity of approximately 1.5 to 2.5 MGD (1,050 to 1,750 gpm). Accessories will include control valves and piping, flow metering, local and remote monitoring and control of recharge and withdrawal rates and schedules, pH and chlorine monitoring, chemical feed systems, and a standby generator. A building will be provided to house the power and control systems, chemical feed systems, and control valves and piping, with operator restroom and minimal laboratory facilities. The standby generator will be located outside. Water main connection to the existing distribution system in the vicinity of the ASR well will also be included in the project. Site work will include a paved access drive with parking.

ENGINEER'S SCOPE OF SERVICES: Our Basic Services will consist generally of the following work items:

1. Preliminary Design Concept and Siting Study:

- a) A preliminary engineering report, titled "2016 Water System Master Plan", was previously completed and submitted to and approved by IDNR. This study recommended replacing ASR #1 with a new ASR with 1.5 MGD capacity at the existing Magazine Ground Storage & Booster Station site. This preliminary engineering report will be used as a basis of design for the proposed new ASR well.
- b) Prepare an engineering report to evaluate up to three sites for construction of the new ASR. The report will also evaluate the proposed capacity of the ASR well based on projected demands, planned improvements, and system modeling contained in the 2016 master plan. The engineering report will be adequate for submittal to IDNR and EPA in support of the ASR Well Project.
- c) The report will, as appropriate, contain schematic layouts, sketches, and conceptual design criteria. For each recommended solution, Engineer will provide an opinion of probable Construction Cost, including proposed allowances for contingencies.
- d) Furnish 3 review copies of the draft report and any other deliverables to Owner within 60 calendar days of authorization to begin services and review it with Owner. Within 10 calendar days of receipt, Owner shall submit to Engineer any comments regarding the Report and any other deliverables.

-
- e) Revise the Report and any other deliverables in response to Owner's comments, as appropriate, and furnish 3 copies of the revised Report and any other deliverables to the Owner within 14 calendar days of receipt of Owner's comments.
 - f) Assist Owner in developing information regarding ASR well design and operating data required by IDNR and EPA for related construction and operating permits and assist with injection and withdrawal permit application preparation and submittal.
 - g) Assist the City in preparing the State Revolving Fund (SRF) Intended Use Plan (IUP) application.
 - h) Meetings – FOX will consult with City Staff during the study phase and attend two meetings with staff to review and discuss the results of the study.
 - i) Service of the engineer do not include:
 - i) Water distribution system modeling.
 - ii) Sanitary sewer system modeling.
 - iii) Groundwater hydraulic modeling
2. **Preliminary Design Phase Services:** After acceptance by Owner of the Report and any other deliverables, selection by Owner of a recommended solution and indication of any specific modifications or changes in the scope, extent, character, or design requirements of the Project desired by Owner, and upon written authorization from Owner, Engineer shall:
- a) Prepare Preliminary Design Phase documents consisting of final design criteria, preliminary drawings, outline specifications, and written descriptions of the Project.
 - b) Provide necessary field surveys, topographic mapping, and utility mapping for design purposes. Utility mapping will be based upon information obtained from utility owners.
 - c) Advise Owner if additional reports, data, information, or services of the types described in "OWNER RESPONSIBILITIES" are necessary and assist Owner in obtaining such reports, data, information, or services.
 - d) Based on the information contained in the Preliminary Design Phase documents, prepare a revised opinion of probable Construction Cost.
 - e) Furnish 3 review copies of the Preliminary Design Phase documents and any other deliverables to Owner within 60 calendar days of authorization to proceed with this phase, and review them with Owner. Within 15 calendar days of receipt, Owner shall submit to Engineer any comments regarding the Preliminary Design Phase documents and any other deliverables.
 - f) Revise the Preliminary Design Phase documents and any other deliverables in response to Owner's comments, as appropriate, and furnish to Owner 3 copies of the revised Preliminary Design Phase documents, revised opinion of probable Construction Cost, and any other deliverables within 15 calendar days after receipt of Owner's comments.
 - g) Engineering will retain the services of a geotechnical engineer to complete a geotechnical investigation of the selected building site.
 - h) Meetings – FOX will consult with City Staff during preliminary design and attend two meetings with staff to discuss preliminary design, building layout, and architectural features, and review the results of the preliminary design documents and cost opinion.
 - i) Design fees are based on the following assumptions. If the project requires or owner requests design of facilities, utilities, or other improvements beyond the assumptions identified here, an equitable adjustment in fees will be negotiated.
 - i) The ASR well and building will be located on the same site, in relatively close proximity to each other.
 - ii) The ASR building will be approximately 30 feet x 45 feet, of masonry or precast construction.
 - iii) Up to 300 feet of water main will be provided to connect to the existing distribution system.
 - iv) Up to 300 feet of sanitary sewer will be provided to connect to the existing collection system.
 - v) Up to 300 feet of access drive will be provide for the site, with parking spaces for 2 – 3 vehicles.

-
3. **Final Design Phase Services:** After acceptance by Owner of the Preliminary Design Phase documents, revised opinion of probable Construction Cost as determined in the Preliminary Design Phase, and any other deliverables subject to any Owner-directed modifications or changes in the scope, extent, character, or design requirements of or for the Project, and upon written authorization from Owner, Engineer shall:
- a) Prepare final Drawings and Specifications indicating the scope, extent, and character of the Work to be performed and furnished by Contractor. If appropriate, specifications shall conform to the 48-division format of the Construction Specifications Institute. Where applicable, SUDAS and any Ankeny supplemental specifications will be utilized. Bidding documents shall follow the 2018 EJCDC Construction Documents.
 - b) Provide technical criteria, written descriptions, and design data for Owner's use in filing applications for permits from or approvals of governmental authorities having jurisdiction to review or approve the final design of the Project; assist Owner in consultations with such authorities and revise the Drawings and Specifications in response to directives from such authorities.
 - c) Advise Owner of any adjustments to the opinion of probable Construction Cost known to Engineer.
 - d) Assist Owner in preparation of final construction and operating permit applications for submittal to IDNR and EPA and assist in negotiations and discussions with these agencies towards their approval and issuance of the required permits, including IDNR Water Construction Permit Applications, Storm Water Pollution Prevention Plan, Well Water Pollution Prevention Plan, Water Use Permit, ASR Limited Registration application, and EPA Underground Injection Control (UIC) permit.
 - e) Prepare Bidding Documents for review by Owner, its legal counsel, and other advisors, and assist Owner in the preparation of other related documents. Furnish 3 review copies of the Bidding Documents and any other deliverables to Owner within 60 calendar days of authorization to proceed with this phase. Within 15 days of receipt, Owner shall submit to Engineer any comments and instructions for revisions.
 - f) Revise the Bidding Documents in accordance with comments and instructions from the Owner, as appropriate, and submit 3 final copies of the Bidding Documents, a revised opinion of probable Construction Cost, and any other deliverables to Owner within 15 calendar days after receipt of Owner's comments and instructions.
 - g) The number of prime contracts for Work designed or specified by Engineer upon which the Engineer's compensation has been established under this Agreement is two (2). If more prime contracts are awarded, Engineer shall be entitled to an equitable increase in its compensation under this Agreement.
 - h) Meetings – FOX will consult with City Staff during final design and attend two meetings with staff to review final design details, requested revisions, and cost opinion.
4. **Bidding Phase Services:** After acceptance by Owner of the Bidding Documents and the most recent opinion of probable Construction Cost as determined in the Final Design Phase, and upon written authorization by Owner to proceed, Engineer shall:
- a) Assist Owner in advertising for and obtaining bids or proposals for the Work and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, and receive and process contractor deposits or charges for the Bidding Documents.
 - b) Prepare and distribute a sufficient number of paper copies of project documents (including drawings, specifications and addenda) to prospective bidders, subcontractor bidders, suppliers, and contractor plan room services, and distribute electronic documents via web-based plan rooms.
 - c) Issue Addenda as appropriate to clarify, correct, or change the Bidding Documents.
 - d) Attend the Bid opening, prepare Bid tabulation sheets, assist Owner in evaluating Bids, and prepare a recommendation of award.
 - e) Prepare and distribute signatory copies of the Notice of Award and Contract Documents.
 - f) Prepare and distribute signatory copies of the Notice to Proceed.
 - g) Pre-Bid Conference(s) will not be required for this project.
 - h) Attend the public hearing for the project. Engineer's attendance at the Council Meeting for the consideration of the award of the contract will not be required.

-
5. **Construction Phase Services:** Not included in this agreement. A separate agreement for construction phase services will be executed prior to start of construction.
 6. **Additional Services:** Additional services beyond the Basic Services identified above may be provided if authorized by Owner. An equitable adjustment in fees will be negotiated for additional services.

OWNER'S RESPONSIBILITIES: In addition to other responsibilities of Owner as set forth in this agreement, Owner shall at its expense:

1. Provide Engineer with all criteria and full information as to Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility, and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which Owner will require to be included in the Drawings and Specifications; and furnish copies of Owner's standard forms, conditions, and related documents for Engineer to include in the Bidding Documents, when applicable.
2. Furnish to Engineer any other available information pertinent to the Project including reports and data relative to previous designs, or investigation at or adjacent to the Site.
3. Following Engineer's assessment of initially-available Project information and data and upon Engineer's request, furnish or otherwise make available such additional Project related information and data as is reasonably required to enable Engineer to complete its Basic and Additional Services. Such additional information or data would generally include the following:
 - a. Property descriptions.
 - b. Zoning, deed, and other land use restrictions.
 - c. Property, boundary, easement, right-of-way, and other special surveys or data, including establishing relevant reference points.
 - d. Explorations and tests of subsurface conditions at or contiguous to the Site (except as specifically noted under Engineer's Scope of Services), drawings of physical conditions relating to existing surface or subsurface structures at the Site, or hydrographic surveys, with appropriate professional interpretation thereof.
 - e. Environmental assessments, audits, investigations, and impact statements, and other relevant environmental or cultural studies as to the Project, the Site, and adjacent areas.
 - f. Data or consultations as required for the Project but not otherwise identified in the Agreement or the Exhibits thereto.
4. Give prompt written notice to Engineer whenever Owner observes or otherwise becomes aware of the presence at the Site of any Constituent of Concern, or of any other development that affects the scope or time of performance of Engineer's services, or any defect or nonconformance in Engineer's services, the Work, or in the performance of any Contractor.
5. Authorize Engineer to provide Additional Services as required.
6. Examine all alternate solutions, studies, reports, sketches, Drawings, Specifications, proposals, and other documents presented by Engineer (including obtaining advice of an attorney, insurance counselor, and other advisors or consultants as Owner deems appropriate with respect to such examination) and render in writing timely decisions pertaining thereto.

7. Place and pay for advertisement for Bids in appropriate publications.
8. Furnish to Engineer data as to Owner's anticipated costs for services to be provided by others (including, but not limited to, accounting, bond and financial, independent cost estimating, insurance counseling, and legal advice) for Owner so that Engineer may assist Owner in collating the various cost categories which comprise Total Project Costs.
9. Attend the pre-bid conference and bid opening.
10. Provide Engineer with the findings and reports generated by the entities providing services to Owner pursuant to this paragraph.
11. Inform Engineer in writing of any specific requirements of safety or security programs that are applicable to Engineer, as a visitor to the Site.
12. Perform or provide the following services:
 - a. Complete distribution system modeling with the new ASR at the selected site(s) to determine adequacy of the distribution system, or necessary improvements, in the vicinity of the proposed site(s).
 - b. If necessary, perform hydraulic modeling of the sanitary sewer collection system in the vicinity of the ASR selected site(s) to determine adequacy of the sewer system to handle waste pumping from the ASR.

FEES: The fees for the Project shall be as follows:

Phase	(Hourly/Lump Sum)	Amount
Preliminary Design Concept and Siting Study	Lump Sum	\$20,000
Preliminary Design Phase Services	Lump Sum	\$113,800
Geotechnical Report	Hourly + Reimbursable Expense (2)	\$10,000 (estimated)
Final Design Phase Services	Lump Sum	\$172,600
Bidding Phase Services	Lump Sum	\$31,000
Bidding Documents (1)	Hourly + Reimbursable Expenses (2)	\$2,500 (estimated)

- The total of lump sum fees..... \$337,400
- The total estimated standard hourly + reimbursable fees..... \$12,500
- The total estimated fees (lump sum + hourly estimated)..... \$349,900

Notes:

- (1) Iowa Law requires that sufficient paper copies of bidding documents be provided at no cost to bidders, suppliers, and subcontractors who request such paper documents. All costs associated with the reproduction and distribution of paper and electronic bidding documents are to be paid by the Owner. Engineer will invoice Owner for all such document costs as a reimbursable expense.
- (2) Amounts listed above that are based on Standard Hourly Rates and Reimbursable Expenses are estimates only; actual fees and charges for those items may differ from the estimated amounts, but will not exceed the estimated amount without prior written approval by the Owner.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of the fees and schedule, taking into consideration the impact of such delay.

ENGINEER'S CONSULTANTS:

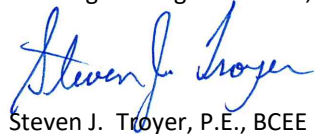
1. Structural - Rietz Consultants
2. Architectural - Wertzberger Architects
3. Electrical - Riesberg Engineering Company
4. Mechanical - KCL Engineering
5. Geotechnical - TBD

SPECIAL NOTES:

1. If you have special contact or communication requirements, you will need to advise us accordingly. Unless otherwise directed, the City of Ankeny's contact shall be Shawn Buckner.
2. City will need to make available to us all pertinent existing data as well as full information as to your requirements, including any special or extraordinary services.
3. It is necessary that you advise us in writing at an early date if you have budgetary limitations for the project. If we accept any such limitations as being realistic, we will endeavor to work within those limitations. If you request, we will submit to you at milestones in the project, our opinion as to the probability of completing the project within your budget, and, where appropriate, request an adjustment in the budget or a revision in the extent of the project.
4. FOX Engineering will also provide such additional services that you may request to be billed at our standard hourly rate plus reimbursable expenses.
5. This agreement is based on the City and FOX Engineering entering into a separate agreement for construction phase services. If the City does not retain FOX Engineering for construction phase services, the City assumes all responsibility for the application and interpretation of the Contract Documents, contract administration, construction observation and review, and all other necessary Construction Phase engineering and professional services, and waives any claims against the Engineer that may be connected in any way thereto.

This Agreement and the accompanying General Terms and Conditions consisting of two (2) pages represent the entire understanding between the City of Ankeny and FOX Engineering Associates, Inc. in respect to the Project, and may only be modified in writing signed by both parties. If this Agreement satisfactorily sets forth your understanding of the Project, our services, and your responsibilities, please execute each of two (2) copies in the space provided below and return one (1) copy to us as notice to proceed.

Respectfully submitted,
FOX Engineering Associates, Inc.



Steven J. Troyer, P.E., BCEE
Vice President

Attachment: General Terms and Conditions (2 pages)



Accepted this _____ day of _____, 2021,

For the City of Ankeny:

By authorized contracting official:
(signature)

(printed name & title)

(This Proposal is open for acceptance for 30 days from the date of issuance, unless extended in writing by us.)

GENERAL TERMS AND CONDITIONS

Attached to and made a part of the letter agreement dated February 1, 2021, between the **City of Ankeny** (CLIENT) and **FOX Engineering Associates, Inc.** (CONSULTANT) in respect of the work described as therein.

1.0 CLIENT'S RESPONSIBILITIES

1.1 CLIENT shall provide all criteria and full information as to CLIENT'S requirements for the project: designate a person to act with authority on CLIENT'S behalf in respect of all aspects of the project; examine and respond promptly to CONSULTANT'S submissions; and give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of any defect in the work.

1.2 CLIENT shall also do the following and pay all costs incident thereto:

- a. Furnish to CONSULTANT all pertinent information, which may include but not be limited to borings, probings, and subsurface explorations, laboratory tests and inspections of samples, materials, and equipment; appropriate professional interpretations of all of the foregoing, environmental assessment and impact statements, property and utility surveys; property descriptions, zoning and deed restrictions; all of which CONSULTANT may rely upon in performing services.
- b. Guarantee access to and make all provisions for CONSULTANT to enter upon public and private property where required to perform services under this agreement.
- c. Provide such legal, accounting, independent cost estimating, inspection, auditing and insurance counseling services as may be required for the Project.
- d. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project.

2.0 STANDARD OF CARE

Services provided by the CONSULTANT under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession practicing contemporaneously under similar circumstances and in the same locality. CONSULTANT makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with CONSULTANT'S services.

3.0 OWNERSHIP OF INSTRUMENTS OF SERVICE: All reports, plans, specifications, computer files, field data, notes and other documents prepared by the CONSULTANT as instruments of service shall remain the property of the CONSULTANT. The CONSULTANT shall retain all common law, statutory and other reserved rights, including the copyright thereto and the rights of reuse.

CLIENT may make and retain copies for information and reference in connection with the use and occupancy of the Project by CLIENT and others; however, such documents are not intended or represented to be suitable for reuse by CLIENT and others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by CONSULTANT for the specific purpose intended will be at CLIENT'S sole risk and without liability to CONSULTANT.

4.0 USE OF ELECTRONIC MEDIA

The CLIENT agrees not to reuse electronic files, in whole or in part, for any purpose other than for the Project. The CLIENT agrees not to transfer to others any electronic files provided by the CONSULTANT without the prior written consent of the CONSULTANT. Electronic data files provided by the CONSULTANT to the CLIENT are subject to an acceptance period of 30-days during which time the CLIENT may perform appropriate acceptance reviews. After the acceptance period, the electronic files shall be deemed to be accepted and Consultant shall have no obligation to correct errors or maintain the electronic files. Because data and/or drawings stored on electronic media can deteriorate undetected or be modified without the CONSULTANT'S knowledge, the CLIENT agrees that the CONSULTANT shall not be held liable for the completeness or correctness of electronic data once the electronic media have left the possession of the CONSULTANT.

5.0 PAYMENTS

If CLIENT fails to make any payment due CONSULTANT for services and expenses within thirty days after receipt of CONSULTANT'S statement therefore, the amounts due CONSULTANT will be increased at the rate of 1.5% per month from said thirtieth day, and in addition, CONSULTANT may, after giving seven days written notice to CLIENT, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses, and charges.

6.0 TERMINATION

The obligation to provide further services under this Agreement may be terminated by either party upon seven days written notice. In the event of any termination, CONSULTANT will be paid for all services performed to the date of termination and all Reimbursable Expenses. CONSULTANT shall have no liability to CLIENT on account of termination.

7.0 CONFIDENTIALITY

The CONSULTANT shall hold confidential and not disclose to any person or entity, other than the CONSULTANT'S employees, subconsultants, and suppliers if necessary for performance of services under this Agreement, any business or technical information not previously known to and generated by the CONSULTANT or furnished to the CONSULTANT and marked CONFIDENTIAL by the CLIENT. These provisions shall not apply to information in whatever form that is in the public domain, nor shall it

GTC0103

restrict the CONSULTANT from giving notices required by law or complying with an order to provide information or data when such order is issued by a court, administrative agency or other legitimate authority, or if disclosure is reasonably necessary for the CONSULTANT to defend itself from any legal action or claim.

8.0 ALLOCATION OF RISKS

8.1. INDEMNIFICATION. CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CONSULTANT, its officers, directors, employees and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this Project or the performance of the services under this Agreement by any of the parties named above, excepting only those damages, liabilities or costs attributable to the negligent acts or negligent failure to act by the CONSULTANT.

8.2 LIMITATION OF LIABILITY. To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of the CONSULTANT and the CONSULTANT'S officers, directors, employees and subconsultants, and any of them, to the CLIENT and anyone claiming by or through the CLIENT, for any and all claims, losses, costs or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the Project or the Agreement from any cause or causes shall not exceed the total compensation received by the CONSULTANT under this Agreement or the amount of \$2,000,000, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

9.0 CORPORATE PROTECTION

It is intended by the parties to this Agreement that the CONSULTANT'S services in connection with the project shall not subject the CONSULTANT'S individual employees, officers, or directors to any personal legal exposure for the risks associated with this project. Therefore, and notwithstanding anything to the contrary contained herein, and CLIENT agrees that as the CLIENT'S sole and exclusive remedy, any claim, demand or suit shall be directed and or asserted only against CONSULTANT, an Iowa corporation, and not against any of the CONSULTANT'S employees, officers, or directors.

10.0 EFFECT OF PURCHASE ORDERS

In the event that CLIENT issues to CONSULTANT a purchase order, order acknowledgement, order confirmation, or similar document, none of the terms or conditions stated or referred to thereon shall alter or add to any of the terms of this Agreement. Such document, whether or not signed by the CONSULTANT, shall be considered only as a document for CLIENT'S internal management of its operations.

11.0 SUCCESSORS AND ASSIGNS

Neither CLIENT nor CONSULTANT shall assign, sublet or transfer any rights under or interest in this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this provision shall prevent CONSULTANT from employing such independent professional associates and consultants as CONSULTANT may deem appropriate to assist in the performance of services hereunder.

Nothing under this Agreement shall be construed to give any rights or benefits in the Agreement to anyone other than CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of CLIENT and CONSULTANT and not for the benefit of any other party.

12.0 OTHER

The titles used in this instrument are for general reference only and are not part of the Agreement.

Any provisions of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and the CONSULTANT shall survive the completion of the services hereunder and the termination of this Agreement.

This Agreement is to be governed by the law of the state in which the Project is located.

End of General Terms and Conditions

July 15, 2021

Don Clark, P.E.

Municipal Utilities Director
City of Ankeny
220 West 1st Street
Ankeny, IA 50023

RE: Agreement for Engineering Services

ASR Well #1 Replacement Project – Partial Demolition of Wastewater Treatment Plant, Ankeny, Iowa

FOX Ref. No. 3379-20A

Dear Mr. Clark:

Thank you for contacting FOX Engineering Associates, Inc. regarding your need for additional engineering services related to the ASR Well #1 Replacement Project – Partial Demolition of Wastewater Treatment Plant, hereafter referred to as the project.

In February 2021, FOX Engineering and the City of Ankeny entered into an engineering agreement for site evaluation, design, and construction administration services related to the ASR project. The siting study determined the city's abandoned WWTP site as the most desirable location for the new ASR. This will require partial demolition of existing structures to allow construction of the new ASR. The demolition is intended to be completed as a separate construction contract. In response to your request, we are pleased to submit this Agreement for Engineering Services for your consideration.

GENERAL PROJECT DESCRIPTION: The project will include demolition of the following structures at the abandoned wastewater treatment plant: Sludge Pump Building, Sludge Thickener, Aeration Tanks 1, 2, 3, & 4, Aeration Tank Splitter Box, Final Clarifier Splitter Box, Diversion Box, and miscellaneous manholes, sidewalks, intakes, valve boxes, and other structures within the area shown on the attached Figure 1. Concrete structures, manholes, and buildings will be removed to three feet below grade, and the remaining below grade structures will be backfilled. Structures under proposed location of a new building will be removed completely and backfilled with engineered fill. Existing buried piping will be abandoned in place, or the ends plugged as appropriate. Engineering services will include preparation of plans and specifications suitable for public bidding and bidding services.

ENGINEER'S SCOPE OF SERVICES: Our Basic Services will consist generally of the following work items:

1. Design Phase Services: Engineer shall:

- a) Prepare final Drawings and Specifications indicating the scope, extent, and character of the Work to be performed and furnished by Contractor. If appropriate, specifications shall conform to the 48-division format of the Construction Specifications Institute. Where applicable, SUDAS and any Ankeny supplemental specifications will be utilized. Bidding documents shall follow the 2018 EJCDC Construction Documents and/or City of Ankeny bidding documents as appropriate.
- b) Provide necessary field surveys, topographic mapping, and utility mapping for design purposes. Utility mapping will be based upon information obtained from utility owners.

-
- c) Advise Owner if additional reports, data, information, or services of the types described in “OWNER RESPONSIBILITIES” are necessary and assist Owner in obtaining such reports, data, information, or services.
 - d) Provide technical criteria, written descriptions, and design data for Owner's use in filing applications for permits from or approvals of governmental authorities having jurisdiction.
 - e) Prepare an opinion of probable cost for the project.
 - f) Assist Owner in preparation of Storm Water Pollution Prevention Plan.
 - g) Prepare Bidding Documents for review by Owner, its legal counsel, and other advisors, and assist Owner in the preparation of other related documents. Furnish 3 review copies of the Bidding Documents and any other deliverables to Owner within 45 calendar days of authorization to proceed. Within 15 days of receipt, Owner shall submit to Engineer any comments and instructions for revisions.
 - h) Revise the Bidding Documents in accordance with comments and instructions from the Owner, as appropriate, and submit 3 final copies of the Bidding Documents, a revised opinion of probable Construction Cost, and any other deliverables to Owner within 15 calendar days after receipt of Owner's comments and instructions.
 - i) The number of prime contracts for Work designed or specified by Engineer upon which the Engineer's compensation has been established under this Agreement is one (1). If more prime contracts are awarded, Engineer shall be entitled to an equitable increase in its compensation under this Agreement.
 - j) Meetings – FOX will consult with City Staff during design and attend one meeting with staff to review design details, requested revisions, and cost opinion.
2. **Bidding Phase Services:** After acceptance by Owner of the Bidding Documents and the most recent opinion of probable Construction Cost as determined in the Design Phase, and upon written authorization by Owner to proceed, Engineer shall:
- a) Assist Owner in advertising for and obtaining bids or proposals for the Work and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, and receive and process contractor deposits or charges for the Bidding Documents. Electronic bidding document distribution will be through QuestCDN or other method acceptable to the City.
 - b) Prepare and distribute a sufficient number of paper copies of project documents (including drawings, specifications and addenda) to prospective bidders, subcontractor bidders, suppliers, and contractor plan room services, and distribute electronic documents via web-based plan rooms.
 - c) Issue Addenda as appropriate to clarify, correct, or change the Bidding Documents.
 - d) Attend the Bid opening, prepare Bid tabulation sheets, assist Owner in evaluating Bids, and prepare a recommendation of award.
 - e) Prepare and distribute signatory copies of the Notice of Award and Contract Documents.
 - f) Prepare and distribute signatory copies of the Notice to Proceed.
 - g) Pre-Bid Conference(s) will not be required for this project.
 - h) Engineer's attendance at the public hearing or the Council Meeting for the consideration of the award of the contract will not be required.
3. **Construction Phase Services:** Not included in this agreement. A separate agreement for construction phase services will be executed prior to start of construction.
4. **Additional Services:** Additional services beyond the Basic Services identified above may be provided if authorized by Owner. An equitable adjustment in fees will be negotiated for additional services.

OWNER'S RESPONSIBILITIES: In addition to other responsibilities of Owner as set forth in this agreement, Owner shall at its expense:

-
1. Provide Engineer with all criteria and full information as to Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility, and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which Owner will require to be included in the Drawings and Specifications; and furnish copies of Owner's standard forms, conditions, and related documents for Engineer to include in the Bidding Documents, when applicable.
 2. Furnish to Engineer any other available information pertinent to the Project including reports and data relative to previous designs, or investigation at or adjacent to the Site.
 3. Following Engineer's assessment of initially-available Project information and data and upon Engineer's request, furnish or otherwise make available such additional Project related information and data as is reasonably required to enable Engineer to complete its Basic and Additional Services. Such additional information or data would generally include the following:
 - a. Property descriptions.
 - b. Zoning, deed, and other land use restrictions.
 - c. Property, boundary, easement, right-of-way, and other special surveys or data, including establishing relevant reference points.
 - d. Explorations and tests of subsurface conditions at or contiguous to the Site (except as specifically noted under Engineer's Scope of Services), drawings of physical conditions relating to existing surface or subsurface structures at the Site, or hydrographic surveys, with appropriate professional interpretation thereof.
 - e. Environmental assessments, audits, investigations, and impact statements, and other relevant environmental or cultural studies as to the Project, the Site, and adjacent areas.
 - f. Data or consultations as required for the Project but not otherwise identified in the Agreement or the Exhibits thereto.
 4. Owner shall engage the services of an independent consultant for the purposes of performing an investigation of and documenting the presence or absence of asbestos containing materials and lead-based paint as it relates to demolition of the structures.
 5. Give prompt written notice to Engineer whenever Owner observes or otherwise becomes aware of the presence at the Site of any Constituent of Concern, or of any other development that affects the scope or time of performance of Engineer's services, or any defect or nonconformance in Engineer's services, the Work, or in the performance of any Contractor.
 6. Authorize Engineer to provide Additional Services as required.
 7. Examine all alternate solutions, studies, reports, sketches, Drawings, Specifications, proposals, and other documents presented by Engineer (including obtaining advice of an attorney, insurance counselor, and other advisors or consultants as Owner deems appropriate with respect to such examination) and render in writing timely decisions pertaining thereto.
 8. Place and pay for advertisement for Bids in appropriate publications.
 9. Furnish to Engineer data as to Owner's anticipated costs for services to be provided by others (including, but not limited to, accounting, bond and financial, independent cost estimating, insurance counseling, and legal advice) for Owner so that Engineer may assist Owner in collating the various cost categories which comprise Total Project Costs.

10. Attend the bid opening.
11. Provide Engineer with the findings and reports generated by the entities providing services to Owner pursuant to this paragraph.
12. Inform Engineer in writing of any specific requirements of safety or security programs that are applicable to Engineer, as a visitor to the Site.

FEES: The fees for the Project shall be as follows:

Phase	(Hourly/Lump Sum)	Amount
Design Phase Services	Lump Sum	\$22,300
Bidding Phase Services	Lump Sum	\$8,700
Bidding Documents (1)	Hourly + Reimbursable Expenses (2)	\$1,000 (estimated)

- The total of lump sum fees..... \$31,000
- The total estimated standard hourly + reimbursable fees..... \$1,000
- The total estimated fees (lump sum + hourly estimated)..... \$32,000

Notes:

- (1) Iowa Law requires that sufficient paper copies of bidding documents be provided at no cost to bidders, suppliers, and subcontractors who request such paper documents. All costs associated with the reproduction and distribution of paper and electronic bidding documents are to be paid by the Owner. Engineer will invoice Owner for all such document costs as a reimbursable expense.
- (2) Amounts listed above that are based on Standard Hourly Rates and Reimbursable Expenses are estimates only; actual fees and charges for those items may differ from the estimated amounts but will not exceed the estimated amount without prior written approval by the Owner.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of the fees and schedule, taking into consideration the impact of such delay.

ENGINEER'S CONSULTANTS:

1. None

SPECIAL NOTES:

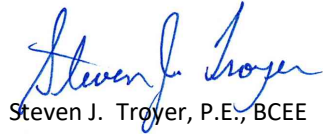
1. If you have special contact or communication requirements, you will need to advise us accordingly. Unless otherwise directed, the City of Ankeny's contact shall be Shawn Buckner.
2. City will need to make available to us all pertinent existing data as well as full information as to your requirements, including any special or extraordinary services.
3. It is necessary that you advise us in writing at an early date if you have budgetary limitations for the project. If we accept any such limitations as being realistic, we will endeavor to work within those limitations. If you request, we will submit to you at milestones in the project, our opinion as to the

probability of completing the project within your budget, and, where appropriate, request an adjustment in the budget or a revision in the extent of the project.

4. FOX Engineering will also provide such additional services that you may request to be billed at our standard hourly rate plus reimbursable expenses.
5. This agreement is based on the City and FOX Engineering entering into a separate agreement for construction phase services. If the City does not retain FOX Engineering for construction phase services, the City assumes all responsibility for the application and interpretation of the Contract Documents, contract administration, construction observation and review, and all other necessary Construction Phase engineering and professional services, and waives any claims against the Engineer that may be connected in any way thereto.

This Agreement and the accompanying General Terms and Conditions consisting of two (2) pages represent the entire understanding between the City of Ankeny and FOX Engineering Associates, Inc. in respect to the Project, and may only be modified in writing signed by both parties. If this Agreement satisfactorily sets forth your understanding of the Project, our services, and your responsibilities, please execute each of two (2) copies in the space provided below and return one (1) copy to us as notice to proceed.

Respectfully submitted,
FOX Engineering Associates, Inc.


Steven J. Troyer, P.E., BCEE
President

Attachment: General Terms and Conditions (2 pages)

Accepted this _____ day of _____, 2021,

For the City of Ankeny:

By authorized contracting official:
(signature)

(printed name & title)

(This Proposal is open for acceptance for 30 days from the date of issuance, unless extended in writing by us.)

GENERAL TERMS AND CONDITIONS

Attached to and made a part of the letter agreement dated July 15, 2021, between the **City of Ankeny** (CLIENT) and **FOX Engineering Associates, Inc.** (CONSULTANT) in respect of the work described as therein.

1.0 CLIENT'S RESPONSIBILITIES

1.1 CLIENT shall provide all criteria and full information as to CLIENT'S requirements for the project: designate a person to act with authority on CLIENT'S behalf in respect of all aspects of the project; examine and respond promptly to CONSULTANT'S submissions; and give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of any defect in the work.

1.2 CLIENT shall also do the following and pay all costs incident thereto:

- a. Furnish to CONSULTANT all pertinent information, which may include but not be limited to borings, probings, and subsurface explorations, laboratory tests and inspections of samples, materials, and equipment; appropriate professional interpretations of all of the foregoing, environmental assessment and impact statements, property and utility surveys; property descriptions, zoning and deed restrictions; all of which CONSULTANT may rely upon in performing services.
- b. Guarantee access to and make all provisions for CONSULTANT to enter upon public and private property where required to perform services under this agreement.
- c. Provide such legal, accounting, independent cost estimating, inspection, auditing and insurance counseling services as may be required for the Project.
- d. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project.

2.0 STANDARD OF CARE

Services provided by the CONSULTANT under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession practicing contemporaneously under similar circumstances and in the same locality. CONSULTANT makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with CONSULTANT'S services.

3.0 OWNERSHIP OF INSTRUMENTS OF SERVICE: All reports, plans, specifications, computer files, field data, notes and other documents prepared by the CONSULTANT as instruments of service shall remain the property of the CONSULTANT. The CONSULTANT shall retain all common law, statutory and other reserved rights, including the copyright thereto and the rights of reuse.

CLIENT may make and retain copies for information and reference in connection with the use and occupancy of the Project by CLIENT and others; however, such documents are not intended or represented to be suitable for reuse by CLIENT and others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by CONSULTANT for the specific purpose intended will be at CLIENT'S sole risk and without liability to CONSULTANT.

4.0 USE OF ELECTRONIC MEDIA

The CLIENT agrees not to reuse electronic files, in whole or in part, for any purpose other than for the Project. The CLIENT agrees not to transfer to others any electronic files provided by the CONSULTANT without the prior written consent of the CONSULTANT. Electronic data files provided by the CONSULTANT to the CLIENT are subject to an acceptance period of 30-days during which time the CLIENT may perform appropriate acceptance reviews. After the acceptance period, the electronic files shall be deemed to be accepted and Consultant shall have no obligation to correct errors or maintain the electronic files. Because data and/or drawings stored on electronic media can deteriorate undetected or be modified without the CONSULTANT'S knowledge, the CLIENT agrees that the CONSULTANT shall not be held liable for the completeness or correctness of electronic data once the electronic media have left the possession of the CONSULTANT.

5.0 PAYMENTS

If CLIENT fails to make any payment due CONSULTANT for services and expenses within thirty days after receipt of CONSULTANT'S statement therefore, the amounts due CONSULTANT will be increased at the rate of 1.5% per month from said thirtieth day, and in addition, CONSULTANT may, after giving seven days written notice to CLIENT, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses, and charges.

6.0 TERMINATION

The obligation to provide further services under this Agreement may be terminated by either party upon seven days written notice. In the event of any termination, CONSULTANT will be paid for all services performed to the date of termination and all Reimbursable Expenses. CONSULTANT shall have no liability to CLIENT on account of termination.

7.0 CONFIDENTIALITY

The CONSULTANT shall hold confidential and not disclose to any person or entity, other than the CONSULTANT'S employees, subconsultants, and suppliers if necessary for performance of services under this Agreement, any business or technical information not previously known to and generated by the CONSULTANT or furnished to the CONSULTANT and marked CONFIDENTIAL by the CLIENT. These provisions shall not apply to information in whatever form that is in the public domain, nor shall it

GTC0103

restrict the CONSULTANT from giving notices required by law or complying with an order to provide information or data when such order is issued by a court, administrative agency or other legitimate authority, or if disclosure is reasonably necessary for the CONSULTANT to defend itself from any legal action or claim.

8.0 ALLOCATION OF RISKS

8.1. INDEMNIFICATION. CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CONSULTANT, its officers, directors, employees and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this Project or the performance of the services under this Agreement by any of the parties named above, excepting only those damages, liabilities or costs attributable to the negligent acts or negligent failure to act by the CONSULTANT.

8.2 LIMITATION OF LIABILITY. To the fullest extent permitted by law, and not withstanding any other provision of this Agreement, the total liability, in the aggregate, of the CONSULTANT and the CONSULTANT'S officers, directors, employees and subconsultants, and any of them, to the CLIENT and anyone claiming by or through the CLIENT, for any and all claims, losses, costs or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the Project or the Agreement from any cause or causes shall not exceed the total compensation received by the CONSULTANT under this Agreement or the amount of \$2,000,000, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

9.0 CORPORATE PROTECTION

It is intended by the parties to this Agreement that the CONSULTANT'S services in connection with the project shall not subject the CONSULTANT'S individual employees, officers, or directors to any personal legal exposure for the risks associated with this project. Therefore, and notwithstanding anything to the contrary contained herein, and CLIENT agrees that as the CLIENT'S sole and exclusive remedy, any claim, demand or suit shall be directed and or asserted only against CONSULTANT, an Iowa corporation, and not against any of the CONSULTANT'S employees, officers, or directors.

10.0 EFFECT OF PURCHASE ORDERS

In the event that CLIENT issues to CONSULTANT a purchase order, order acknowledgement, order confirmation, or similar document, none of the terms or conditions stated or referred to thereon shall alter or add to any of the terms of this Agreement. Such document, whether or not signed by the CONSULTANT, shall be considered only as a document for CLIENT'S internal management of its operations.

11.0 SUCCESSORS AND ASSIGNS

Neither CLIENT nor CONSULTANT shall assign, sublet or transfer any rights under or interest in this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this provision shall prevent CONSULTANT from employing such independent professional associates and consultants as CONSULTANT may deem appropriate to assist in the performance of services hereunder.

Nothing under this Agreement shall be construed to give any rights or benefits in the Agreement to anyone other than CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of CLIENT and CONSULTANT and not for the benefit of any other party.

12.0 OTHER

The titles used in this instrument are for general reference only and are not part of the Agreement.

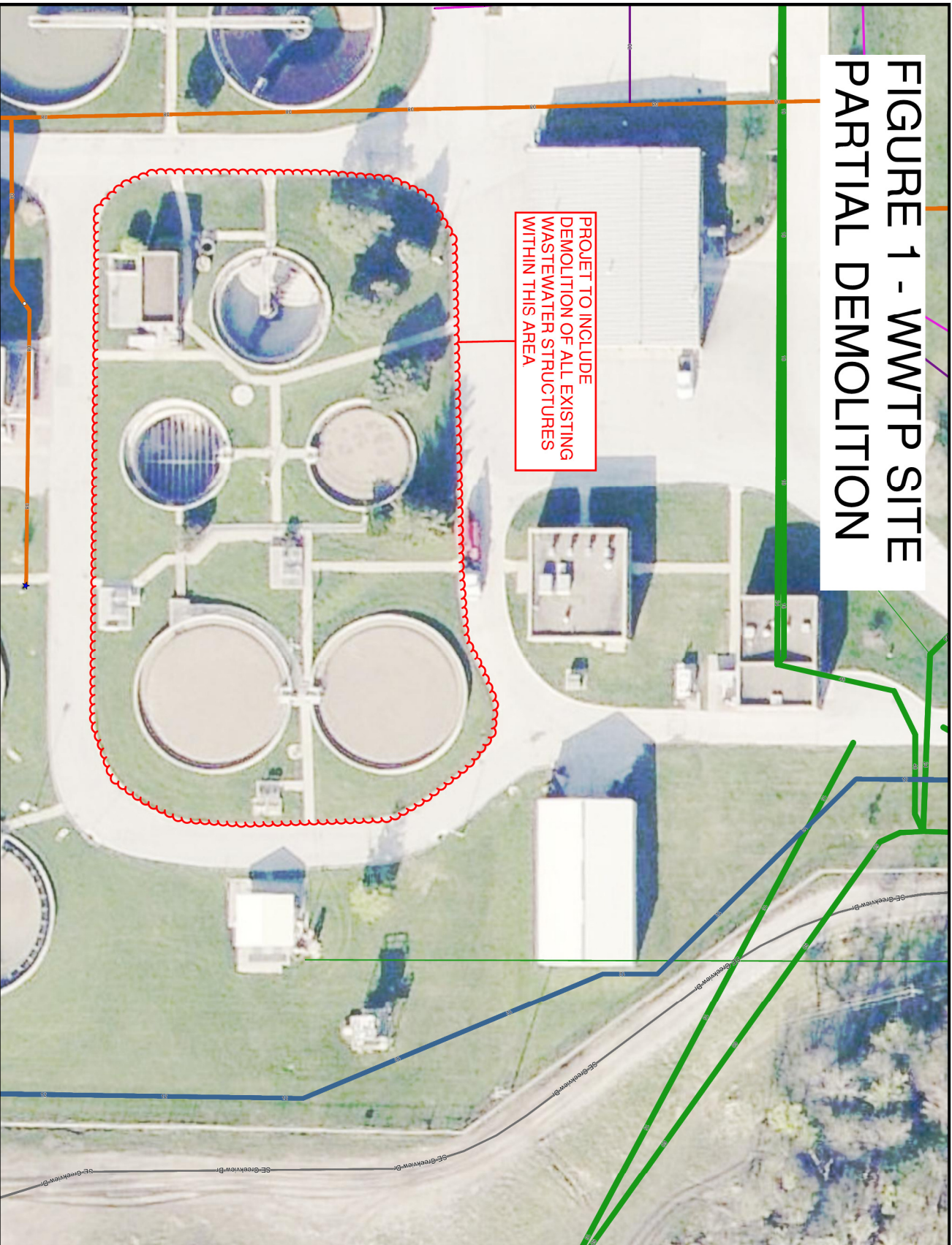
Any provisions of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and the CONSULTANT shall survive the completion of the services hereunder and the termination of this Agreement.

This Agreement is to be governed by the law of the state in which the Project is located.

End of General Terms and Conditions

FIGURE 1 - WWTP SITE PARTIAL DEMOLITION



- LEGEND**
- WaterPoints
 - OTHER
 - HND
 - Waterlines
 - 01
 - 02
 - 03
 - 04
 - 06
 - 08
 - 10
 - 12
 - 14
 - 16
 - 18
 - 24
 - SanitaryPipes
 - <15
 - 15+
 - SanitaryManholes
 - StormPoints
 - Stormlines
 - CityOfAnkeny_Roads



NORTH



SCALE

October 8, 2021

Don Clark, P.E.

Municipal Utilities Director
City of Ankeny
220 West 1st Street
Ankeny, IA 50023

**RE: Amendment to Agreement for Engineering Services
ASR Well #1 Replacement Project – Partial Demolition of Wastewater Treatment Plant – Construction
Phase Services, Ankeny, Iowa**
FOX Ref. No. 3379-20A

Dear Mr. Clark:

Thank you for contacting FOX Engineering Associates, Inc. regarding your need for additional engineering services related to the ASR Well #1 Replacement Project – Partial Demolition of Wastewater Treatment Plant, hereafter referred to as the project.

In August 2021, FOX Engineering and the City of Ankeny entered into an engineering agreement for preparation of plans, specifications, and bidding documents for the partial demolition of the Wastewater Treatment Plant to allow construction of the ASR project. The bidding has been completed, and a contract will be awarded for the demolition project. The city wishes to retain FOX Engineering for construction phase services related to the demolition project. The demolition project is expected to begin within the next month and be completed by April 2022. In response to your request, we are pleased to submit this Agreement for Engineering Services for your consideration.

GENERAL PROJECT DESCRIPTION: The project includes demolition of the following structures at the abandoned wastewater treatment plant: Sludge Pump Building, Sludge Thickener, Aeration Tanks 1, 2, 3, & 4, Aeration Tank Splitter Box, Final Clarifier Splitter Box, Diversion Box, and miscellaneous manholes, sidewalks, intakes, valve boxes, and other structures as detailed on the plans.

ENGINEER'S SCOPE OF SERVICES: Our Basic Services will consist generally of construction phase engineering services including construction administration, part-time resident project representative services, and compaction testing of backfill, as follows:

1. Construction Administration (Hourly Estimated):

- a) FOX will attend and administer the preconstruction meeting, monthly progress meetings as needed & make site visits as necessary.
- b) FOX will report to Owner when items of construction require attention.
- c) FOX will provide submittal review, progress payment review, review information requests and other correspondence from Contractor as necessary during administration of the project.
- d) FOX will prepare a punch list and certificates of completion for final acceptance of the project.

2. Construction Resident Project Representative (Hourly Estimated):

- a) FOX will provide part-time observation for the project during controlling items of work, primarily structural backfill operations. This work will include recording and reporting items of work as necessary to the Engineer as well as taking construction photographs.

- b) Backfill and compaction testing will be provided by FOX's Subconsultant, Allender Butzke Engineers.
- c) FOX will witness tests as required during construction.
- d) See Attachment A for duties and responsibilities.

3. Additional Services:

- a) Additional services beyond the Basic Services identified above may be provided if authorized by Owner. An equitable adjustment in fees will be negotiated for additional services.

OWNER'S RESPONSIBILITIES: In addition to other responsibilities of Owner as set forth in this agreement, Owner shall at its expense:

1. Provide Engineer with all criteria and full information as to Owner's requirements for the Project.
2. Furnish to Engineer any other available information pertinent to the Project including reports and data relative to previous designs, or investigation at or adjacent to the Site.
3. Give prompt written notice to Engineer whenever Owner observes or otherwise becomes aware of the presence at the Site of any Constituent of Concern, or of any other development that affects the scope or time of performance of Engineer's services, or any defect or nonconformance in Engineer's services, the Work, or in the performance of any Contractor.
4. Authorize Engineer to provide Additional Services as required.
5. Examine all proposals, RFI's, change orders, and other documents presented by Engineer (including obtaining advice of an attorney, insurance counselor, and other advisors or consultants as Owner deems appropriate with respect to such examination) and render in writing timely decisions pertaining thereto.
6. Inform Engineer in writing of any specific requirements of safety or security programs that are applicable to Engineer, as a visitor to the Site.

FEES: The fees for the Project shall be as follows:

Phase	(Hourly/Lump Sum)	Amount
Construction Phase Services	Hourly + Reimbursable Expenses (1)	\$18,400
Resident Project Representative	Hourly + Reimbursable Expenses (1)	\$4,600
Backfill and Compaction Testing	Hourly + Reimbursable Expenses (1)	\$6,100

- The total estimated standard hourly + reimbursable fees..... \$29,100

Notes:

- (1) Amounts listed above that are based on Standard Hourly Rates and Reimbursable Expenses are estimates only; actual fees and charges for those items may differ from the estimated amounts but will not exceed the estimated amount without prior written approval by the Owner.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of the fees and schedule, taking into consideration the impact of such delay.

ENGINEER'S CONSULTANTS:

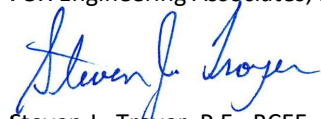
1. Allender Butzke Engineers

SPECIAL NOTES:

1. If you have special contact or communication requirements, you will need to advise us accordingly. Unless otherwise directed, the City of Ankeny's contact shall be Don Clark.
2. City will need to make available to us all pertinent existing data as well as full information as to your requirements, including any special or extraordinary services.
3. FOX Engineering will also provide such additional services that you may request to be billed at our standard hourly rate plus reimbursable expenses.

This Agreement, Attachment A, and the accompanying General Terms and Conditions consisting of two (2) pages represent the entire understanding between the City of Ankeny and FOX Engineering Associates, Inc. in respect to the Project, and may only be modified in writing signed by both parties. If this Agreement satisfactorily sets forth your understanding of the Project, our services, and your responsibilities, please execute each of two (2) copies in the space provided below and return one (1) copy to us as notice to proceed.

Respectfully submitted,
FOX Engineering Associates, Inc.



Steven J. Troyer, P.E., BCEE
President

Attachments: Attachment A – Duties, Responsibilities, and Limitations of Authority of RPR
General Terms and Conditions (2 pages)

Accepted this _____ day of _____, 2021,

For the City of Ankeny:

By authorized contracting official:
(signature)

(printed name & title)

(This Proposal is open for acceptance for 30 days from the date of issuance, unless extended in writing by us.)



Attachment A - Duties, Responsibilities, and Limitations of Authority of Resident Project Representative

- A. Engineer shall furnish a Resident Project Representative ("RPR") to assist Engineer in observing progress and quality of the Work. The RPR may provide full time representation or may provide representation to a lesser degree. RPR is Engineer's representative at the Site, will act as directed by and under the supervision of Engineer, and will confer with Engineer regarding RPR's actions.
- B. Through RPR's observations of the Work, including field checks of materials and installed equipment, Engineer shall endeavor to provide further protection for Owner against defects and deficiencies in the Work. However, Engineer shall not, as a result of such RPR observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer (including the RPR) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to the Work or any Constructor's work in progress, for the coordination of the Constructors' work or schedules, or for any failure of any Constructor to comply with Laws and Regulations applicable to the performing and furnishing of its work. The Engineer (including RPR) neither guarantees the performances of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents. In addition, the specific terms set forth in Exhibit A, Paragraph A1.05, of this Agreement are applicable.
- C. The duties and responsibilities of the RPR are as follows:
 - 1. *General:* RPR's dealings in matters pertaining to the Work in general shall be with Engineer and Contractor. RPR's dealings with Subcontractors shall only be through or with the full knowledge and approval of Contractor. RPR shall generally communicate with Owner only with the knowledge of and under the direction of Engineer.
 - 2. *Conferences and Meetings:* Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences, and other Project-related meetings (but not including Contractor's safety meetings), and as appropriate, prepare and circulate copies of minutes thereof.
 - 3. *Safety Compliance:* Comply with Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.
 - 4. *Liaison:*
 - a. Serve as Engineer's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Construction Contract Documents.
 - b. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-Site operations.
 - c. Assist in obtaining from Owner additional details or information, when required for proper execution of the Work.

5. *Clarifications and Interpretations:* Receive from Contractor submittal of any matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. Report to Engineer regarding such RFIs. Report to Engineer when clarifications and interpretations of the Construction Contract Documents are needed, whether as the result of a Contractor RFI or otherwise. Transmit Engineer's clarifications, interpretations, and decisions to Contractor.
6. *Shop Drawings and Samples:*
 - a. Receive Samples that are furnished at the Site by Contractor, and notify Engineer of availability of Samples for examination.
 - b. Advise Engineer and Contractor of the commencement of any portion of the Work requiring a Shop Drawing or Sample submittal, if RPR believes that the submittal has not been received from Contractor, or has not been approved by Contractor or Engineer.
7. *Proposed Modifications:* Consider and evaluate Contractor's suggestions for modifications to the Drawings or Specifications, and report such suggestions, together with RPR's recommendations, if any, to Engineer. Transmit Engineer's response (if any) to such suggestions to Contractor.
8. *Review of Work; Defective Work:*
 - a. Report to Engineer whenever RPR believes that any part of the Work is defective under the terms and standards set forth in the Construction Contract Documents, and provide recommendations as to whether such Work should be corrected, removed and replaced, or accepted as provided in the Construction Contract Documents.
 - b. Inform Engineer of any Work that RPR believes is not defective under the terms and standards set forth in the Construction Contract Documents, but is nonetheless not compatible with the design concept of the completed Project as a functioning whole, and provide recommendations to Engineer for addressing such Work. ; and
 - c. Advise Engineer of that part of the Work that RPR believes should be uncovered for observation, or requires special testing, inspection, or approval.
9. *Inspections, Tests, and System Start-ups:*
 - a. Consult with Engineer in advance of scheduled inspections, tests, and systems start-ups.
 - b. Verify that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate Owner's personnel, and that Contractor maintains adequate records thereof.
 - c. Observe, record, and report to Engineer appropriate details relative to the test procedures and systems start-ups.
 - d. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to Engineer.

10. *Records:*

- a. Prepare a daily report or keep a diary or log book, recording Contractor's hours on the Site, Subcontractors present at the Site, weather conditions, data relative to questions of Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, deliveries of equipment or materials, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Engineer.
- b. Upon request from Owner to Engineer, photograph or video Work in progress or Site conditions.

11. *Reports:*

- a. Furnish to Engineer periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule.
- b. Recommend to Engineer proposed Change Orders, Work Change Directives, and Field Orders. Obtain backup material from Contractor.
- c. Furnish to Engineer and Owner copies of all inspection, test, and system start-up reports.
- d. Immediately inform Engineer of the occurrence of any Site accidents, emergencies, acts of God endangering the Work, possible force majeure or delay events, damage to property by fire or other causes, or the discovery of any potential differing site condition or Constituent of Concern.

12. *Payment Requests:* Review applications for payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to Engineer, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site but not incorporated in the Work.

13. *Completion:*

- a. Participate in Engineer's visits to the Site regarding Substantial Completion, assist in the determination of Substantial Completion, and prior to the issuance of a Certificate of Substantial Completion submit a punch list of observed items requiring completion or correction.
- b. Participate in Engineer's visit to the Site in the company of Owner and Contractor, to determine completion of the Work, and prepare a final punch list of items to be completed or corrected by Contractor.
- c. Observe whether all items on the final punch list have been completed or corrected, and make recommendations to Engineer concerning acceptance and issuance of the Notice of Acceptability of the Work (Exhibit E).

D. Resident Project Representative shall not:

- 1. Authorize any deviation from the Construction Contract Documents or substitution of materials or equipment (including "or-equal" items).
- 2. Exceed limitations of Engineer's authority as set forth in this Agreement.

3. Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers, or any Constructor.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of the Work, by Contractor or any other Constructor.
5. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.
7. Accept Sample submittals from anyone other than Contractor.
8. Authorize Owner to occupy the Project in whole or in part.

GENERAL TERMS AND CONDITIONS

Attached to and made a part of the letter agreement dated October 8, 2021, between the **City of Ankeny** (CLIENT) and **FOX Engineering Associates, Inc.** (CONSULTANT) in respect of the work described as therein.

1.0 CLIENT'S RESPONSIBILITIES

1.1 CLIENT shall provide all criteria and full information as to CLIENT'S requirements for the project: designate a person to act with authority on CLIENT'S behalf in respect of all aspects of the project; examine and respond promptly to CONSULTANT'S submissions; and give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of any defect in the work.

1.2 CLIENT shall also do the following and pay all costs incident thereto:

- a. Furnish to CONSULTANT all pertinent information, which may include but not be limited to borings, probings, and subsurface explorations, laboratory tests and inspections of samples, materials, and equipment; appropriate professional interpretations of all of the foregoing, environmental assessment and impact statements, property and utility surveys; property descriptions, zoning and deed restrictions; all of which CONSULTANT may rely upon in performing services.
- b. Guarantee access to and make all provisions for CONSULTANT to enter upon public and private property where required to perform services under this agreement.
- c. Provide such legal, accounting, independent cost estimating, inspection, auditing and insurance counseling services as may be required for the Project.
- d. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project.

2.0 STANDARD OF CARE

Services provided by the CONSULTANT under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession practicing contemporaneously under similar circumstances and in the same locality. CONSULTANT makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with CONSULTANT'S services.

3.0 OWNERSHIP OF INSTRUMENTS OF SERVICE: All reports, plans, specifications, computer files, field data, notes and other documents prepared by the CONSULTANT as instruments of service shall remain the property of the CONSULTANT. The CONSULTANT shall retain all common law, statutory and other reserved rights, including the copyright thereto and the rights of reuse.

CLIENT may make and retain copies for information and reference in connection with the use and occupancy of the Project by CLIENT and others; however, such documents are not intended or represented to be suitable for reuse by CLIENT and others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by CONSULTANT for the specific purpose intended will be at CLIENT'S sole risk and without liability to CONSULTANT.

4.0 USE OF ELECTRONIC MEDIA

The CLIENT agrees not to reuse electronic files, in whole or in part, for any purpose other than for the Project. The CLIENT agrees not to transfer to others any electronic files provided by the CONSULTANT without the prior written consent of the CONSULTANT. Electronic data files provided by the CONSULTANT to the CLIENT are subject to an acceptance period of 30-days during which time the CLIENT may perform appropriate acceptance reviews. After the acceptance period, the electronic files shall be deemed to be accepted and Consultant shall have no obligation to correct errors or maintain the electronic files. Because data and/or drawings stored on electronic media can deteriorate undetected or be modified without the CONSULTANT'S knowledge, the CLIENT agrees that the CONSULTANT shall not be held liable for the completeness or correctness of electronic data once the electronic media have left the possession of the CONSULTANT.

5.0 PAYMENTS

If CLIENT fails to make any payment due CONSULTANT for services and expenses within thirty days after receipt of CONSULTANT'S statement therefore, the amounts due CONSULTANT will be increased at the rate of 1.5% per month from said thirtieth day, and in addition, CONSULTANT may, after giving seven days written notice to CLIENT, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses, and charges.

6.0 TERMINATION

The obligation to provide further services under this Agreement may be terminated by either party upon seven days written notice. In the event of any termination, CONSULTANT will be paid for all services performed to the date of termination and all Reimbursable Expenses. CONSULTANT shall have no liability to CLIENT on account of termination.

7.0 CONFIDENTIALITY

The CONSULTANT shall hold confidential and not disclose to any person or entity, other than the CONSULTANT'S employees, subconsultants, and suppliers if necessary for performance of services under this Agreement, any business or technical information not previously known to and generated by the CONSULTANT or furnished to the CONSULTANT and marked CONFIDENTIAL by the CLIENT. These provisions shall not apply to information in whatever form that is in the public domain, nor shall it

GTC0103

restrict the CONSULTANT from giving notices required by law or complying with an order to provide information or data when such order is issued by a court, administrative agency or other legitimate authority, or if disclosure is reasonably necessary for the CONSULTANT to defend itself from any legal action or claim.

8.0 ALLOCATION OF RISKS

8.1. INDEMNIFICATION. CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CONSULTANT, its officers, directors, employees and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this Project or the performance of the services under this Agreement by any of the parties named above, excepting only those damages, liabilities or costs attributable to the negligent acts or negligent failure to act by the CONSULTANT.

8.2 LIMITATION OF LIABILITY. To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of the CONSULTANT and the CONSULTANT'S officers, directors, employees and subconsultants, and any of them, to the CLIENT and anyone claiming by or through the CLIENT, for any and all claims, losses, costs or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the Project or the Agreement from any cause or causes shall not exceed the total compensation received by the CONSULTANT under this Agreement or the amount of \$2,000,000, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

9.0 CORPORATE PROTECTION

It is intended by the parties to this Agreement that the CONSULTANT'S services in connection with the project shall not subject the CONSULTANT'S individual employees, officers, or directors to any personal legal exposure for the risks associated with this project. Therefore, and notwithstanding anything to the contrary contained herein, and CLIENT agrees that as the CLIENT'S sole and exclusive remedy, any claim, demand or suit shall be directed and or asserted only against CONSULTANT, an Iowa corporation, and not against any of the CONSULTANT'S employees, officers, or directors.

10.0 EFFECT OF PURCHASE ORDERS

In the event that CLIENT issues to CONSULTANT a purchase order, order acknowledgement, order confirmation, or similar document, none of the terms or conditions stated or referred to thereon shall alter or add to any of the terms of this Agreement. Such document, whether or not signed by the CONSULTANT, shall be considered only as a document for CLIENT'S internal management of its operations.

11.0 SUCCESSORS AND ASSIGNS

Neither CLIENT nor CONSULTANT shall assign, sublet or transfer any rights under or interest in this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this provision shall prevent CONSULTANT from employing such independent professional associates and consultants as CONSULTANT may deem appropriate to assist in the performance of services hereunder.

Nothing under this Agreement shall be construed to give any rights or benefits in the Agreement to anyone other than CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of CLIENT and CONSULTANT and not for the benefit of any other party.

12.0 OTHER

The titles used in this instrument are for general reference only and are not part of the Agreement.

Any provisions of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and the CONSULTANT shall survive the completion of the services hereunder and the termination of this Agreement.

This Agreement is to be governed by the law of the state in which the Project is located.

End of General Terms and Conditions



FOX Strand
414 South 17th Street, Suite 107
Ames, IA 50010
(P) 513.233.0000
www.strand.com

February 14, 2022

Don Clark, P.E.
Municipal Utilities Director
City of Ankeny
220 West 1st Street
Ankeny, IA 50023

RE: Amendment to the Agreement for Engineering Services
ASR Well #1 Replacement Project - Ankeny, Iowa – Construction Phase Services
FOX Strand Ref. No. 3379-20A/7020.008

Mr. Clark,

Thank you for contacting FOX Strand regarding your need for additional engineering services related to the ASR Well #1 Replacement Project (Well No. 7/ASR No. 3), hereafter referred to as the project.

In February 2021, FOX Strand and the City of Ankeny entered into an engineering agreement for preparation of plans, specifications, and bidding documents for the ASR Well #1 Replacement Project (Well No. 7/ASR No. 3). The design and bidding has been completed, a construction contract has been awarded for Bid Package 1, and a contract will be awarded for Bid Package 2. The city wishes to retain FOX Strand for construction phase services related to this project. In response to your request, we are pleased to submit this Amendment to the Agreement for Engineering Services for your consideration.

GENERAL PROJECT DESCRIPTION: The Project will include construction of an Aquifer Storage and Recovery (ASR) well, control building, and associated work. For bidding and construction, the project was separated into two bid packages: Bid Package 1 – Well Construction; and Bid Package 2 – Well Pump and Control Building. Bid Package 1 is expected to begin on site construction in April and be completed by August 2022. Bid Package 2 is expected to begin on site construction in August 2022 and be completed by September 2023.

ENGINEER'S SCOPE OF SERVICES: Our Basic Services include services for Bid Package 1 and Bid Package 2, and will consist generally of the following work items:

1. Construction Phase Services:

- a. General Administration of Construction Contract: Consult with Owner and act as Owner's representative as provided in the Construction Contract. The extent and limitations of the duties, responsibilities, and authority of Engineer shall be as assigned in EJCDC® C-700, Standard General Conditions of the Construction Contract (2018 Edition), prepared by the Engineers Joint Contract Documents Committee, or other construction general conditions specified in this Agreement. If Owner, or Owner and Contractor, modify the duties, responsibilities, and authority of Engineer in the Construction Contract, or modify other terms of the Construction Contract having a direct bearing on Engineer, then Owner shall compensate Engineer for any related increases in the cost to provide Construction Phase services. Engineer shall not be required to furnish or perform services contrary to Engineer's responsibilities as a licensed professional. All of Owner's instructions to Contractor will be issued through Engineer, which shall have authority to act on behalf of Owner in dealings with

Contractor to the extent provided in this Agreement and the Construction Contract except as otherwise provided in writing.

- b. Pre-Construction Conference: Participate in a pre-construction conference prior to commencement of Work at the Site.
- c. Electronic Transmittal Protocols: Project-related correspondence, documents, text, data, drawings, information, and shop drawings shall be in electronic media or digital format, either directly, or through access to a secure Project website. The third-party website (Newforma ConstructEx) shall be set up and administered by Engineer.
- d. Schedules: Receive, review, and determine the acceptability of any and all schedules that Contractor is required to submit to Engineer, including the Progress Schedule, Schedule of Submittals, and Schedule of Values.
- e. Visits to Site and Observation of Construction: In connection with observations of Contractor's Work while it is in progress:
 - i. Make visits to the Site at intervals appropriate to the various stages of construction, as Engineer deems necessary, to observe as an experienced and qualified design professional the progress of Contractor's executed Work. Such visits and observations by Engineer, and the Resident Project Representative, if any, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement and the Construction Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment, as assisted by the Resident Project Representative, if any. Based on information obtained during such visits and observations, Engineer will determine in general if the Work is proceeding in accordance with the Construction Contract Documents, and Engineer shall keep Owner informed of the progress of the Work.
 - ii. The purpose of Engineer's visits to the Site, and representation by the Resident Project Representative, if any, at the Site, will be to enable Engineer to better carry out the duties and responsibilities assigned to and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to provide for Owner a greater degree of confidence that the completed Work will conform in general to the Construction Contract Documents and that Contractor has implemented and maintained the integrity of the design concept of the completed Project as a functioning whole as indicated in the Construction Contract Documents. Engineer shall not, during such visits or as a result of such observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to any Constructor's work in progress, for the coordination of the Constructors' work or schedules, nor for any failure of any Constructor to comply with Laws and Regulations applicable to furnishing and performing of its work. Accordingly, Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish or perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents.

- f. **Defective Work:** Reject Work if, on the basis of Engineer's observations, Engineer believes that such Work is defective under the terms and standards set forth in the Construction Contract Documents. Provide recommendations to Owner regarding whether Contractor should correct such Work or remove and replace such Work, or whether Owner should consider accepting such Work as provided in the Construction Contract Documents.
- g. **Compatibility with Design Concept:** If Engineer has express knowledge that a specific part of the Work that is not defective under the terms and standards set forth in the Construction Contract Documents is nonetheless not compatible with the design concept of the completed Project as a functioning whole, then inform Owner of such incompatibility, and provide recommendations for addressing such Work.
- h. **Clarifications and Interpretations:** Accept from Contractor and Owner submittal of all matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs) or relating to the acceptability of the Work under the Construction Contract Documents. With reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Construction Contract Documents.
- i. **Non-reviewable Matters:** If a submitted matter in question concerns the Engineer's performance of its duties and obligations, or terms and conditions of the Construction Contract Documents that do not involve (1) the performance or acceptability of the Work under the Construction Contract Documents, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, then Engineer will promptly give written notice to Owner and Contractor that Engineer will not provide a decision or interpretation.
- j. **Field Orders:** Subject to any limitations in the Construction Contract Documents, Engineer may prepare and issue Field Orders requiring minor changes in the Work.
- k. **Change Orders and Work Change Directives:** Recommend Change Orders and Work Change Directives to Owner, as appropriate, and prepare Change Orders and Work Change Directives as required.
- l. **Differing Site Conditions:** Respond to any notice from Contractor of differing site conditions, including conditions relating to underground facilities such as utilities, and hazardous environmental conditions. Promptly conduct reviews and prepare findings, conclusions, and recommendations for Owner's use.
- m. **Shop Drawings, Samples, and Other Submittals:** Review and approve or take other appropriate action with respect to Shop Drawings, Samples, and other required Contractor submittals, but only for conformance with the information given in the Construction Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated by the Construction Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto. Engineer shall meet any Contractor's submittal schedule that Engineer has accepted.
- n. **Substitutes and "Or-equal":** Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor, provided the proposed "or equal" or substitution is found to be appropriate for the Project and there is not an excessive number of proposed "or equals" or substitutions.
- o. **Inspections and Tests:**

- i. Receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or the Construction Contract Documents. Engineer's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Construction Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Construction Contract Documents. Engineer shall be entitled to rely on the results of such inspections and tests.
 - ii. As deemed reasonably necessary, request that Contractor uncover Work that is to be inspected, tested, or approved.
 - iii. Pursuant to the terms of the Construction Contract, require special inspections or testing of the Work, whether or not the Work is fabricated, installed, or completed.
- p. Change Proposals and Claims:
 - i. Review and respond to Change Proposals. Review each duly submitted Change Proposal from Contractor and, within 30 days after receipt of the Contractor's supporting data, either deny the Change Proposal in whole, approve it in whole, or deny it in part and approve it in part. Such actions shall be in writing, with a copy provided to Owner and Contractor. If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Engineer will notify the parties that the Engineer will not resolve the Change Proposal.
 - ii. Provide information or data to Owner regarding engineering or technical matters pertaining to Claims.
- q. Applications for Payment: Based on Engineer's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation:
 - i. Determine the amounts that Engineer recommends Contractor be paid. Recommend reductions in payment (set-offs) based on the provisions for set-offs stated in the Construction Contract. Such recommendations of payment will be in writing and will constitute Engineer's representation to Owner, based on such observations and review, that, to the best of Engineer's knowledge, information and belief, Contractor's Work has progressed to the point indicated, the Work is generally in accordance with the Construction Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work. In the case of unit price Work, Engineer's recommendations of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Construction Contract Documents).
 - ii. By recommending payment, Engineer shall not thereby be deemed to have represented that observations made by Engineer to check the quality or quantity of Contractor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment including

final payment will impose on Engineer responsibility to supervise, direct, or control the Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work. It will also not impose responsibility on Engineer to make any examination to ascertain how or for what purposes Contractor has used the money paid to Contractor by Owner; to determine that title to any portion of the Work, including materials or equipment, has passed to Owner free and clear of any liens, claims, security interests, or encumbrances; or that there may not be other matters at issue between Owner and Contractor that might affect the amount that should be paid.

- r. Contractor's Completion Documents: Receive from Contractor, review, and transmit to Owner maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance required by the Construction Contract Documents, certificates of inspection, tests and approvals, and Shop Drawings, Samples, and other data approved as provided under paragraph 1.m (Shop Drawings, Samples, & Other Submittals). Receive from Contractor, review, and transmit to Owner the annotated record documents which are to be assembled by Contractor in accordance with the Construction Contract Documents to obtain final payment. The extent of Engineer's review of record documents shall be to check that Contractor has submitted all pages.
- s. Substantial Completion: Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with Owner and Contractor, visit the Site to review the Work and determine the status of completion. Follow the procedures in the Construction Contract regarding the preliminary certificate of Substantial Completion, punch list of items to be completed, Owner's objections, notice to Contractor, and issuance of a final certificate of Substantial Completion. Assist Owner regarding any remaining engineering or technical matters affecting Owner's use or occupancy of the Work following Substantial Completion.
- t. Final Notice of Acceptability of the Work: Conduct a final visit to the Project to determine if the Work is complete and acceptable so that Engineer may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Engineer shall also provide a notice to Owner and Contractor that the Work is acceptable (subject to the provisions of paragraph 1.q.ii – Applications for Payment) to the best of Engineer's knowledge, information, and belief, and based on the extent of the services provided by Engineer under this Agreement.
- u. Standards for Certain Construction-Phase Decisions: Engineer will render decisions regarding the requirements of the Construction Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth in the Construction Contract for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.
- v. Duration of Construction Phase: The Construction Phase will commence with the execution of the first Construction Contract for the Project or any part thereof and will terminate upon written recommendation by Engineer for final payment to Contractors. If the Project involves more than one prime contract, then Construction Phase services may be rendered at different times in respect to the separate contracts. Engineer shall be entitled to an equitable increase in compensation if Construction Phase services (including Resident Project Representative services, if any) are required after the

original date for completion and readiness for final payment of Contractor as set forth in the Construction Contract.

2. **Construction Staking Services:**

- a. FOX Strand will provide construction staking as needed for the Project.

3. **Construction Resident Project Representative:**

- a. Resident Project Representative (RPR): Provide the services of an RPR at the Site to assist the Engineer and to provide more extensive observation of Contractor's work. Duties, responsibilities, and authority of the RPR are as set forth in Attachment A. The furnishing of such RPR's services will not limit, extend, or modify Engineer's responsibilities or authority except as expressly set forth in Attachment A.

4. **Construction Field and Laboratory Testing Services:**

- a. Provide field and laboratory testing services on a part-time basis as required in the construction documents. Services will include laboratory testing of soil, compacted fill testing, field concrete sampling and testing, laboratory testing of concrete, masonry grout and mortar testing, and foundation excavation observation.
- b. Field and laboratory testing services will be provided by FOX Strand's Subconsultant, Allender Butzke Engineers.

5. **Additional Services:** Additional services beyond the Basic Services identified above may be provided if authorized by Owner. An equitable adjustment in fees will be negotiated for additional services.

OWNER'S RESPONSIBILITIES: In addition to other responsibilities of Owner as set forth in this agreement, Owner shall at its expense:

1. Provide Engineer with all criteria and full information as to Owner's requirements for the Project.
2. Furnish to Engineer any other available information pertinent to the Project including reports and data relative to previous designs, or investigation at or adjacent to the Site.
3. Give prompt written notice to Engineer whenever Owner observes or otherwise becomes aware of the presence at the Site of any Constituent of Concern, or of any other development that affects the scope or time of performance of Engineer's services, or any defect or nonconformance in Engineer's services, the Work, or in the performance of any Contractor.
4. Authorize Engineer to provide Additional Services as required.
5. Examine all proposals, RFI's, change orders, and other documents presented by Engineer (including obtaining advice of an attorney, insurance counselor, and other advisors or consultants as Owner deems appropriate with respect to such examination) and render in writing timely decisions pertaining thereto.
6. Inform Engineer in writing of any specific requirements of safety or security programs that are applicable to Engineer, as a visitor to the Site.

FEES: The fees for the Project shall be as follows:

Phase	(Hourly/Lump Sum)	Amount
Construction Phase Services	Lump Sum	\$270,000
Construction Staking Services	Hourly + Reimbursable Expense (1)	\$12,000
Construction Resident Project Representative Services	Hourly + Reimbursable Expense (1)	\$88,500 (estimated 750 hours)
Construction Field and Laboratory Testing Services	Hourly + Reimbursable Expense (1)	\$13,000

- The total of lump sum fees..... \$270,000
- The total estimated standard hourly + reimbursable fees \$113,500
- The total estimated fees (lump sum + hourly estimated). \$383,500

Notes:

- (1) Amounts listed above that are based on Standard Hourly Rates and Reimbursable Expenses are estimates only; actual fees and charges for those items may differ from the estimated amounts but will not exceed the estimated amount without prior written approval by the Owner.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of the fees and schedule, taking into consideration the impact of such delay.

ENGINEER'S CONSULTANTS:

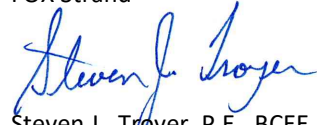
1. Structural - Rietz Consultants
2. Architectural - Wertzberger Architects
3. Electrical - Riesberg Engineering Company
4. Mechanical - KCL Engineering
5. Field and Laboratory Testing – Allender Butzke Engineers

SPECIAL NOTES:

1. If you have special contact or communication requirements, you will need to advise us accordingly. Unless otherwise directed, the City of Ankeny's contact shall be Don Clark.
2. City will need to make available to us all pertinent existing data as well as full information as to your requirements, including any special or extraordinary services.
3. FOX Strand will also provide such additional services that you may request to be billed at our standard hourly rate plus reimbursable expenses.

This Amendment to the Agreement, Attachment A, and the accompanying General Terms and Conditions consisting of two (2) pages represent the entire understanding between the City of Ankeny and FOX Strand in respect to the Project and may only be modified in writing signed by both parties. If this Agreement satisfactorily sets forth your understanding of the Project, our services, and your responsibilities, please execute each of two (2) copies in the space provided below and return one (1) copy to us as notice to proceed.

Respectfully submitted,
FOX Strand



Steven J. Troyer, P.E., BCEE
Project Manager

Attachment: Attachment A – Duties, Responsibilities, and Limitations of Authority of RPR
General Terms and Conditions (2 pages)

Accepted this _____ day of _____, 2022,

For the City of Ankeny:

By authorized contracting official:
(signature)

(printed name & title)

(This Proposal is open for acceptance for 30 days from the date of issuance, unless extended in writing by us.)

Attachment A - Duties, Responsibilities, and Limitations of Authority of Resident Project Representative

- A. Engineer shall furnish a Resident Project Representative ("RPR") to assist Engineer in observing progress and quality of the Work. The RPR may provide full time representation or may provide representation to a lesser degree. RPR is Engineer's representative at the Site, will act as directed by and under the supervision of Engineer, and will confer with Engineer regarding RPR's actions.
- B. Through RPR's observations of the Work, including field checks of materials and installed equipment, Engineer shall endeavor to provide further protection for Owner against defects and deficiencies in the Work. However, Engineer shall not, as a result of such RPR observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer (including the RPR) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to the Work or any Constructor's work in progress, for the coordination of the Constructors' work or schedules, or for any failure of any Constructor to comply with Laws and Regulations applicable to the performing and furnishing of its work. The Engineer (including RPR) neither guarantees the performances of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents. In addition, the specific terms set forth in Paragraph 1 of this Agreement are applicable.
- C. The duties and responsibilities of the RPR are as follows:
 - 1. *General:* RPR's dealings in matters pertaining to the Work in general shall be with Engineer and Contractor. RPR's dealings with Subcontractors shall only be through or with the full knowledge and approval of Contractor. RPR shall generally communicate with Owner only with the knowledge of and under the direction of Engineer.
 - 2. *Conferences and Meetings:* Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences, and other Project-related meetings (but not including Contractor's safety meetings), and as appropriate prepare and circulate copies of minutes thereof.
 - 3. *Safety Compliance:* Comply with Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.
 - 4. *Liaison:*
 - a. Serve as Engineer's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Construction Contract Documents.
 - b. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-Site operations.
 - c. Assist in obtaining from Owner additional details or information, when required for proper execution of the Work.

5. *Clarifications and Interpretations:* Receive from Contractor submittal of any matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. Report to Engineer regarding such RFIs. Report to Engineer when clarifications and interpretations of the Construction Contract Documents are needed, whether as the result of a Contractor RFI or otherwise. Transmit Engineer's clarifications, interpretations, and decisions to Contractor. ,
6. *Shop Drawings and Samples:*
 - a. Record date of receipt of Samples and Contractor-approved Shop Drawings.
 - b. Receive Samples that are furnished at the Site by Contractor, and notify Engineer of availability of Samples for examination.
7. *Proposed Modifications:* Consider and evaluate Contractor's suggestions for modifications to the Drawings or Specifications, and report such suggestions, together with RPR's recommendations, if any, to Engineer. Transmit Engineer's response (if any) to such suggestions to Contractor.
8. *Review of Work; Defective Work:*
 - a. Report to Engineer whenever RPR believes that any part of the Work is defective under the terms and standards set forth in the Construction Contract Documents, and provide recommendations as to whether such Work should be corrected, removed and replaced, or accepted as provided in the Construction Contract Documents.
 - b. Inform Engineer of any Work that RPR believes is not defective under the terms and standards set forth in the Construction Contract Documents, but is nonetheless not compatible with the design concept of the completed Project as a functioning whole, and provide recommendations to Engineer for addressing such Work. ; and
 - c. Advise Engineer of that part of the Work that RPR believes should be uncovered for observation, or requires special testing, inspection, or approval.
9. *Inspections, Tests, and System Start-ups:*
 - a. Consult with Engineer in advance of scheduled inspections, tests, and systems start-ups.
 - b. Verify that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate Owner's personnel, and that Contractor maintains adequate records thereof.
 - c. Observe, record, and report to Engineer appropriate details relative to the test procedures and systems start-ups.
 - d. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to Engineer.
10. *Records:*

- a. Prepare a daily report or keep a diary or log book, recording Contractor's hours on the Site, Subcontractors present at the Site, weather conditions, data relative to questions of Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, deliveries of equipment or materials, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Engineer.
- b. Upon request from Owner to Engineer, photograph or video Work in progress or Site conditions.

11. *Reports:*

- a. Furnish to Engineer periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.
- b. Recommend to Engineer proposed Change Orders, Work Change Directives, and Field Orders. Obtain backup material from Contractor.
- c. Furnish to Engineer and Owner copies of all inspection, test, and system start-up reports.
- d. Immediately inform Engineer of the occurrence of any Site accidents, emergencies, acts of God endangering the Work, possible force majeure or delay events, damage to property by fire or other causes, or the discovery of any potential differing site condition or Constituent of Concern.

12. *Payment Requests:* Review applications for payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to Engineer, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site but not incorporated in the Work.

13. *Completion:*

- a. Participate in Engineer's visits to the Site regarding Substantial Completion, assist in the determination of Substantial Completion, and prior to the issuance of a Certificate of Substantial Completion submit a punch list of observed items requiring completion or correction.
- b. Participate in Engineer's visit to the Site in the company of Owner and Contractor, to determine completion of the Work, and prepare a final punch list of items to be completed or corrected by Contractor.
- c. Observe whether all items on the final punch list have been completed or corrected and make recommendations to Engineer concerning acceptance and issuance of final completion.

D. Resident Project Representative shall not:

- 1. Authorize any deviation from the Construction Contract Documents or substitution of materials or equipment (including "or-equal" items).

2. Exceed limitations of Engineer's authority as set forth in this Agreement.
3. Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers, or any Constructor.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of the Work, by Contractor or any other Constructor.
5. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.
7. Accept Shop Drawing or Sample submittals from anyone other than Contractor.
8. Authorize Owner to occupy the Project in whole or in part.

GENERAL TERMS AND CONDITIONS

Attached to and made a part of the letter agreement dated February 14, 2022, between the **City of Ankeny** (CLIENT) and **FOX Strand** (CONSULTANT) in respect of the work described as therein.

1.0 CLIENT'S RESPONSIBILITIES

1.1 CLIENT shall provide all criteria and full information as to CLIENT'S requirements for the project: designate a person to act with authority on CLIENT'S behalf in respect of all aspects of the project; examine and respond promptly to CONSULTANT'S submissions; and give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of any defect in the work.

1.2 CLIENT shall also do the following and pay all costs incident thereto:

- a. Furnish to CONSULTANT all pertinent information, which may include but not be limited to borings, probings, and subsurface explorations, laboratory tests and inspections of samples, materials, and equipment; appropriate professional interpretations of all of the foregoing, environmental assessment and impact statements, property and utility surveys; property descriptions, zoning and deed restrictions; all of which CONSULTANT may rely upon in performing services.
- b. Guarantee access to and make all provisions for CONSULTANT to enter upon public and private property where required to perform services under this agreement.
- c. Provide such legal, accounting, independent cost estimating, inspection, auditing and insurance counseling services as may be required for the Project.
- d. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project.

2.0 STANDARD OF CARE

Services provided by the CONSULTANT under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession practicing contemporaneously under similar circumstances and in the same locality. CONSULTANT makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with CONSULTANT'S services.

3.0 OWNERSHIP OF INSTRUMENTS OF SERVICE: All reports, plans, specifications, computer files, field data, notes and other documents prepared by the CONSULTANT as instruments of service shall remain the property of the CONSULTANT. The CONSULTANT shall retain all common law, statutory and other reserved rights, including the copyright thereto and the rights of reuse.

CLIENT may make and retain copies for information and reference in connection with the use and occupancy of the Project by CLIENT and others; however, such documents are not intended or represented to be suitable for reuse by CLIENT and others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by CONSULTANT for the specific purpose intended will be at CLIENT'S sole risk and without liability to CONSULTANT.

4.0 USE OF ELECTRONIC MEDIA

The CLIENT agrees not to reuse electronic files, in whole or in part, for any purpose other than for the Project. The CLIENT agrees not to transfer to others any electronic files provided by the CONSULTANT without the prior written consent of the CONSULTANT. Electronic data files provided by the CONSULTANT to the CLIENT are subject to an acceptance period of 30-days during which time the CLIENT may perform appropriate acceptance reviews. After the acceptance period, the electronic files shall be deemed to be accepted and Consultant shall have no obligation to correct errors or maintain the electronic files. Because data and/or drawings stored on electronic media can deteriorate undetected or be modified without the CONSULTANT'S knowledge, the CLIENT agrees that the CONSULTANT shall not be held liable for the completeness or correctness of electronic data once the electronic media have left the possession of the CONSULTANT.

5.0 PAYMENTS

If CLIENT fails to make any payment due CONSULTANT for services and expenses within thirty days after receipt of CONSULTANT'S statement therefore, the amounts due CONSULTANT will be increased at the rate of 1.5% per month from said thirtieth day, and in addition, CONSULTANT may, after giving seven days written notice to CLIENT, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses, and charges.

6.0 TERMINATION

The obligation to provide further services under this Agreement may be terminated by either party upon seven days written notice. In the event of any termination, CONSULTANT will be paid for all services performed to the date of termination and all Reimbursable Expenses. CONSULTANT shall have no liability to CLIENT on account of termination.

7.0 CONFIDENTIALITY

The CONSULTANT shall hold confidential and not disclose to any person or entity, other than the CONSULTANT'S employees, subconsultants, and suppliers if necessary for performance of services under this Agreement, any business or technical information not previously known to and generated by the CONSULTANT or furnished to the CONSULTANT and marked CONFIDENTIAL by the CLIENT. These provisions shall not apply to information in whatever form that is in the public domain, nor shall it

GTC0103

restrict the CONSULTANT from giving notices required by law or complying with an order to provide information or data when such order is issued by a court, administrative agency or other legitimate authority, or if disclosure is reasonably necessary for the CONSULTANT to defend itself from any legal action or claim.

8.0 ALLOCATION OF RISKS

8.1. INDEMNIFICATION. CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CONSULTANT, its officers, directors, employees and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this Project or the performance of the services under this Agreement by any of the parties named above, excepting only those damages, liabilities or costs attributable to the negligent acts or negligent failure to act by the CONSULTANT.

8.2 LIMITATION OF LIABILITY. To the fullest extent permitted by law, and not withstanding any other provision of this Agreement, the total liability, in the aggregate, of the CONSULTANT and the CONSULTANT'S officers, directors, employees and subconsultants, and any of them, to the CLIENT and anyone claiming by or through the CLIENT, for any and all claims, losses, costs or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the Project or the Agreement from any cause or causes shall not exceed the total compensation received by the CONSULTANT under this Agreement or the amount of \$2,000,000, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

9.0 CORPORATE PROTECTION

It is intended by the parties to this Agreement that the CONSULTANT'S services in connection with the project shall not subject the CONSULTANT'S individual employees, officers, or directors to any personal legal exposure for the risks associated with this project. Therefore, and notwithstanding anything to the contrary contained herein, and CLIENT agrees that as the CLIENT'S sole and exclusive remedy, any claim, demand or suit shall be directed and or asserted only against CONSULTANT, an Iowa corporation, and not against any of the CONSULTANT'S employees, officers, or directors.

10.0 EFFECT OF PURCHASE ORDERS

In the event that CLIENT issues to CONSULTANT a purchase order, order acknowledgement, order confirmation, or similar document, none of the terms or conditions stated or referred to thereon shall alter or add to any of the terms of this Agreement. Such document, whether or not signed by the CONSULTANT, shall be considered only as a document for CLIENT'S internal management of its operations.

11.0 SUCCESSORS AND ASSIGNS

Neither CLIENT nor CONSULTANT shall assign, sublet or transfer any rights under or interest in this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this provision shall prevent CONSULTANT from employing such independent professional associates and consultants as CONSULTANT may deem appropriate to assist in the performance of services hereunder.

Nothing under this Agreement shall be construed to give any rights or benefits in the Agreement to anyone other than CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of CLIENT and CONSULTANT and not for the benefit of any other party.

12.0 OTHER

The titles used in this instrument are for general reference only and are not part of the Agreement.

Any provisions of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and the CONSULTANT shall survive the completion of the services hereunder and the termination of this Agreement.

This Agreement is to be governed by the law of the state in which the Project is located.

End of General Terms and Conditions



June 22, 2023

Don Clark, P.E., Municipal Utilities Director
City of Ankeny
220 West 1st Street
Ankeny, IA 50023

RE: Amendment No. 2 to the Agreement for Engineering Services
ASR Well #1 Replacement Project—Ankeny, Iowa—Construction Phase Additional Services
FOX Strand Ref. No. 3379-20A/7020.008

Mr. Clark:

Thank you for contacting FOX Strand (CONSULTANT) regarding your need for additional Engineering services related to the Aquifer Storage and Recovery (ASR) Well #1 Replacement Project (Well No. 7/ASR No. 3), hereafter referred to as the Project.

In February 2021, CONSULTANT and the City of Ankeny (CLIENT) entered into an Engineering agreement for preparation of plans, specifications, and bidding documents for the ASR Well #1 Replacement Project (Well No. 7/ASR No. 3). In February 2022, CONSULTANT and CLIENT entered into Amendment No. 1 to the Agreement for Engineering Services for Construction Phase Services related to the Project. FOX Engineering Associates, Inc. is now FOX Strand. All instances of Fox Engineering or Fox Engineering Associates, Inc. in the original Agreement and Amendment No. 1 should be changed to FOX Strand.

CLIENT wishes to retain CONSULTANT for additional construction phase services related to this Project. In response to your request, we are pleased to submit this Amendment No. 2 to the Agreement for Engineering Services for your consideration.

CONSULTANT'S SCOPE OF SERVICES: Additional Services included in this amendment are as follows:

1. **Permit Fees:** CLIENT shall reimburse CONSULTANT for permit fee costs associated with the Project paid by CONSULTANT. This includes Iowa Department of Natural Resources (IDNR) Water Supply Engineering Section Construction Permit Applications and National Pollutant Discharge Elimination System (NPDES) Storm Water General Permit fees.
2. **Geotechnical and Testing Services:** CONSULTANT retained the services of the project geotechnical CONSULTANT, Allender Butzke Engineers, Inc., for additional services related to evaluating backfill placed around the ASR well location, including test borings, cone penetrometer tests, sampling, and laboratory testing. CLIENT shall reimburse CONSULTANT for these services.
3. **Polk County Public Works Air Quality Division Construction Permit Application:** Prepare Polk County Public Works—Air Quality Division—Construction Permit Application for the packaged engine generator to be installed as part of the ASR construction project. Air dispersion modeling is not anticipated, and the scope of services does not include air dispersion modeling. If air dispersion modeling is required, CLIENT shall compensate CONSULTANT for additional services associated with modeling. CLIENT shall be responsible for payment of permit application fees.

FEES: The fees for this Amendment shall be as follows:

Phase	(Hourly/Lump Sum)	Amount
IDNR Construction Permit Applications and NDPES Storm Water General Permit Fees	Lump Sum	\$ 8,550
Geotechnical and Testing Services	Lump Sum	\$11,150
Polk County Public Works Air Quality Division Construction Permit Application	Lump Sum	\$ 7,500
• The total of lump sum fees		\$27,200

ENGINEER'S CONSULTANTS:

1. Geotechnical and Testing Services—Allender Butzke Engineers, Inc.

If this Amendment No. 2 satisfactorily sets forth your understanding of our services and your responsibilities, please execute each of two (2) copies in the space provided below and return one (1) copy to us as notice to proceed.

Respectfully submitted,
FOX Strand



Steven J. Troyer, P.E., BCEE
Project Manager

Accepted this _____ day of _____, 2023,

For the City of Ankeny:

By authorized contracting official:
(signature)

(printed name & title)

For Strand Associates, Inc.:



(signature)

Joseph M. Bunker, Corporate Secretary
(printed name & title)

(This Proposal is open for acceptance for 30 days from the date of issuance, unless extended in writing by us.)



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

2024 City-Wide Permanent Surface Restoration: Consider motion to approve: a) Final Change Order #1 decreasing the contract amount by \$4,900.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Alpha Landscapes LLC in the amount of \$27,972.00; and d) Final Payment #4 in the amount of \$6,265.35 and Release of Retainage in the amount of \$1,398.60.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

No review required.

EXECUTIVE SUMMARY

The actions before the Council are the approval of the Final Change Order, acceptance of the Certificate of Completion, passage of a Resolution accepting the public improvements, and approval of the final and retainage payments for the 2024 City-Wide Permanent Surface Restoration project.

The 2024 City-Wide Permanent Surface Restoration project is now complete. A series of actions are needed in order to close out this project:

- 1) Approval of Change Order #1 decreasing the contract amount by \$4,900.00.
- 2) Engineer's Certificate of Completion: The attached Certificate of Completion from the project engineer states that the work performed was in substantial compliance with the plans and specifications and that the final contract amount is \$27,972.00.
- 3) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the 2024 City-Wide Permanent Surface Restoration project and establishes the final contract amount to be \$27,972.00.
- 4) Final Payment: Alpha Landscapes LLC = \$6,265.35

Retainage Payment: Alpha Landscapes LLC = \$1,398.60

It is recommended that the retainage payment be approved for payment 31 days from the date of acceptance of the project, in accordance with the terms of the contract.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following actions:

1. Approve Change Order #1 decreasing the contract amount by \$4,900.00.
2. Accept the Certificate of Completion from the project engineer for the 2024 City-Wide Permanent Surface Restoration project.
3. Adopt the Resolution accepting the 2024 City-Wide Permanent Surface Restoration project with Alpha Landscapes LLC in the final contract amount of \$27,972.00; and
4. Authorize final payment to Alpha Landscapes LLC in the amount of \$6,265.35 and release of retainage payment in the amount of \$1,398.60 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

July 1, 2024: The council approved a motion to adopt a Resolution accepting the proposal from Alpha Landscapes LLC in the amount of \$32,872.00 for the construction of the 2024 City-Wide Permanent Surface Restoration project.

FISCAL IMPACT

The above payments will facilitate the final completion of this project which was funded through the Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Certificate of Completion
3. Alpha Landscapes LLC - CO #1
4. Alpha Landscapes LLC - Pay App #4

RESOLUTION

RESOLUTION ACCEPTING THE 2024 CITY-WIDE PERMANENT SURFACE RESTORATION PROJECT WITH ALPHA LANDSCAPES LLC

WHEREAS, on the 1st day of July, 2024, the City of Ankeny entered into contract with Alpha Landscapes LLC of Johnston, Iowa, for the construction of certain public improvements generally described as construction of the 2024 City-Wide Permanent Surface Restoration project; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract documents, as shown by the certificate of the Engineer filed with the Clerk on October 6, 2025.

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, that the public improvements are hereby approved and accepted as having been fully completed in accordance with the contract documents and the total final construction cost thereof is hereby determined to be \$27,972.00 as shown in the report of the Engineer.

PASSED AND APPROVED on this 6th day of October, 2025.

Mayor

ATTEST:

City Clerk

CERTIFICATE OF COMPLETION

2024 City-Wide Permanent Surface Restoration

Ankeny, Iowa

October 6, 2025

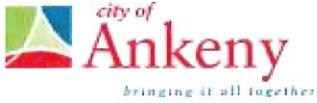
This is to certify that the construction improvements on the *2024 City-Wide Permanent Surface Restoration* project have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is **\$27,972.00**. I hereby recommend acceptance of the project.

Respectfully submitted,



*Quinn Lopreato
Environmental/Civil Engineer II
City of Ankeny
Iowa License Number 29657*

CHANGE ORDER FORM



Project Title: 2024 City-Wide Permanent Surface Restoration
Contractor: Alpha Landscapes LLC
Address: 5145 NW Beaver Drive, Johnston, IA 50131
Finance Budget Code: 963.3963.4451 **Finance Project #:** 963.4451
Vendor Project #: N/A **Purchase Order #:** N/A
Original Contract Date: July 1, 2024 **Vendor Account #:** 11844

Date of Council Meeting: October 6, 2025 **Change Order #:** 1

Purpose of Change Order:

Item 2.01: Updated quantities to reflect as-built quantities.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
2.01	Topsoil, Compost	CY	(35)	\$ 140.00	\$ (4,900.00)
Change Order #: 1 makes the following adjustments to the Contract:					\$ (4,900.00)

Contractor Accepted: Alpha Landscapes LLC
 Firm Name: _____ Date: 9/24/2025
 Signature: _____

Record of Change Orders:

Original Contract Amount		\$ 32,872.00
#	Change Order Date	Amount
1	October 6, 2025	\$ (4,900.00)
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Engineer Approved: City of Ankeny
 Firm Name: _____ Date: September 25, 2025
 Signature: _____

Owner Accepted: City of Ankeny
 Signature: _____ Title: Mayor
 Date: October 6, 2025

Attest for Owner:
 Signature: _____ Title: City Clerk
 Date: October 6, 2025

Revised Contract Amount \$ 27,972.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2024 City-Wide Permanent Surface Restoration
Contractor: Alpha Landscapes LLC
Address: 5145 NW Beaver Drive, Johnston, IA 50131
Finance Budget Code: 963.3963.4451 Finance Project #: 963.4451
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: July 1, 2024 Vendor Account #: 11844

Date of Council Meeting: October 6, 2025 Payment Application #: 4
Payment Period: From: May 23, 2025 Through: September 19, 2025

Contract Summary:

Original Contract Amount:	\$	32,872.00	
Net Change by Change Orders:	\$	(4,900.00)	
Contract Amount to Date: (line 1 ± 2)	\$	27,972.00	
Total Completed and Stored to Date:	\$	27,972.00	
Retainage: 5 % of Completed Work:	\$	1,398.60	
Total Earned Less Retainage:	\$	26,573.40	
Less Previous Applications for Payment:	\$	20,308.05	
SUBTOTAL:	\$	6,265.35	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	6,265.35	

Balance to Finish, Including Retainage: \$ 1,398.60

Contract Time Remaining (Substantial): - Calendar Date
Contract Time Remaining (Full): - Calendar Date

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Alpha Landscapes LLC

Signature:  Firm Name: Alpha Landscapes LLC Date: 9/24/2025

Engineer / Consultant Approval: N/A
Signature: _____ Firm Name: _____ Date: _____

City of Ankeny Staff Approval:

Signature:  Date: 9/25/2025

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
2.01	Topsoil, Compost	CY	35	(35)	0	\$ 140.00	\$ -		\$ -		0	\$ -	0	0.00%
	TRAFFIC CONTROL													
8.01	Temporary Traffic Control	LS	1		1	\$ 775.00	\$ 775.00		\$ -	1	1	\$ 775.00	0	100.00%
	SITE WORK AND LANDSCAPING													
9.01	Conventional Seeding and Fertilizing, Type 1	AC	2.54		2.54	\$ 4,150.00	\$ 10,541.00	0.372	\$ 1,543.80	2.168	2.54	\$ 10,541.00	0	100.00%
9.02	Conventional Seeding and Fertilizing, Type 6	AC	0.56		0.56	\$ 4,150.00	\$ 2,324.00	0.05	\$ 207.50	0.51	0.56	\$ 2,324.00	0	100.00%
9.03	Warranty	LS	1		1	\$ 1,750.00	\$ 1,750.00	1	\$ 1,750.00		1	\$ 1,750.00	0	100.00%
9.04	Erosion Control Mulching, Hydromulching, BFM	AC	3.1		3.1	\$ 2,900.00	\$ 8,990.00	0.422	\$ 1,223.80	2.678	3.1	\$ 8,990.00	0	100.00%
9.05	Spot Herbicide Application	AC	3.1		3.1	\$ 320.00	\$ 992.00	3	\$ 960.00	0.1	3.1	\$ 992.00	0	100.00%
	MISCELLANEOUS													
11.01	Mobilization	LS	1		1	\$ 2,600.00	\$ 2,600.00	0.35	\$ 910.00	0.65	1.000	\$ 2,600.00	0	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 27,972.00 PAY PERIOD = \$ 6,595.10

COMPLETED = \$ 27,972.00

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	September 16, 2024	\$ 7,091.27
2	February 17, 2025	\$ 11,583.45
3	June 16, 2025	\$ 1,633.33
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 20,308.05

Record of Change Orders:

No.	Date	Amount
1	October 6, 2025	\$ (4,900.00)
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ (4,900.00)

Contract Time Remaining:

Contract Period: Calendar Date
 Construction Start Date:

Substantial Completion:

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

Full Completion:

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

2025 Annual Storm Sewer Repairs — Package 2: Consider motion to approve: a) Final Change Order #3 decreasing the contract amount by \$1,909.20; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Absolute Group in the amount of \$87,820.93; and d) Final Payment #4 in the amount of \$456.00 and Release of Retainage in the amount of \$4,391.05.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

No review required.

EXECUTIVE SUMMARY

The actions before the Council are the approval of the Final Change Order, acceptance of the Certificate of Completion, passage of a Resolution accepting the public improvements, and approval of the final and retainage payments for the 2025 Annual Storm Sewer Repairs - Package 2 project.

The 2025 Annual Storm Sewer Repairs - Package 2 project is now complete. A series of actions are needed in order to close out this project:

- 1) Approval of Change Order #3 decreasing the contract amount by \$1,909.20.
- 2) Engineer's Certificate of Completion: The attached Certificate of Completion from the project engineer states that the work performed was in substantial compliance with the plans and specifications and that the final contract amount is \$87,820.93.
- 3) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the 2025 Annual Storm Sewer Repairs - Package 2 project and establishes the final contract amount to be \$87,820.93.
- 4) Final Payment: Absolute Group = \$456.00

Retainage Payment: Absolute Group = \$4,391.05

It is recommended that the retainage payment be approved for payment 31 days from the date of acceptance of the project, in accordance with the terms of the contract.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following actions:

1. Approve Change Order #3 decreasing the contract amount by \$1,909.20.
2. Accept the Certificate of Completion from the project engineer for the 2025 Annual Storm Sewer Repairs - Package 2 project.
3. Adopt the Resolution accepting the 2025 Annual Storm Sewer Repairs - Package 2 project with Absolute Group in the final contract amount of \$87,820.93; and
4. Authorize final payment to Absolute Group in the amount of \$456.00 and release of retainage payment in the amount of \$4,391.05 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

March 3, 2025: The council approved a motion to adopt a Resolution accepting the proposal from Absolute Group in the amount of \$89,090.00 for the construction of the 2025 Annual Storm Sewer Repairs - Package 2 project.

FISCAL IMPACT

The above payments will facilitate the final completion of this project which was funded through the Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Certificate of Completion
3. Absolute Group - CO #3
4. Absolute Group - Pay App #4

RESOLUTION

RESOLUTION ACCEPTING THE 2025 ANNUAL STORM SEWER REPAIRS – PACKAGE 2 PROJECT WITH ABSOLUTE GROUP

WHEREAS, on the 3rd day of March, 2025, the City of Ankeny entered into contract with Absolute Group of Granger, Iowa, for the construction of certain public improvements generally described as construction of the 2025 Annual Storm Sewer Repairs – Package 2 project; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract documents, as shown by the certificate of the Engineer filed with the Clerk on October 6, 2025.

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, that the public improvements are hereby approved and accepted as having been fully completed in accordance with the contract documents and the total final construction cost thereof is hereby determined to be \$87,820.93 as shown in the report of the Engineer.

PASSED AND APPROVED on this 6th day of October, 2025.

Mayor

ATTEST:

City Clerk

CERTIFICATE OF COMPLETION

2025 Annual Storm Sewer Repairs – Package 2

Ankeny, Iowa

October 6, 2025

This is to certify that the construction improvements on the *2025 Annual Storm Sewer Repairs – Package 2* project have been completed in substantial conformance with the plans and specifications for the project. The final contract amount is **\$87,820.93**. I hereby recommend acceptance of the project.

Respectfully submitted,



Quinn Lopreato
Environmental/Civil Engineer II
City of Ankeny
Iowa License Number 29657

CHANGE ORDER FORM



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

Date of Council Meeting: October 6, 2025 **Change Order #:** 3

Purpose of Change Order:

Items 18, 19, 31, and 32: Updated quantities to reflect as-built quantities.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
18	Conventional Seeding and Fertilizing, Type 1	SY	(2.5)	\$ 6.00	\$ (15.00)
19	Temporary RECP, Type 1.C	SY	(2.5)	\$ 6.00	\$ (15.00)
31	Conventional Seeding and Fertilizing, Type 1	SY	(156.6)	\$ 6.00	\$ (939.60)
32	Temporary RECP, Type 1.C	SY	(156.6)	\$ 6.00	\$ (939.60)
Change Order #: 3 makes the following adjustments to the Contract:					\$ (1,909.20)

Contractor Accepted: Absolute Group

Firm Name: Kane Crawford
 Signature: _____ Date: 9/26/2025

Engineer Approved: City of Ankeny

Firm Name: [Signature]
 Signature: _____ Date: 9/26/2025

Owner Accepted: City of Ankeny

Signature: _____ Title: Mayor
 Date: October 6, 2025

Attest for Owner:

Signature: _____ Title: City Clerk
 Date: October 6, 2025

Record of Change Orders:

Original Contract Amount		\$ 89,090.00
#	Change Order Date	Amount
1	June 16, 2025	\$ 640.13
2	August 18, 2025	\$ 0.00
3	October 6, 2025	\$ (1,909.20)
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 87,820.93

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: October 6, 2025 Payment Application #: 4

Payment Period: From: August 1, 2025 Through: September 19, 2025

Contract Summary:

Original Contract Amount:	\$	89,090.00	
Net Change by Change Orders:	\$	(1,269.07)	
Contract Amount to Date: (line 1 ± 2)	\$	87,820.93	
Total Completed and Stored to Date:	\$	87,820.93	
Retainage: 5 % of Completed Work:	\$	4,391.05	
Total Earned Less Retainage:	\$	83,429.88	
Less Previous Applications for Payment:	\$	82,973.88	
SUBTOTAL:	\$		456.00
OTHER CHARGES:	\$		-
CURRENT PAYMENT DUE:	\$		456.00

Balance to Finish, Including Retainage: \$ 4,391.05

Contract Time Remaining (Substantial): 17.0 Working Days

Contract Time Remaining (Full): 4.0 Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Absolute Group

Signature: Kane Crowford
Firm Name

Date: 9/26/2025

Engineer / Consultant Approval:

Signature: _____
Firm Name

Date

City of Ankeny Staff Approval:

Signature: _____

Date: 9/26/2025

Submit to: Quinn Lopreato, P.E.

E-mail: Qlopreato@AnkenyIowa.gov

Phone Number: 515-965-6432

Date Printed: 9/26/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
3110 SW LOGAN STREET (ERI 1)														
TRENCH AND TRENCHLESS CONSTRUCTION														
1	Trench Compaction Testing	LS	1		1	\$ 1,850.00	\$ 1,850.00		\$ -	1	1	\$ 1,850.00	0	100.00%
SEWERS AND DRAINS														
2	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	15		15	\$ 250.00	\$ 3,750.00		\$ -	15	15	\$ 3,750.00	0	100.00%
3	Removal of Storm Sewer, RCP, Any Size Diameter	LF	15		15	\$ 98.00	\$ 1,470.00		\$ -	15	15	\$ 1,470.00	0	100.00%
4	Removal of Footing Drain, Any Type, Any Size	LF	10		10	\$ 50.00	\$ 500.00		\$ -	10	10	\$ 500.00	0	100.00%
5	Reconnection of Storm Sewer Services	EA	1		1	\$ 1,350.00	\$ 1,350.00		\$ -	1	1	\$ 1,350.00	0	100.00%
6	Footing Drain, Trenched, Solid Wall PVC, 8" Diameter	LF	10		10	\$ 155.00	\$ 1,550.00		\$ -	10	10	\$ 1,550.00	0	100.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
7	Intake, SW-501, 3'-0" x 2'-0", Cast-in-place	EA	1		1	\$ 6,200.00	\$ 6,200.00		\$ -	1	1	\$ 6,200.00	0	100.00%
8	Manhole Adjustment, Sanitary, SELFLEVEL Casting	EA	1		1	\$ 3,200.00	\$ 3,200.00		\$ -	1	1	\$ 3,200.00	0	100.00%
9	Remove Intake	EA	1		1	\$ 1,800.00	\$ 1,800.00		\$ -	1	1	\$ 1,800.00	0	100.00%
STREETS AND RELATED WORK														
10	Plastic Concrete Testing	LS	1		1	\$ 375.00	\$ 375.00		\$ -	1	1	\$ 375.00	0	100.00%
11	Removal of Sidewalk	SY	10.6	1.17	11.77	\$ 35.00	\$ 411.95		\$ -	11.77	11.77	\$ 411.95	0.00	100.00%
12	Removal of Driveway	SY	27.5		27.5	\$ 13.00	\$ 357.50		\$ -	27.5	27.5	\$ 357.50	0.0	100.00%
13	Sidewalk, PCC, Class C, 6" Thick	SY	10.6	1.17	11.77	\$ 125.00	\$ 1,471.25		\$ -	11.77	11.77	\$ 1,471.25	0.00	100.00%
14	Driveway, Paved, PCC, Class C, Type A Residential, 6" Thick	SY	27.5		27.5	\$ 125.00	\$ 3,437.50		\$ -	27.5	27.5	\$ 3,437.50	0.0	100.00%
15	Full Depth Patches, PCC, Class C-SUD, 7" Thick (min.) - 8" Thick (max.)	SY	30.8		30.8	\$ 205.00	\$ 6,314.00		\$ -	30.8	30.8	\$ 6,314.00	0.0	100.00%
TRAFFIC CONTROL														
16	Temporary Traffic Control	LS	1		1	\$ 4,450.00	\$ 4,450.00		\$ -	1	1	\$ 4,450.00	0	100.00%
17	Portable Dynamic Message Sign (PDMS)	CDAY	6		6	\$ 300.00	\$ 1,800.00		\$ -	6	6	\$ 1,800.00	0	100.00%
SITE WORK AND LANDSCAPING														
18	Conventional Seeding and Fertilizing, Type 1	SY	15	(2.5)	12.5	\$ 6.00	\$ 75.00		\$ -	12.5	12.5	\$ 75.00	0.0	100.00%
19	Temporary RECP, Type 1.C	SY	15	(2.5)	12.5	\$ 6.00	\$ 75.00		\$ -	12.5	12.5	\$ 75.00	0.0	100.00%
20	Inlet Protection Device, Drop-in	EA	2		2	\$ 300.00	\$ 600.00		\$ -	2	2	\$ 600.00	0	100.00%
21	Inlet Protection Device, Maintenance	EA	2		2	\$ 60.00	\$ 120.00	2	\$ 120.00	0	2	\$ 120.00	0	100.00%
MISCELLANEOUS														
22	Mobilization	LS	1		1	\$ 3,800.00	\$ 3,800.00		\$ -	1	1	\$ 3,800.00	0	100.00%
23	Concrete Washout	LS	1		1	\$ 650.00	\$ 650.00		\$ -	1	1	\$ 650.00	0	100.00%
24	Orange Mesh Safety Fence	LS	1		1	\$ 725.00	\$ 725.00		\$ -	1	1	\$ 725.00	0	100.00%
700 BLOCK OF NE 5TH STREET (ERI 2)														
TRENCH AND TRENCHLESS CONSTRUCTION														
25	Trench Compaction Testing	LS	1	(1)	0	\$ 1,850.00	\$ -		\$ -	0	0	\$ -	0	0.00%
SEWERS AND DRAINS														
26	Footing Drain Spot Repair	EA	3		3	\$ 1,950.00	\$ 5,850.00		\$ -	3	3	\$ 5,850.00	0	100.00%
STREETS AND RELATED WORK														
27	Plastic Concrete Testing	LS	1	(1)	0	\$ 375.00	\$ -		\$ -	0	0	\$ -	0	0.00%
28	Full Depth Patches, PCC, Class C-SUD, 7" Thick (min.) - 8" Thick (max.)	SY	33.3	(33.3)	0.0	\$ 215.00	\$ -		\$ -	0	0	\$ -	0.0	0.00%
TRAFFIC CONTROL														
29	Temporary Traffic Control	LS	1		1	\$ 4,450.00	\$ 4,450.00		\$ -	1	1	\$ 4,450.00	0	100.00%
30	Portable Dynamic Message Sign (PDMS)	CDAY	6		6	\$ 300.00	\$ 1,800.00		\$ -	6	6	\$ 1,800.00	0	100.00%
SITE WORK AND LANDSCAPING														
31	Conventional Seeding and Fertilizing, Type 1	SY	250	(156.6)	93.4	\$ 6.00	\$ 560.40		\$ -	93.4	93.4	\$ 560.40	0.0	100.00%
32	Temporary RECP, Type 1.C	SY	250	(156.6)	93.4	\$ 6.00	\$ 560.40		\$ -	93.4	93.4	\$ 560.40	0.0	100.00%
33	Inlet Protection Device, Drop-in	EA	3		3	\$ 300.00	\$ 900.00		\$ -	3	3	\$ 900.00	0	100.00%
34	Inlet Protection Device, Maintenance	EA	6		6	\$ 60.00	\$ 360.00	6	\$ 360.00	0	6	\$ 360.00	0	100.00%
MISCELLANEOUS														
35	Mobilization	LS	1		1	\$ 3,500.00	\$ 3,500.00		\$ -	1	1	\$ 3,500.00	0	100.00%
36	Concrete Washout	LS	1	(1)	0	\$ 625.00	\$ -		\$ -	0	0	\$ -	0	0.00%
37	Orange Mesh Safety Fence	LS	1		1	\$ 500.00	\$ 500.00		\$ -	1	1	\$ 500.00	0	100.00%
1510 NW LINWOOD DRIVE (ERI 3)														
SEWERS AND DRAINS														
38	Concrete Collar	LS	1	(1)	0	\$ 2,800.50	\$ -		\$ -	0	0	\$ -	0	0.00%
STREETS AND RELATED WORK														
39	Plastic Concrete Testing	LS	1	(1)	0	\$ 375.00	\$ -		\$ -	0	0	\$ -	0	0.00%
SITE WORK AND LANDSCAPING														
40	Conventional Seeding and Fertilizing, Type 1	SY	210	(210)	0	\$ 6.00	\$ -		\$ -	0	0	\$ -	0	0.00%
41	Temporary RECP, Type 1.C	SY	210	(210)	0	\$ 6.00	\$ -		\$ -	0	0	\$ -	0	0.00%
42	Removal and Reinstallation of Existing Fence, Chain Link	LF	20	(20)	0	\$ 45.00	\$ -		\$ -	0	0	\$ -	0	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

43	Removal and Reinstallation of Existing Fence, Vinyl	LF	20	(20)	0	\$ 75.00	\$ -	\$ -	0	0	\$ -	0	0.00%
	MISCELLANEOUS												
44	Mobilization	LS	1	(1)	0	\$ 3,200.00	\$ -	\$ -	0	0	\$ -	0	0.00%
45	Concrete Washout	LS	1	(1)	0	\$ 650.00	\$ -	\$ -	0	0	\$ -	0	0.00%
46	Orange Mesh Safety Fence	LS	1	(1)	0	\$ 600.00	\$ -	\$ -	0	0	\$ -	0	0.00%
	CHANGE ORDER ITEMS												
47	Footing Drain Collector - Spot Repair for Apartment Connection	LS	0	1	1	\$ 6,545.00	\$ 6,545.00	\$ -	1	1	\$ 6,545.00	0	100.00%
48	Removal and Replacement of Unsuitable Backfill Material	LS	0	1	1	\$ 3,917.43	\$ 3,917.43	\$ -	1	1	\$ 3,917.43	0	100.00%
49	Pipe Lining	LS	0	1	1	\$ 12,545.50	\$ 12,545.50	\$ -	1	1	\$ 12,545.50	0	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 87,820.93 PAY PERIOD = \$ 480.00

COMPLETED = \$ 87,820.93

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 16, 2025	\$ 69,848.40
2	July 21, 2025	\$ 1,207.26
3	August 18, 2025	\$ 11,918.22
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 82,973.88

Record of Change Orders:

No.	Date	Amount
1	June 16, 2025	\$ 640.13
2	August 18, 2025	\$ 0.00
3	October 6, 2025	\$ (1,909.20)
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ (1,269.07)

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days:	30.0
Added by Change Order:	0.0
Total Working Days:	30.0
Working Days Used to Date:	13.0
Working Days Remaining:	<u>17.0</u>

Full Completion:

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

2025 Annual Storm Sewer Repairs - Package 3: Consider motion to approve: a) Final Change Order #2 decreasing the contract amount by \$7,520.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Dave's Dozing and Excavating in the amount of \$99,800.00; and d) Final Payment #4 in the amount of \$11,780.00 and Release of Retainage in the amount of \$4,990.00.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

No review required.

EXECUTIVE SUMMARY

The actions before the Council are the approval of the Final Change Order, acceptance of the Certificate of Completion, passage of a Resolution accepting the public improvements, and approval of the final and retainage payments for the 2025 Annual Storm Sewer Repairs - Package 3 project.

The 2025 Annual Storm Sewer Repairs - Package 3 project is now complete. A series of actions are needed in order to close out this project:

- 1) Approval of Change Order #2 decreasing the contract amount by \$7,520.00.
- 2) Engineer's Certificate of Completion: The attached Certificate of Completion from the project engineer states that the work performed was in substantial compliance with the plans and specifications and that the final contract amount is \$99,800.00.
- 3) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the 2025 Annual Storm Sewer Repairs - Package 3 project and establishes the final contract amount to be \$99,800.00.
- 4) Final Payment: Dave's Dozing and Excavating = \$11,780.00

Retainage Payment: Dave's Dozing and Excavating = \$4,990.00

It is recommended that the retainage payment be approved for payment 31 days from the date of acceptance of the project, in accordance with the terms of the contract.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following actions:

1. Approve Change Order #2 decreasing the contract amount by \$7,520.00.
2. Accept the Certificate of Completion from the project engineer for the 2025 Annual Storm Sewer Repairs - Package 3 project.
3. Adopt the Resolution accepting the 2025 Annual Storm Sewer Repairs - Package 3 project with Dave's Dozing and Excavating in the final contract amount of \$99,800.00; and
4. Authorize final payment to Dave's Dozing and Excavating in the amount of \$11,780.00 and release of retainage payment in the amount of \$4,990.00 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

March 3, 2025: The council approved a motion to adopt a Resolution accepting the proposal from Dave's Dozing and Excavating in the amount of \$97,420.00 for the construction of the 2025 Annual Storm Sewer Repairs - Package 3 project.

FISCAL IMPACT

The above payments will facilitate the final completion of this project which was funded through the Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Certificate of Completion
3. Dave's Dozing and Excavating - CO #2
4. Dave's Dozing and Excavating - Pay App #4

RESOLUTION

RESOLUTION ACCEPTING THE 2025 ANNUAL STORM SEWER REPAIRS – PACKAGE 3 PROJECT WITH DAVE’S DOZING AND EXCAVATING

WHEREAS, on the 3rd day of March, 2025, the City of Ankeny entered into contract with Dave’s Dozing and Excavating of Swan, Iowa, for the construction of certain public improvements generally described as construction of the 2025 Annual Storm Sewer Repairs – Package 3 project; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract documents, as shown by the certificate of the Engineer filed with the Clerk on October 6, 2025.

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, that the public improvements are hereby approved and accepted as having been fully completed in accordance with the contract documents and the total final construction cost thereof is hereby determined to be \$99,800.00 as shown in the report of the Engineer.

PASSED AND APPROVED on this 6th day of October, 2025.

Mayor

ATTEST:

City Clerk

CERTIFICATE OF COMPLETION

2025 Annual Storm Sewer Repairs – Package 3

Ankeny, Iowa

October 6, 2025

This is to certify that the construction improvements on the *2025 Annual Storm Sewer Repairs – Package 3* project have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is **\$99,800.00**. I hereby recommend acceptance of the project.

Respectfully submitted,



Quinn Lopreato
Environmental/Civil Engineer II
City of Ankeny
Iowa License Number 29657

CHANGE ORDER FORM



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

Date of Council Meeting: October 6, 2025 **Change Order #:** 2

Purpose of Change Order:

Items 2, 3, 11, 17, and 18: Updated quantities to reflect as-built quantities.

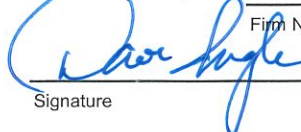
Item 24: Dave's Dozing and Excavating repaired a sinkhole associated with a broken 6-inch diameter tile coming from the Northcreek playground. The contractor ran the tile deeper to avoid future damage and covered the outlet with bedding aggregate. Permanent surface restoration (including seeding and topsoil) was included in the cost of this item.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
2	Subdrain, Trenched, Perforated PVC, 8" Diameter	LF	(36)	\$ 85.00	\$ (3,060.00)
3	Removal of Subdrain, Any Type, Any Size	LF	(36)	\$ 35.00	\$ (1,260.00)
11	Rip Rap, Erosion Stone	TON	(6)	\$ 200.00	\$ (1,200.00)
17	Conventional Seeding and Fertilizing, Type 1	AC	(0.8)	\$ 2,000.00	\$ (1,600.00)
18	Erosion Control Mulching, Hydromulching, BFM	AC	(0.8)	\$ 2,000.00	\$ (1,600.00)
24	Playground Tile Repair	LS	1	\$ 1,200.00	\$ 1,200.00

Change Order #: 2 **makes the following adjustments to the Contract:** \$ (7,520.00)

Contractor Accepted: Dave's Dozing and Excavating

Signature:  Firm Name: Dave's Dozing and Excavating
 Date: 9/24/25

Record of Change Orders:

Original Contract Amount		\$ 97,420.00
#	Change Order Date	Amount
1	July 21, 2025	\$ 9,900.00
2	October 6, 2025	\$ (7,520.00)
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Engineer Approved: City of Ankeny

Signature:  Firm Name: City of Ankeny
 Date: September 24, 2025

Owner Accepted: City of Ankeny

Signature: _____ Title: Mayor
 Date: October 6, 2025

Attest for Owner:

Signature: _____ Title: City Clerk
 Date: October 6, 2025

Revised Contract Amount \$ 99,800.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: October 6, 2025 Payment Application #: 4

Payment Period: From: September 1, 2025 Through: September 19, 2025

Contract Summary:

Original Contract Amount:	\$	97,420.00	
Net Change by Change Orders:	\$	2,380.00	
Contract Amount to Date: (line 1 ± 2)	\$	99,800.00	
Total Completed and Stored to Date:	\$	99,800.00	
Retainage: 5 % of Completed Work:	\$	4,990.00	
Total Earned Less Retainage:	\$	94,810.00	
Less Previous Applications for Payment:	\$	83,030.00	
SUBTOTAL:	\$		11,780.00

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 11,780.00

Balance to Finish, Including Retainage: \$ 4,990.00

Contract Time Remaining (Substantial): 20.0 Working Days

Contract Time Remaining (Full): 3.0 Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Dave's Dozing and Excavating

Signature:

Firm Name

Date: 9/24/25

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature:

Date: 9/24/2025

Submit to: Quinn Lopreato, P.E.

E-mail: Qlopreato@Ankenylowa.gov

Phone Number: 515-965-6432

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
NORTHCREEK PARK (ERI 1)														
SEWERS AND DRAINS														
1	Subdrain Cleanout, Type B, 24" Diameter	EA	2		2	\$ 3,000.00	\$ 6,000.00	2	\$ 6,000.00		2	\$ 6,000.00	0	100.00%
2	Subdrain, Trenched, Perforated PVC, 8" Diameter	LF	36	(36)	0	\$ 85.00	\$ -		\$ -		0	\$ -	0	0.00%
3	Removal of Subdrain, Any Type, Any Size	LF	36	(36)	0	\$ 35.00	\$ -		\$ -		0	\$ -	0	0.00%
4	Removal of Subdrain Cleanout, Type A-1 and/or Type A-2	EA	2		2	\$ 350.00	\$ 700.00	2	\$ 700.00		2	\$ 700.00	0	100.00%
SITE WORK AND LANDSCAPING														
5	Conventional Seeding and Fertilizing, Type 1	AC	0.25		0.25	\$ 2,000.00	\$ 500.00	0.25	\$ 500.00		0.25	\$ 500.00	0.00	100.00%
6	Erosion Control Mulching, Hydromulching, BFM	AC	0.25		0.25	\$ 2,000.00	\$ 500.00	0.25	\$ 500.00		0.25	\$ 500.00	0.00	100.00%
MISCELLANEOUS														
7	Mobilization	LS	1		1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00		1	\$ 3,000.00	0	100.00%
8	Orange Mesh Safety Fence	LS	1		1	\$ 500.00	\$ 500.00	1	\$ 500.00		1	\$ 500.00	0	100.00%
MICHAEL PARK (ERI 2)														
SITE WORK AND LANDSCAPING														
9	Conventional Seeding and Fertilizing, Type 1	AC	0.1		0.1	\$ 3,000.00	\$ 300.00		\$ -	0.1	0.1	\$ 300.00	0.0	100.00%
10	Erosion Control Mulching, Hydromulching, BFM	AC	0.1		0.1	\$ 3,000.00	\$ 300.00		\$ -	0.1	0.1	\$ 300.00	0.0	100.00%
11	Rip Rap, Erosion Stone	TON	21	(6)	15	\$ 200.00	\$ 3,000.00		\$ -	15	15	\$ 3,000.00	0	100.00%
MISCELLANEOUS														
12	Mobilization	LS	1		1	\$ 2,000.00	\$ 2,000.00		\$ -	1	1	\$ 2,000.00	0	100.00%
13	Orange Safety Fence	LS	1		1	\$ 500.00	\$ 500.00		\$ -	1	1	\$ 500.00	0	100.00%
SE CORPORATE WOODS DRIVE (ERI 3)														
SEWERS AND DRAINS														
14	Removal of Sediment (FES)	EA	5	1	6	\$ 1,500.00	\$ 9,000.00		\$ -	6	6	\$ 9,000.00	0	100.00%
15	Removal of Sediment (RCB)	EA	4		4	\$ 6,000.00	\$ 24,000.00		\$ -	4	4	\$ 24,000.00	0	100.00%
TRAFFIC CONTROL														
16	Temporary Traffic Control	LS	1		1	\$ 2,500.00	\$ 2,500.00		\$ -	1	1	\$ 2,500.00	0	100.00%
SITE WORK AND LANDSCAPING														
17	Conventional Seeding and Fertilizing, Type 1	AC	1.5	(0.8)	0.7	\$ 2,000.00	\$ 1,400.00		\$ -	0.7	0.7	\$ 1,400.00	0.0	100.00%
18	Erosion Control Mulching, Hydromulching, BFM	AC	1.5	(0.8)	0.7	\$ 2,000.00	\$ 1,400.00		\$ -	0.7	0.7	\$ 1,400.00	0.0	100.00%
19	Rip Rap, Erosion Stone	TON	3	(3)	0	\$ 200.00	\$ -		\$ -		0	\$ -	0	0.00%
MISCELLANEOUS														
20	Mobilization	LS	1		1	\$ 6,000.00	\$ 6,000.00		\$ -	1	1	\$ 6,000.00	0	100.00%
ALTERNATE (ERI 4)														
21	Cleaning of Reinforced Concrete Box Culvert	EA	2		2	\$ 14,000.00	\$ 28,000.00		\$ -	2	2	\$ 28,000.00	0	100.00%
CHANGE ORDER ITEMS														
22	Extension of Storm Sewer	LS	0	1	1	\$ 7,000.00	\$ 7,000.00		\$ -	1	1	\$ 7,000.00	0	100.00%
23	Removal of Baffles	LS	0	1	1	\$ 2,000.00	\$ 2,000.00		\$ -	1	1	\$ 2,000.00	0	100.00%
24	Playground Tile Repair	LS	0	1	1	\$ 1,200.00	\$ 1,200.00	1	\$ 1,200.00		1	\$ 1,200.00	0	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 99,800.00 PAY PERIOD = \$ 12,400.00

COMPLETED = \$ 99,800.00

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 16, 2025	\$ 42,156.25
2	July 21, 2025	\$ 32,418.75
3	September 15, 2025	\$ 8,455.00
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 83,030.00

Record of Change Orders:

No.	Date	Amount
1	July 21, 2025	\$ 9,900.00
2	October 6, 2025	\$ (7,520.00)
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ 2,380.00

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days:	50.0
Added by Change Order:	0.0
Total Working Days:	50.0
Working Days Used to Date:	30.0
Working Days Remaining:	<u>20.0</u>

Full Completion:

Contract Working Days:	5.0
Added by Change Order:	0.0
Total Working Days:	5.0
Working Days Used to Date:	2.0
Working Days Remaining:	<u>3.0</u>



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

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

ITEM NAME

2025 Pedestrian Ramp Improvements Program - Briarwood South: Consider motion to approve: a) Final Change Order #2 decreasing the contract amount by \$2,380.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with TK Concrete, Inc. in the amount of \$174,320.00; and d) Final Payment #3 in the amount of \$28,238.75; Retainage Payment in the amount of \$8,716.00.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

Motion

LEGAL

No review required

EXECUTIVE SUMMARY

The actions before the Council are the approval of the final Change Order, acceptance of the Certificate of Completion, passage of a Resolution accepting the public improvements, and approval of the final and retainage payments to TK Concrete, Inc. for the 2025 Pedestrian Ramp Improvements Program - Briarwood South project.

The 2025 Pedestrian Ramp Improvements Program - Briarwood South project is now complete. A series of actions are needed in order to close out this construction project:

- 1) Approval of the Final Change Order #2 decreasing the contract amount by \$2,380.00.
- 2) Engineer's Certificate of Completion: The attached Certificate of Completion from the project engineer states that the work performed was in substantial compliance with the plans and specifications and that the final contract amount is \$174,320.00.
- 3) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the 2025 Pedestrian Ramp Improvements Program - Briarwood South project and establishes the final contract amount to be \$174,320.00.

- 4) Final Payment: TK Concrete, Inc. = \$28,238.75
Retainage Payment: TK Concrete, Inc. = \$8,716.00

It is recommended that the retainage payment be approved for payment 31 days from the date of acceptance of the project, in accordance with the terms of the contract.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following actions:

1. Approve Final Change Order #2 decreasing the contract amount by \$2,380.00.
2. Accept the Certificate of Completion from the project engineer for the 2025 Pedestrian Ramp Improvements Program - Briarwood South Project.
3. Adopt the Resolution accepting the 2025 Pedestrian Ramp Improvements Program - Briarwood South project with TK Concrete, Inc. in the final contract amount of \$174,320.00; and
4. Authorize final payment to TK Concrete, Inc. in the amount of \$28,238.75 and release of retainage payment in the amount of \$174,320.00 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

March 17, 2025: The council approved a motion to adopt a Resolution accepting the proposal from TK Concrete, Inc. in the amount of \$175,000.00 for the construction of the 2025 Pedestrian Ramp Improvements Program - Briarwood South project.

FISCAL IMPACT

The above payments will facilitate the final completion of this project which was funded through the Capital Improvements Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Certificate of Completion
2. Pay App #3 FINAL
3. Change Order #2 FINAL
4. Resolution

CERTIFICATE OF COMPLETION

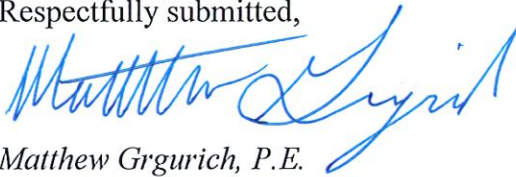
2025 Pedestrian Ramp Improvements Program – Briarwood South

Ankeny, Iowa

October 6, 2025

This is to certify that the construction improvements on the ***2025 Pedestrian Ramp Improvements Program – Briarwood South*** project have been completed in substantial conformance with the plans and specifications for the project. The final contract amount is ***\$174,320.00***. I hereby recommend acceptance of the project.

Respectfully submitted,



Matthew Grgurich, P.E.

Civil Engineer II

City of Ankeny

Iowa License Number 28127

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2025 Pedestrian Ramp Improvements Program - Briarwood South
Contractor: TK Concrete, Inc.
Address: 1608 Fifield Road, Pella, Iowa 50219
Finance Budget Code: 936.2936.4459 **Finance Project #:** 936.4459
Vendor Project #: N/A **Purchase Order #:** N/A
Original Contract Date: March 17, 2025 **Vendor Account #:** 4907

Date of Council Meeting: October 6, 2025 **Payment Application #:** 3 FINAL

Payment Period: From: August 31, 2025 Through: September 24, 2025

Contract Summary:

Original Contract Amount:	\$	175,000.00	
Net Change by Change Orders:	\$	(680.00)	
Contract Amount to Date: (line 1 ± 2)	\$	174,320.00	
Total Completed and Stored to Date:	\$	174,320.00	
Retainage: 5 % of Completed Work:	\$	8,716.00	
Total Earned Less Retainage:	\$	165,604.00	
Less Previous Applications for Payment:	\$	137,365.25	
SUBTOTAL:	\$	28,238.75	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ **28,238.75**

Balance to Finish, Including Retainage: \$ 8,716.00

Contract Time Remaining (Substantial): 15.0 Working Days

Contract Time Remaining (Full): 3.0 Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: TK Concrete, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: Firm Name

Signature Date

City of Ankeny Staff Approval:

Signature Date

Submit to: Mark Heath
E-mail: MHeath@Ankenylowa.gov Phone Number: (515) 965-6452

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	Manhole Adjustment, Sanitary, Minor, SELFLEVEL® Casting	EA	2		2.00	\$ 2,500.00	\$ 5,000.00		\$ -	2.00	2.00	\$ 5,000.00	0.00	100.00%
6.02	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	4	(2.00)	2.00	\$ 1,750.00	\$ 3,500.00	1.00	\$ 1,750.00	1.00	2.00	\$ 3,500.00	0.00	100.00%
6.03	Manhole Adjustment, Storm, Minor, SELFLEVEL® Casting	EA	2	(1.00)	1.00	\$ 2,250.00	\$ 2,250.00		\$ -	1.00	1.00	\$ 2,250.00	0.00	100.00%
6.04	Manhole Adjustment, Storm, Minor, Two-Piece Casting	EA	1		1.00	\$ 1,500.00	\$ 1,500.00		\$ -	1.00	1.00	\$ 1,500.00	0.00	100.00%
	STREETS AND RELATED WORK													
7.01	Curb and Gutter, PCC, Class C-SUD, 2.0' Wide, 7" Thick	LF	131		131.00	\$ 50.00	\$ 6,550.00	31.00	\$ 1,550.00	100.00	131.00	\$ 6,550.00	0.00	100.00%
7.02	Removal of Sidewalk	SY	653	11.00	664.00	\$ 10.00	\$ 6,640.00	70.00	\$ 700.00	594.00	664.00	\$ 6,640.00	0.00	100.00%
7.03	Sidewalk, PCC, Class C, 4" Thick	SY	446	10.00	456.00	\$ 60.00	\$ 27,360.00	84.00	\$ 5,040.00	372.00	456.00	\$ 27,360.00	0.00	100.00%
7.04	Sidewalk, PCC, Class C, 6" Thick	SY	270	5.00	275.00	\$ 80.00	\$ 22,000.00	44.00	\$ 3,520.00	231.00	275.00	\$ 22,000.00	0.00	100.00%
7.05	Detectable Warnings, Galvanized Steel	SF	352	8.00	360.00	\$ 47.50	\$ 17,100.00	112.00	\$ 5,320.00	248.00	360.00	\$ 17,100.00	0.00	100.00%
7.06	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	619	58.00	677.00	\$ 85.00	\$ 57,545.00	72.00	\$ 6,120.00	605.00	677.00	\$ 57,545.00	0.00	100.00%
7.07	Curb and Gutter Removal, 2.0' Wide	LF	131		131.00	\$ 25.00	\$ 3,275.00	31.00	\$ 775.00	100.00	131.00	\$ 3,275.00	0.00	100.00%
	TRAFFIC CONTROL													
8.01	Temporary Traffic Control	LS	1		1.00	\$ 3,500.00	\$ 3,500.00	0.25	\$ 875.00	0.75	1.00	\$ 3,500.00	0.00	100.00%
	SITE WORK AND LANDSCAPING													
9.01	Erosion Control Mulching, Hydromulching, BFM with Temporary Seeding	AC	0.3	(0.30)	0.00	\$ 11,500.00	\$ -		\$ -		0.00	\$ -	0.00	0.00%
	MISCELLANEOUS													
11.01	Mobilization	LS	1		1.00	\$ 12,000.00	\$ 12,000.00	0.25	\$ 3,000.00	0.75	1.00	\$ 12,000.00	0.00	100.00%
11.02	Concrete Washout	LS	1		1.00	\$ 3,500.00	\$ 3,500.00	0.25	\$ 875.00	0.75	1.00	\$ 3,500.00	0.00	100.00%
11.03	Conduit Pipe for Repair of Irrigation Lines, PVC, 2" Diameter	EA	10	8.00	18.00	\$ 50.00	\$ 900.00	4.00	\$ 200.00	14.00	18.00	\$ 900.00	0.00	100.00%
	CHANGE ORDER ITEMS													
12.01	Intake Adjustment, Major, Double Grate	EA	0.00	1.00	1.00	\$ 1,700.00	\$ 1,700.00		\$ -	1.00	1.00	\$ 1,700.00	0.00	100.00%
12.02					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.03					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.04					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.05					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 174,320.00 PAY PERIOD = \$ 29,725.00

COMPLETED = \$ 174,320.00

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	August 18, 2025	\$ 57,992.75
2	September 15, 2025	\$ 79,372.50
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = \$ 137,365.25

Record of Change Orders:

No.	Date	Amount
1	August 18, 2025	\$ 1,700.00
2	October 6, 2025	\$ (2,380.00)
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = \$ (680.00)

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days:	55.0
Added by Change Order:	
Total Working Days:	55.0
Working Days Used to Date:	40.0
Working Days Remaining:	15.0

Full Completion:

Contract Working Days:	5.0
Added by Change Order:	
Total Working Days:	5.0
Working Days Used to Date:	2.0
Working Days Remaining:	3.0

CHANGE ORDER FORM



Project Title: 2025 Pedestrian Ramp Improvements Program - Briarwood South
Contractor: TK Concrete, Inc.
Address: 1608 Fifield Road, Pella, Iowa 50219
Finance Budget Code: 936.2936.4459 **Finance Project #:** 936.4459
Vendor Project #: N/A **Purchase Order #:** N/A
Original Contract Date: March 17, 2025 **Vendor Account #:** 4907

Date of Council Meeting: October 6, 2025 **Change Order #:** 2 FINAL

Purpose of Change Order:

Balance the quantities to reflect what was measured in the field.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Manhole Adjustment, Sanitary, Minor, Two-Piece Casting	EA	(2.00)	\$ 1,750.00	\$ (3,500.00)
2	Manhole Adjustment, Storm, Minor, SELFLEVEL® Casting	EA	(1.00)	\$ 2,250.00	\$ (2,250.00)
3	Removal of Sidewalk	SY	11.00	\$ 10.00	\$ 110.00
4	Sidewalk, PCC, Class C, 4" Thick	SY	10.00	\$ 60.00	\$ 600.00
5	Sidewalk, PCC, Class C, 6" Thick	SY	5.00	\$ 80.00	\$ 400.00
6	Detectable Warnings, Galvanized Steel	SF	8.00	\$ 47.50	\$ 380.00
7	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	58.00	\$ 85.00	\$ 4,930.00
8	Erosion Control Mulching, Hydromulching, BFM with Temporary Seeding	AC	(0.30)	\$ 11,500.00	\$ (3,450.00)
9	Conduit Pipe for Repair of Irrigation Lines, PVC, 2" Diameter	EA	8.00	\$ 50.00	\$ 400.00
					\$ -

Change Order #: 2 FINAL **makes the following adjustments to the Contract:** \$ (2,380.00)

Contractor Accepted: TK Concrete, Inc.

Firm Name

Signature

Date

Engineer Approved:

Firm Name

Signature

Date

Owner Accepted: City of Ankeny

Mayor

Signature

Title

October 6, 2025

Date

Attest for Owner:

City Clerk

Signature

Title

October 6, 2025

Date

Record of Change Orders:

Original Contract Amount		\$ 175,000.00
#	Change Order Date	Amount
1	August 18, 2025	\$ 1,700.00
2	October 6, 2025	\$ (2,380.00)
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 174,320.00

RESOLUTION

RESOLUTION ACCEPTING THE 2025 PEDESTRIAN RAMP IMPROVEMENTS PROGRAM – BRIARWOOD SOUTH

WHEREAS, on the 17th day of March, 2025, the City of Ankeny entered into contract with TK Concrete, Inc. of Pella, Iowa, for the construction of certain public improvements generally described as construction of the 2025 Pedestrian Ramp Improvements Program – Briarwood South project; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract documents, as shown by the certificate of the Engineer filed with the Clerk on October 6, 2025.

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, that the public improvements are hereby approved and accepted as having been fully completed in accordance with the contract documents and the total final construction cost thereof is hereby determined to be \$174,320.00 as shown in the report of the Engineer.

PASSED AND APPROVED on this 6th day of October, 2025.

Mayor

ATTEST:

City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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** fixing date for a meeting on the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$9,100,000 Water Revenue Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof (date of hrg: 10/20/25 @ 5:30 p.m.).

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

The not to exceed \$9,100,000 Water Revenue Capital Loan Notes are being proposed to fund the Central Iowa Water Works (CIWW) Asset Transfer.

On January 1, 2025, the City became a founding member of Central Iowa Water Works. Membership required a capital contribution equal to the book value of reserve capacity and the value of additional allocated reserve capacity, totaling \$17,725,432. This one-time capital investment will be funded with \$8,952,846 in water revenue capital loan notes and \$8,772,586 in cash on hand.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend fixing date for a meeting on the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$9,100,000 Water Revenue Capital Loan Notes of the City of Ankeny, State of Iowa, and providing for publication of notice thereof (date of hrg: 10/20/25 @ 5:30 p.m.).

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On January 2, 2024, the City Council approved the Central Iowa Water Works 28E/28F Agreement.

FISCAL IMPACT

The not to exceed \$9,100,000 Water Revenue Capital Loan Notes will be payable from and secured by the net

revenues of the Water Utility.

PUBLIC OUTREACH EFFORTS

Notice of public hearing will be published in the Des Moines Register on October 10, 2025.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Notice of Public Hearing

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$9,100,000 WATER REVENUE CAPITAL LOAN NOTES OF THE CITY OF ANKENY, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$9,100,000 WATER REVENUE CAPITAL LOAN NOTES OF THE CITY OF ANKENY, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Ankeny, State of Iowa, should provide for the authorization of a Loan and Disbursement Agreement and the issuance of Water Revenue Capital Loan Notes, to the amount of not to exceed \$9,100,000, as authorized by Sections 384.24A and 384.83, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out project(s) as hereinafter described; and

WHEREAS, the City has applied for a loan through the Iowa Drinking Water Facilities Financing Program pursuant to which the Iowa Finance Authority has agreed to purchase the City's Notes and has requested that such Notes be issued as a single Note in a denomination equal to the total amount of the issue as authorized by Chapter 384 of the Code of Iowa; and

WHEREAS, the Loan and Disbursement Agreement and Notes shall be payable solely and only out of the Net Revenues of the Water Utility and shall be a first lien on the future Net Revenues of the Utility; and shall not be general obligations of the City or payable in any manner by taxation and the City shall be in no manner liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Loan and Disbursement Agreement and Notes; and

WHEREAS, before the Loan and Disbursement Agreement and Notes may be issued, it is necessary to comply with the provisions of the Code, and to publish a notice of the proposal to issue such notes and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan and Disbursement Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at 5:30 P.M., on the 20th day of October, 2025, for the purpose of taking action on the matter of the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$9,100,000 Water Revenue Capital Loan Notes, the proceeds of which notes will be used 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 the CIWW Asset Transfer project.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 3. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: October 7, 2025 through October 14, 2025 (dates inclusive))

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF ANKENY, STATE OF IOWA, ON THE MATTER OF
THE PROPOSED AUTHORIZATION OF A LOAN AND
DISBURSEMENT AGREEMENT AND THE ISSUANCE OF
NOT TO EXCEED \$9,100,000 WATER REVENUE CAPITAL
LOAN NOTES, AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Ankeny, State of Iowa, will hold a public hearing on the 20th day of October, 2025, at 5:30 P.M., in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$9,100,000 Water Revenue Capital Loan Notes, to evidence the obligations of the City under the said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Water Utility, including those costs associated with the CIWW Asset Transfer project. The Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the Net Revenues of the Water Utility.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Sections 384.24A and 384.83 of the Code of Iowa.

Dated this 6th day of October, 2025.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

PASSED AND APPROVED this 6th day of October, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

(To be published between: October 7, 2025 through October 14, 2025 (dates inclusive))

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF ANKENY, STATE OF IOWA, ON THE MATTER OF
THE PROPOSED AUTHORIZATION OF A LOAN AND
DISBURSEMENT AGREEMENT AND THE ISSUANCE OF
NOT TO EXCEED \$9,100,000 WATER REVENUE CAPITAL
LOAN NOTES, AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Ankeny, State of Iowa, will hold a public hearing on the 20th day of October, 2025, at 5:30 P.M., in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$9,100,000 Water Revenue Capital Loan Notes, to evidence the obligations of the City under the said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Water Utility, including those costs associated with the CIWW Asset Transfer project. The Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the Net Revenues of the Water Utility.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Sections 384.24A and 384.83 of the Code of Iowa.

Dated this 6th day of October, 2025.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)



ANKENY CITY COUNCIL

Ankeny City Council Agenda

October 6, 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 2239 An Ordinance vacating a Public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement recorded in Book 18048, pages 621-633 of the records of the Polk County Recorder.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 2nd Reading
Ordinance – 3rd Reading
Resolution
LEGAL

EXECUTIVE SUMMARY

Kwik Trip, Inc has requested the vacation of a public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement recorded in Book 18048, pages 621-633 of the records of the Polk County Recorder. The intent is to facilitate further development of the site. Resolution 2020-335, which established the original easement, has been replaced by a new easement document via Resolution 2024-317.

CITY MANAGER/STAFF RECOMMENDATIONS:

1. Approve the request to vacate the public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.
2. Accept consideration of Ordinance vacating a public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.
3. Adopt RESOLUTION authorizing the conveyance of real estate vacated by the City of Ankeny to Kwik Trip, Inc. dba Kwik Star pursuant to Iowa Code Section 354.23.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to accept second consideration of ORDINANCE 2239.

Consider motion to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2239, sending it on its final passage and publication as required by law.

Consider motion to adopt **RESOLUTION** authorizing the conveyance of real estate vacated by the City of Ankeny to Kwik Trip, Inc. dba Kwik Star pursuant to Iowa Code Section 354.23.

ATTACHMENTS

1. Ordinance
2. Easement vacation exhibit
3. Aerial
4. Applicant Letter
5. Resolution
6. Quit Claim Deed
7. Waiver Letter

WHEN RECORDED RETURN TO:

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

Preparer Information: Laura Hutzell, City of Ankeny, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: 515-965-6445

ORDINANCE

**AN ORDINANCE VACATING A PUBLIC STORM WATER MANAGEMENT FACILITY
MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT**

WHEREAS, pursuant to notice published in the manner required by law, on the 15th day of September, 2025, the City Council of the City of Ankeny, Iowa, held a public hearing on a proposal to vacate a Public Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement recorded in Book 18048 pages 621-633 of the records of the Polk County Recorder, said easement being legally described as follows:

Stormwater Management Easement (BK 18048 PG 621-633):

All that part of the Northwest Quarter (NW1/4) of Section 6, Township 79 North, Range 23 West of the 5th P.m., Polk County, Iowa, more particularly described as follows: Commencing at the West ¼ corner of said Section 6, thence North 00°00'22" East, along the West line of the NW1/4 of Said Section 6, a distance of 586.70 feet; thence South 89°38'36" East, a distance of 319.02 feet to the Point of Beginning; thence North 00°21'24" East, a distance of 67.19 feet; thence South 89°38'36" East, a distance of 77.86 feet; thence North 00°21'24" East, a distance of 155.36 feet; thence South 89°38'36" East, a distance of 427.84 feet, to a point on the West right of way line of Interstate 35 as it now exists; thence South 30°21'55" West, along said west right of way line, a distance of 257.00 feet; thence North 89°38'36" West, a distance of 377.16 feet to the Point of Beginning, and containing 86,143 square feet or 1.98 acres of land more or less.

WHEREAS, the City Council finds that all public purpose served by this easement document via Resolution 2020-335 has been replaced by a new easement document via Resolution 2024-317 and that it is in the best interest of the citizens of Ankeny that said public easement be vacated

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

1. That the City of Ankeny does hereby vacate, release all of its right, title interest, and any restrictions imposed or granted under the Easement and said Easement shall terminate effective as of this date; and
2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed; and
3. That this ordinance shall be in effect upon its final passage and publication required by law.

PASSED AND APPROVED October 20, 2025.

CITY OF ANKENY, IOWA

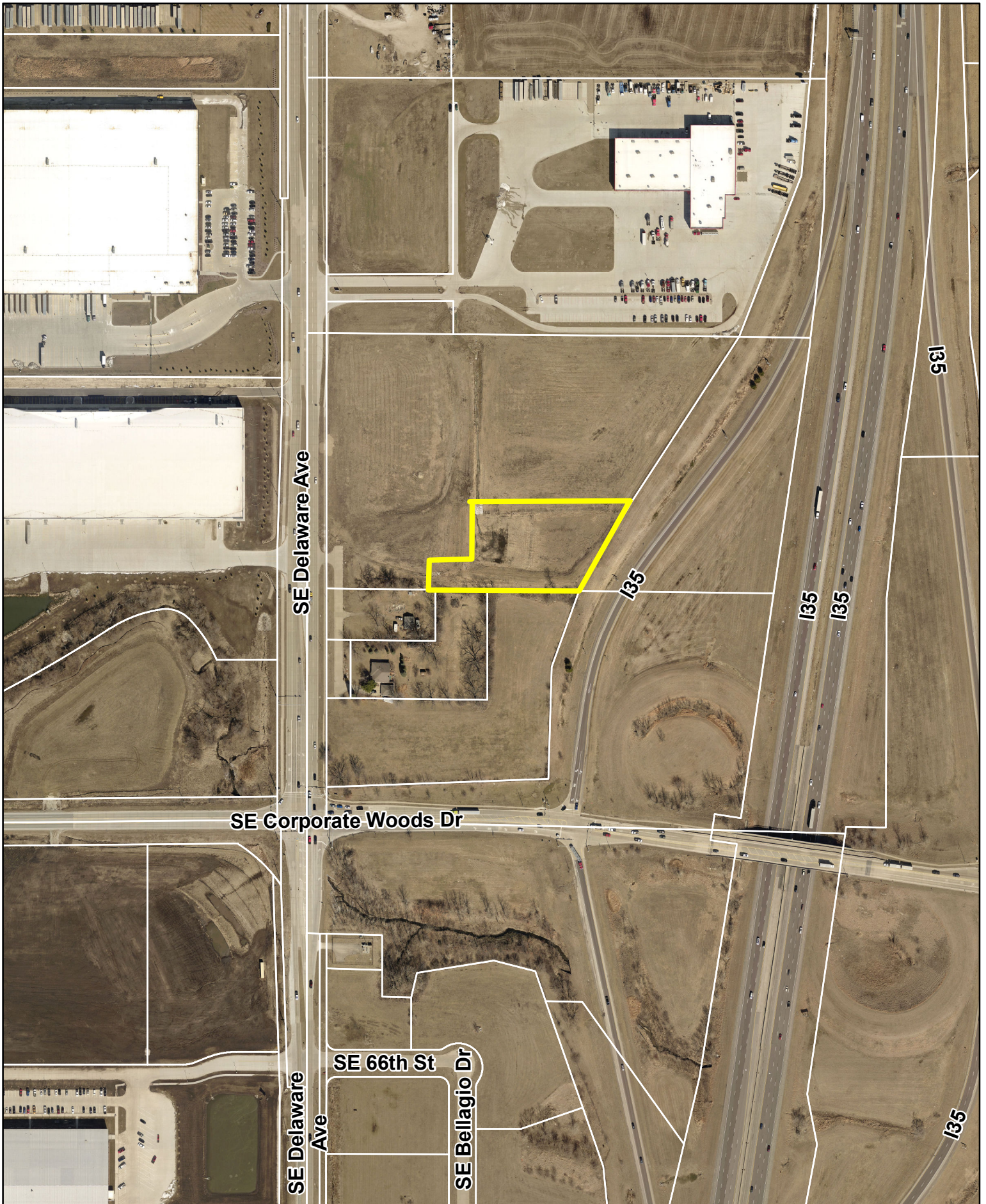
Bobbi B Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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

**1st Con 9/15/25 (Public Hearing)
2nd Con 10/6/25
3rd Con 10/20/25**





Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107

La Crosse, WI 54602

www.kwiktrip.com

August 14th, 2025

Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Kwik Star 1707 Ankeny

To whom it may concern:

This letter is intended to accompany the submittal to the City of Ankeny for the vacation of existing stormwater management easement (Book 18048 page 621). With the site redevelopment the above easement area is now utilized for site drive lanes and parking and a new stormwater management easement was recorded with PLAT 2 to cover the new storm pond area.

Included in the submittal are application for vacation, vacation exhibit, and Plat 2 showing new stormwater management easement area.

Any questions or concerns please let us know.

Sincerely,

Nate Byom
Development Manager
Store Engineering
nbyom@kwiktrip.com
608-791-7448

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

RESOLUTION

A RESOLUTION AUTHORIZING THE CONVEYANCE OF REAL ESTATE VACATED BY THE CITY OF ANKENY TO KWIK TRIP, INC. DBA KWIK STAR PURSUANT TO IOWA CODE SECTION 354.23

WHEREAS, by Ordinance No. 2239 the City has vacated certain real estate hereinafter described; and

WHEREAS, Kwik Trip, Inc. has offered to purchase said property for an amount equal to the costs incurred by the City to vacate said property; and

WHEREAS, a public hearing on said vacation and sale was held on the 15th Day of September, 2025, pursuant to notice published as required by law; and

WHEREAS, this Council, having heard all comments for and against said offer to purchase, determines that the offer should be accepted.

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

1. That the City accepts the offer of Kwik Trip, Inc. to purchase, for an amount equal to the costs incurred by the City in preparing all proceedings and documents necessary to affect vacation and conveyance, the property as legally described below as follows:

Stormwater Management Easement (BK 18048 PG 621-633):

All that part of the Northwest Quarter (NW1/4) of Section 6, Township 79 North, Range 23 West of the 5th P.m., Polk County, Iowa, more particularly described as follows: Commencing at the West ¼ corner of said Section 6, thence North 00°00'22" East, along the West line of the NW1/4 of Said Section 6, a distance of 586.70 feet; thence South 89°38'36" East, a distance of 319.02 feet to the Point of Beginning; thence North 00°21'24" East, a distance of 67.19 feet; thence South 89°38'36" East, a distance of 77.86 feet; thence North 00°21'24" East, a distance of 155.36 feet; thence South 89°38'36" East, a distance of 427.84 feet, to a point on the West right of way line of Interstate 35 as it now exists; thence South 30°21'55" West, along said west right of way line, a distance of 257.00 feet; thence North 89°38'36" West, a distance of 377.16 feet to the Point of Beginning, and containing 86,143 square feet or 1.98 acres of land more or less.

2. That the Mayor and City Clerk are hereby authorized and directed to execute and deliver a quit claim deed conveying the aforesaid property to the purchaser upon receipt of the full amount of the purchase price. The Clerk shall compute such amount.

PASSED AND APPROVED this 6th day of October, 2025

CITY OF ANKENY

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:

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

Preparer Information: Laura Hutzell, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

(515) 965-6445

Address Tax Statements: Kwik Trip, Inc., P.O. Box 2107, La Crosse, WI 54602-2107

QUIT CLAIM DEED

BE IT KNOWN BY ALL:

That the CITY OF ANKENY, IOWA, a municipal corporation of the County of Polk, State of Iowa, in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) in hand paid by Kwik Trip, Inc., a Wisconsin corporation, does hereby QUIT CLAIM unto said Kwik Trip, Inc., a Wisconsin corporation, all its right, title, and interest in and to the following described property situated in Polk County, Iowa, to-wit:

Stormwater Management Easement (BK 18048 PG 621-633):

All that part of the Northwest Quarter (NW1/4) of Section 6, Township 79 North, Range 23 West of the 5th P.m., Polk County, Iowa, more particularly described as follows: Commencing at the West ¼ corner of said Section 6, thence North 00°00'22" East, along the West line of the NW1/4 of Said Section 6, a distance of 586.70 feet; thence South 89°38'36" East, a distance of 319.02 feet to the Point of Beginning; thence North 00°21'24" East, a distance of 67.19 feet; thence South 89°38'36" East, a distance of 77.86 feet; thence North 00°21'24" East, a distance of 155.36 feet; thence South 89°38'36" East, a distance of 427.84 feet, to a point on the West right of way line of Interstate 35 as it now exists; thence South 30°21'55" West, along said west right of way line, a distance of 257.00 feet; thence North 89°38'36" West, a distance of 377.16 feet to the Point of Beginning, and containing 86,143 square feet or 1.98 acres of land more or less.

No Declaration of Value is required under the conditions of Exemption No. 6. No transfer tax is required; consideration is less than \$500.00, and the Grantor is a municipal corporation.

SIGNED this 6th day of October, 2025.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

STATE OF IOWA, COUNTY OF POLK, ss:

BE IT REMEMBERED that on the 6th day of October, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bobbi B. Bentz and Michelle Yuska, to me personally known, who being by me duly sworn did say that they are the Mayor and City Clerk, respectively, of the CITY OF ANKENY, IOWA; that the seal affixed to the above and foregoing instrument is the corporate seal of said corporation, and that said instrument was signed pursuant to a Resolution adopted by the City Council of Ankeny, Iowa, on the 6th day of October, 2025, and said Bobbi B. Bentz and Michelle Yuska acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa



Kacie Bonjour
Real Estate

PHONE 515-360-8008

EMAIL kbonjour@kwiktrip.com

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

September 5, 2025

Ankeny City Council Members
410 W First St.
Ankeny, IA 50023

RE: Vacation of Stormwater Management Easement - Request to waive 3rd reading

Mayor Bentz,

The City Council will have a public hearing on September 15th for our request to vacate the Stormwater Management Easement (Book 18048 page 621) due to our redevelopment and relocation of the stormwater easement area. A new Stormwater Management Easement has already been approved by the City and recorded with Plat 2. That said, we would kindly request that the City Council waive the 3rd reading if there are no concerns at the public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Kacie Bonjour".

Kacie Bonjour

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, coworkers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.