



ANKENY CITY COUNCIL

Regular Meeting
Monday, December 15, 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: Matt Davis, 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=OEFocWZGS0NYUmtNVDhNxcWZFak9Pd09>

Meeting ID: 973 1299 2966
Passcode: 1234

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

PROCEDURAL ACTIONS:

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

CEREMONY:

1. Polk County Community Development Grant for the High Trestle Trail Experience Park – Supervisor Mark Holm
2. Special Presentation: Recognition of Joe Ruddy for service on the Ankeny City Council

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the December 15, 2025 Agenda

Consider motion to approve and accept the December 15, 2025 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2025-69 Proposed Westlawn Place Area Utility Improvements - Phase 1

Consider motion to close Public Hearing 2025-69.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost (\$6,201,840.00) and enhancement of payment; 2) receive and file report of bids received on December 9, 2025; and 3) RESOLUTION making award of a construction contract with S.M. Hentges & Sons, Inc. in the amount of \$5,869,000.00.

2. PH 2025-70 Proposed Otter Creek Trunk Sewer Extension — Phase 4

Consider the motion to close Public Hearing 2025-70.

Consider the motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost of \$1,525,000.00; 2) receive and file report of bids received on December 9, 2025; and 3) RESOLUTION designating the apparent low bidder.

3. PH 2025-71 Proposed 2026-2030 Capital Improvement Program

Consider motion to close Public Hearing 2025-71.

Consider motion to adopt RESOLUTION approving the 2026-2030 Capital Improvement Program.

D. APPROVAL OF CONSENT AGENDA:

• MINUTES

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

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

CA - 3. Receive and file minutes of the Zoning Board of Adjustment meeting of October 21, 2025.

• LICENSES AND PERMITS

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

• FINANCE/BUDGET

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

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

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

- CA - 8.** Consider motion to approve Change Order #2 increasing the contract amount by \$1,440.00 to Jasper Construction Services, Inc. for construction services on the Sawgrass Park Dam Improvements project.
- CA - 9.** Consider motion to approve Change Order #3 decreasing the contract amount by \$34,152.28 to Rognes Corporation for construction services on the SE 3rd Street Utility Improvements — Phase 2 project.
- CA - 10.** Consider motion to approve Change Order #3 increasing the contract amount by \$12,108.02 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 11.** Consider motion to approve Payment #8 in the amount of \$105,689.12 to Absolute Concrete Construction, for construction services on the NW Northlawn Area Utility Improvements – Phase 4.
- CA - 12.** Consider motion to approve Payment #12 in the amount of \$5,085.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension — Phase 4 project.
- CA - 13.** Consider motion to approve Payment #8 in the amount of \$7,965.10 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
- CA - 14.** Consider motion to approve Payment #9 in the amount of \$23,106.10 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements — Phase 1 project.
- CA - 15.** Consider motion to approve Payment #8 in the amount of \$1,690.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
- CA - 16.** Consider motion to approve Payment #13 in the amount of \$48,532.80 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 17.** Consider motion to approve Payment #2 in the amount of \$38,426.55 to Jasper Construction Services, Inc., for construction services on the Sawgrass Park Dam Improvements project.
- CA - 18.** Consider motion to approve Payment #9 in the amount of \$14,589.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
- CA - 19.** Consider motion to approve Payment #1 in the amount of \$95,118.98 to Manatt's Inc. for construction services on the SE Creekview Drive Extension (RISE) project.
- CA - 20.** Consider motion to approve Payment #21 in the amount of \$22,159.40 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.
- CA - 21.** Consider motion to approve Payment #17 in the amount of \$146,714.09 to Rognes Corporation, for construction services on the SE 3rd Street Improvements — Phase 2 project.
- CA - 22.** Consider motion to approve Payment #7 in the amount of \$533,057.43 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street

Intersection Improvements project.

CA - 23. Consider motion to approve Payment #8 in the amount of \$12,470.00 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.

CA - 24. Consider motion to approve Payment #4 in the amount of \$14,730.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.

CA - 25. Consider motion to approve the December 15, 2025 Accounts Payable.

• **COMMUNITY DEVELOPMENT ITEMS**

CA - 26. Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider a request to vacate a Public Sanitary Sewer Easement located on Parcel 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW FRL ¼ SEC 3-80-24 (date of hrg: 1/5/26 at 5:30 p.m.)

CA - 27. Consider motion to adopt **RESOLUTION** accepting final plat, letter of credit for seeding and erosion control, warranty deed for streets, performance and maintenance bonds for public improvements, platted easements, and authorizing cost participation requests for extensions and upsizing of public sanitary and public water mains, modified subbase and perforated subdrain, and for sidewalk oversizing and truncated domes along NE Delaware Avenue and NE 72nd Street for King's Pointe Commerical Plat 1.

CA - 28. Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for construction of paving, subgrade, sanitary sewer, storm sewer and water main in King's Pointe Commercial Plat 1.

• **ENGINEERING ITEMS**

CA - 29. Consider motion to adopt **RESOLUTION** accepting public improvements in NE Four Mile Dr Raised Median Improvements.

CA - 30. Consider motion to adopt **RESOLUTION** authorizing the execution of a Preconstruction Agreement for Primary Road Project between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny, Iowa, for the sharing of construction costs for the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street project.

CA - 31. Consider motion to adopt **RESOLUTION** authorizing the execution of an Agreement with Iowa Department of Transportation for DOT-Initiated Detour of Primary Highway onto Local Roads.

CA - 32. Consider motion to adopt **RESOLUTION** authorizing acquisition of property for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

CA - 33. Consider motion to adopt **RESOLUTION** accepting public improvements in Pine Lake Estates - Interim Grading Improvements.

• **CAPITAL IMPROVEMENT PROJECTS**

CA - 34. Senior Center Cunette: Consider motion to Approve: a) Final Change Order #1 increasing the contract amount by \$2,500.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with I-80 Concrete Design, LLC, in the

amount of \$42,191.50; and d) Final Payment #1 in the amount of \$40,925.75 and Release of Retainage in the amount of \$1,265.75.

- **ADMINISTRATIVE ITEMS**

- CA - 35.** Consider motion to adopt **RESOLUTION** approving an Artificial Intelligence Use Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.
- CA - 36.** Consider motion to adopt **RESOLUTION** approving an Identification Badge Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.
- CA - 37.** Consider motion to approve certification to the Treasurer of State of Iowa the population of the NE Ankeny DRA Properties annexed territory as determined by the last certified federal census of said territory.
- CA - 38.** Consider motion to approve certification to the Treasurer of State of Iowa the population of the Berwick Holdings annexed territory as determined by the last certified federal census of said territory.
- CA - 39.** Consider motion to adopt **RESOLUTION** approving the appointment of Michael Schrock as City Manager.

- **ORDINANCES**

- CA - 40.** Consider motion to accept third consideration of **ORDINANCE 2245**, an Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by amending the Crosswinds Business Park Planned Unit Development, PUD zoning, sending it on its final passage and publication as required by law.

- **APPROVAL OF CONSENT AGENDA ITEMS**

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

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

E. LEGISLATIVE BUSINESS:

- **BOARDS AND COMMISSIONS APPOINTMENTS**

- 41.** Boards & Mayoral Appointments to Boards and Commissions
Commissions

Consider motion approving Mayoral appointments to Boards and Commissions as presented, effective January 1, 2026.

- **APPROVAL OF ORDINANCES**

- 42.** Ord 2246 An Ordinance vacating Public Utility Easements located on Lots 3 & 4, Plaza 36 Plat 1.

Consider motion to accept second consideration of ORDINANCE 2246.

F. NEW BUSINESS:

1. Local Option Sales and Services Tax

Consider motion to adopt RESOLUTION regarding a special election on the imposition of a local option sales and services tax within the City of Ankeny, Iowa.

G. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

City Manager

- **REPORT OF THE GOVERNING BODY:**

Mayor Bentz

City Council Members:

Council Member Davis

Council Member Perry

Council Member Ruddy

Council Member Shafer

Council Member Stearns

- **FUTURE COUNCIL AGENDA ITEMS:**

- Public Hearing - vacate easement - Hope Crest Plat 1, 1/5/26 at 5:30 p.m.
- Regular City Council Meeting, 1/20/26 at 5:30 p.m.

H. EXECUTIVE SESSION

1. Request for Executive Session under Code Section 21.5.1 (C)

Consider motion to go into Executive Session, pursuant to the provisions of Iowa Code Section 21.5.1, subparagraph (c) “to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation”.

Following adjournment of the Executive Session, Council may take action on any matter discussed during the Executive Session.

I. ADJOURNMENT



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Polk County Community Development Grant for the High Trestle Trail Experience Park –
Supervisor Mark Holm

ORIGINATING DEPARTMENT
Economic Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Special Presentation: Recognition of Joe Ruddy for service on the Ankeny City Council

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Approval of the December 15, 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 December 15, 2025 agenda, with or without amendment.

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-69 Proposed Westlawn Place Area Utility Improvements - Phase 1

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

Public Hearing

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The Westlawn Place Area Utility Improvements – Phase 1 project includes the excavation and upsizing of the Ankeny Art Center Basin; the installation of both precast and cast-in-place dual cell and single cell reinforced concrete box (RCB) culverts; the installation of a relief storm sewer system along SW Westlawn Drive and through Westside Park; and the replacement of PCC street pavement, storm sewer, water main, and sanitary sewer along SW 4th Street from SW State Street Frontage Road to SW Westlawn Drive in the City of Ankeny.

The construction improvements include approximately 40,500 CY of Class 10 excavation, 5,600 CY of Class 13 excavation, 7,200 CY of topsoil, 450 LF of dual cell 4'x10' RCB culvert, 150 LF of single cell 4'x10' RCB culvert, 1,375 SY of 8" thick double-reinforced PCC street pavement, 1,150 SY of 8" thick PCC street pavement, and 1,150 SY of 7" thick PCC street pavement.

Additional construction improvements include approximately 1,275 SY of 6" thick PCC shared use path, 1,375 SY of 5" thick PCC shared use path, 900 SY of 4" thick PCC sidewalk, 30 storm sewer structures, 1,750 LF of storm sewer, 750 LF of water main, 100 LF of sanitary sewer, 900 LF of subdrain, 4,500 SY of subgrade preparation, and 4,500 SY of modified subbase.

Other associated improvements include clearing and grubbing, temporary shoring, temporary water main, temporary sidewalk, temporary and permanent erosion control, temporary and permanent surface restoration, pavement markings and signs, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, December 9, 2025. Six (6) bids were received as follows:

- | | |
|----------------------------------|----------------|
| 1. S.M. Hentges & Sons, Inc. | \$5,869,000.00 |
| 2. Reilly Construction Co., Inc. | \$5,992,786.25 |

3. On Track Construction, LLC	\$6,082,329.30
4. C.J. Moyna & Sons, LLC	\$6,822,805.85
5. H & W Contracting, LLC	\$7,144,947.11
6. Iowa Earth Works, LLC	Non-Responsive *

* Bidder deemed Non-responsive due to mathematical errors which resulted in an insufficient Bid Bond.

The Engineer's Estimate for the project is \$6,201,840.00. The bids ranged from approximately 5% below to approximately 15% above the estimate. S.M. Hentges & Sons, Inc. has completed similar work throughout the Des Moines Metro over the past 15 years, including multiple projects with the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), and they have the technical experience to complete this project.

The Public Works Department recommends awarding the Westlawn Place Area Utility Improvements - Phase 1 project to S.M. Hentges & Sons, Inc. of Jordan, Minnesota.

Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than March 16, 2026 and no later than March 30, 2026.

The Contractor shall fully complete **Stage 0 (Ankeny Art Center Basin and Shared Use Path)** of the project **no later than October 30, 2026**. Full completion for Stage 0 shall be defined as all Stage 0 work including grading, surface restoration, and permanent erosion control completed; the new shared use path pavement open to traffic; all Stage 0 punch list items addressed; and all Stage 0 improvements ready for final acceptance.

The Contractor shall fully complete **Stage 1 (SW State Street Frontage Road Access)** of the project **within fifteen (15) working days**. Full completion for Stage 1 shall be defined as all Stage 1 work including grading, surface restoration, and pavement construction completed; pavement markings and signs installed; the new street pavement fully open to traffic; all Stage 1 punch list items addressed; and all Stage 1 improvements ready for final acceptance.

The Contractor shall fully complete **Stage 2 (RCB Culvert and SW 4th Street)** of the project **within one hundred twenty (120) working days**. Full completion for Stage 2 shall be defined as all Stage 2 work including utility installation, grading, surface restoration, and pavement construction completed; pavement markings and signs installed; the new street, driveway, and sidewalk pavement fully open to traffic; all Stage 2 punch list items addressed; and all Stage 2 improvements ready for final acceptance.

The Contractor shall fully complete **Stage 3 (Relief Sewer and Westside Park)** of the project **within forty (40) working days**. Full completion for Stage 3 shall be defined as all Stage 3 work including utility installation, grading, surface restoration, and pavement construction completed; pavement markings and signs installed; the new street, driveway, and sidewalk pavement fully open to traffic; all Stage 3 punch list items addressed; and all Stage 3 improvements ready for final acceptance.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract) and estimated cost (\$6,201,840.00).
2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the Westlawn Place Area Utility Improvements – Phase 1 project.
3. Receive and file the report of bids received on December 9, 2025.
4. Approve Resolution, making award of a construction contract to S.M. Hentges & Sons, Inc. of Jordan, Minnesota.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

November 17, 2025: The City Council approved a Resolution ordering construction and setting the bid opening date as December 9, 2025, and setting the public hearing date as December 15, 2025.

FISCAL IMPACT

This project is included in the current Capital Improvement Program with construction scheduled for 2026.

PUBLIC OUTREACH EFFORTS

Property owners and residents received several letters in 2024 and 2025 concerning the proposed improvements for both the Phase 1 project and the overall Westlawn Place Neighborhood group of projects, which are proposed as approximately 16 projects over approximately 8 years. In addition, Phase 1 property owners and residents were invited to a Project Information Meeting that was held on October 2, 2025, and will receive periodic update letters throughout the duration of construction in 2026.

ACTION REQUESTED

Consider motion to close Public Hearing 2025-69.

Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, estimate of cost (\$6,201,840.00) and enhancement of payment; 2) receive and file report of bids received on December 9, 2025; and 3) RESOLUTION making award of a construction contract with S.M. Hentges & Sons, Inc. in the amount of \$5,869,000.00.

ATTACHMENTS

1. PH Coversheet
2. RES - plans, specs
3. Bid Sheet - Westlawn Place Area Utility Improvements - Phase 1
4. Bid Tab - Westlawn Place Area Utility Improvements - Phase 1
5. RES - making award
6. Westlawn Place Area Utility Improvements - Phase 1 - Location Map



PUBLIC HEARING 2025-69

5:30 P.M.

DECEMBER 15, 2025

PROPOSED WESTLAWN PLACE AREA UTILITY IMPROVEMENTS – PHASE 1

Mayor:

This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract, estimate of cost and enhancement of payment for construction of certain public improvements described in general as construction of the Westlawn Place Area Utility Improvements – Phase 1 project. Notice of this hearing was published in the Des Moines Register on the 28th day of November, 2025.

Mayor:

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

City Clerk:

None in the Clerk’s Office

Mayor:

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

After Report:

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

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

- ☐ Consider **MOTION** to close Public Hearing 2025-69.
- ☐ Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract, estimate of cost \$6,201,840.00 and enhancement of payment; 2) receive and file report of bids received December 9, 2025; 3) adopt **RESOLUTION** making award of construction contract with S.M. Hentges & Sons, Inc. in the amount of \$5,869,000.00.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST AND ENHANCEMENT OF PAYMENT FOR THE WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 1", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST AND ENHANCEMENT OF PAYMENT FOR THE WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 1

WHEREAS, on the 17th day of December, 2025, plans, specifications, form of contract, estimate of cost and enhancement of payment were filed with the Clerk for the construction of certain public improvements described in general as the Westlawn Place Area Utility Improvements - Phase 1; and

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

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

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

If the Contractor achieves full completion for Stage 2 within one hundred twenty (120) working days, full completion for Stage 3 within forty (40) working day and Stages 0, 2 and 3 are completed on or before October 2, 2026, an enhancement of payment in the amount of Seventy-Five Thousand Dollars (\$75,000) will be issued to the Contractor.

PASSED AND APPROVED this 15th day of December, 2025.

Mayor

ATTEST:

City Clerk



REC'D & FILED
BY CITY COUNCIL
12-15-25

BID LETTING

10:30 A.M.

DECEMBER 9, 2025

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS – PHASE 1

The purpose of this meeting is to receive, open and tabulate bids for construction of the Westlawn Place Area Utility Improvements – Phase 1 project in accordance with the Plans and Specifications prepared by Civil Design Advantage.

Amy Quartell, City Engineer

Project Estimate of Cost \$ 6,201,840⁰⁰

Bid Bond (10%)	Bidder/Address	Bid Amount	Addenda (none) Acknowledged
1) ☒	<u>Iowa Earthworks</u> <u>Huxley IA</u>	<u>NON-Responsive</u>	
2) ☒	<u>C.J. Moyna + Sons</u> <u>24412 Hwy 13</u> <u>Elkader, IA 52043</u>	<u>\$ 6,822,805⁸⁵</u>	
3) ☒	<u>H & W Contracting LLC</u> <u>3416 W. Howard Dr</u> <u>Sioux Falls SD 57107</u>	<u>\$ 7,144,947¹¹</u>	
4) ☒	<u>Reilly Construction Co Inc</u> <u>110 Main Street</u> <u>Ossian IA 52161</u>	<u>\$ 5,992,786²⁵</u>	
* 5) ☒	<u>S.M. Herzig + Sons Inc</u> <u>650 Quaker Ave</u> <u>Jordan MN 55352</u>	<u>\$ 5,869,000⁰⁰</u>	
6) ☒	<u>On-track Construction LLC</u> <u>1435 West F Ave</u> <u>Nevada IA 50201</u>	<u>\$ 6,082,329³⁰</u>	

*Apparent Low Bidder

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

*Apparent Low Bidder

Bids will be reviewed and further action taken by the City Council at their next regular meeting of December 15, 2025 at 5:30 P.M.

ATTEST:


Amy Quartell, City Engineer


Michelle Yuska, City Clerk

Bid Tabulation															
Westlawn Place Area Utility Improvements - Phase 1															
Ankeny Art Center Basin and SW 4th Street from SW State Street Frontage Road to SW Westlawn Drive															
December 9, 2025															
Item No.	SUDAS No.	Item	Unit	Engineer's Estimate			S.M. Hentges & Sons, Inc.			Reilly Construction Co., Inc.			On Track Construction, LLC		
				Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price
EARTHWORK															
2.01	2010-A	Clearing and Grubbing	UNIT	386	\$ 70.00	\$ 27,020.00	386	\$ 100.00	\$ 38,600.00	386	\$ 22.00	\$ 8,492.00	386	\$ 60.00	\$ 23,160.00
2.02	2010-B	Clearing and Grubbing (Basin)	ACRE	0.67	\$ 18,000.00	\$ 12,000.00	0.67	\$ 15,000.00	\$ 10,050.00	0.67	\$ 18,000.00	\$ 12,060.00	0.67	\$ 19,190.00	\$ 12,857.30
2.03	2010-D-1	Topsoil, On-site	CY	6,669	\$ 8.00	\$ 53,352.00	6,669	\$ 9.00	\$ 60,021.00	6,669	\$ 10.00	\$ 66,690.00	6,669	\$ 6.50	\$ 43,348.50
2.04	2010-D-3	Topsoil, Off-site	CY	505	\$ 30.00	\$ 15,150.00	505	\$ 86.00	\$ 43,430.00	505	\$ 50.00	\$ 25,250.00	505	\$ 18.20	\$ 9,191.00
2.05	2010-E	Excavation, Class 10	CY	1,538	\$ 20.00	\$ 30,760.00	1,538	\$ 50.00	\$ 76,900.00	1,538	\$ 10.00	\$ 15,380.00	1,538	\$ 3.25	\$ 4,998.50
2.06	2010-E	Excavation, Class 10 (Waste)	CY	37,926	\$ 15.00	\$ 568,890.00	37,926	\$ 23.00	\$ 872,298.00	37,926	\$ 24.00	\$ 910,224.00	37,926	\$ 10.50	\$ 398,223.00
2.07	2010-E	Excavation, Class 13 (Waste)	CY	5,632	\$ 20.00	\$ 112,640.00	5,632	\$ 23.00	\$ 129,536.00	5,632	\$ 18.00	\$ 101,376.00	5,632	\$ 15.50	\$ 87,296.00
2.08	2010-G	Subgrade Preparation, 6" Depth	SY	4,502	\$ 5.00	\$ 22,510.00	4,502	\$ 4.00	\$ 18,008.00	4,502	\$ 3.00	\$ 13,506.00	4,502	\$ 1.50	\$ 6,753.00
2.09	2010-I	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	500	\$ 7.50	\$ 3,750.00	500	\$ 5.00	\$ 2,500.00	500	\$ 5.00	\$ 2,500.00	500	\$ 4.00	\$ 2,000.00
2.10	2010-J	Subbase, Modified, Virgin Aggregate, 6" Depth	SY	4,502	\$ 15.00	\$ 67,530.00	4,502	\$ 15.00	\$ 67,530.00	4,502	\$ 15.00	\$ 67,530.00	4,502	\$ 11.00	\$ 49,522.00
2.11	2010-M	Compaction Testing	LS	1	\$ 5,500.00	\$ 5,500.00	1	\$ 4,000.00	\$ 4,000.00	1	\$ 20,000.00	\$ 20,000.00	1	\$ 3,000.00	\$ 3,000.00
2.12	2010-999-A	Basin Dewatering	LS	1	\$ 15,000.00	\$ 15,000.00	1	\$ 45,000.00	\$ 45,000.00	1	\$ 100,000.00	\$ 100,000.00	1	\$ 15,500.00	\$ 15,500.00
2.13	2010-999-B	Granular Shoulders, Type B	TON	126	\$ 45.00	\$ 5,670.00	126	\$ 75.00	\$ 9,450.00	126	\$ 45.00	\$ 5,670.00	126	\$ 50.50	\$ 6,363.00
2.14	2010-999-C	Removal of Electrical Box and Service	EA	1	\$ 850.00	\$ 850.00	1	\$ 1,800.00	\$ 1,800.00	1	\$ 10,000.00	\$ 10,000.00	1	\$ 4,000.00	\$ 4,000.00
TRENCH AND TRENCHLESS CONSTRUCTION															
3.01	3010-F	Trench Compaction Testing	LS	1	\$ 7,500.00	\$ 7,500.00	1	\$ 9,000.00	\$ 9,000.00	1	\$ 20,000.00	\$ 20,000.00	1	\$ 15,000.00	\$ 15,000.00
SEWERS AND DRAINS															
4.01	4010-A-1	Sanitary Sewer Gravity Main, Trenched, Truss PVC, 8" Diameter	LF	64	\$ 90.00	\$ 5,760.00	64	\$ 340.00	\$ 21,760.00	64	\$ 150.00	\$ 9,600.00	64	\$ 190.00	\$ 12,160.00
4.02	4010-A-1	Sanitary Sewer Gravity Main, Trenched, Truss PVC, 12" Diameter	LF	37	\$ 100.00	\$ 3,700.00	37	\$ 485.00	\$ 17,945.00	37	\$ 250.00	\$ 9,250.00	37	\$ 265.00	\$ 9,805.00
4.03	4010-H	Removal of Sanitary Sewer, PVC or VCP, Less than or equal to 12" Diameter	LF	208	\$ 25.00	\$ 5,200.00	208	\$ 38.00	\$ 7,904.00	208	\$ 27.50	\$ 5,720.00	208	\$ 45.00	\$ 9,360.00
4.04	4010-999-A	Concrete Encasement of Existing Sanitary Sewer, 15" Diameter	LF	60	\$ 475.00	\$ 28,500.00	60	\$ 800.00	\$ 48,000.00	60	\$ 220.00	\$ 13,200.00	60	\$ 1,125.00	\$ 67,500.00
4.05	4020-A-1	Storm Sewer, Trenched, Class III RCP, 12" Diameter	LF	60	\$ 80.00	\$ 4,800.00	60	\$ 168.00	\$ 10,080.00	60	\$ 125.00	\$ 7,500.00	60	\$ 136.00	\$ 8,160.00
4.06	4020-A-1	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	74	\$ 85.00	\$ 6,290.00	74	\$ 145.00	\$ 10,730.00	74	\$ 82.00	\$ 6,068.00	74	\$ 131.00	\$ 9,694.00
4.07	4020-A-1	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	142	\$ 100.00	\$ 14,200.00	142	\$ 153.00	\$ 21,726.00	142	\$ 86.00	\$ 12,212.00	142	\$ 114.00	\$ 16,188.00
4.08	4020-A-1	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	1,049	\$ 120.00	\$ 125,880.00	1,049	\$ 155.00	\$ 162,595.00	1,049	\$ 118.00	\$ 123,782.00	1,049	\$ 155.00	\$ 162,595.00
4.09	4020-A-1	Storm Sewer, Trenched, Class III RCP, 30" Diameter	LF	176	\$ 140.00	\$ 24,640.00	176	\$ 202.00	\$ 35,552.00	176	\$ 122.00	\$ 21,472.00	176	\$ 158.00	\$ 27,808.00
4.10	4020-A-1	Storm Sewer, Trenched, Class III RCP, 36" Diameter	LF	23	\$ 165.00	\$ 3,795.00	23	\$ 358.00	\$ 8,234.00	23	\$ 205.00	\$ 4,715.00	23	\$ 380.00	\$ 8,740.00
4.11	4020-A-1	Storm Sewer, Trenched, Class III RCP, 48" Diameter	LF	126	\$ 180.00	\$ 22,680.00	126	\$ 235.00	\$ 29,610.00	126	\$ 245.00	\$ 30,870.00	126	\$ 267.00	\$ 33,642.00
4.12	4020-A-1	Storm Sewer, Trenched, Class A-IV RCAP, 54" Equivalent Diameter	LF	116	\$ 330.00	\$ 38,280.00	116	\$ 376.00	\$ 43,616.00	116	\$ 365.00	\$ 42,340.00	116	\$ 413.00	\$ 47,908.00
4.13	4020-D	Removal of Storm Sewer, HDPE, Less than or equal to 8" Diameter	LF	419	\$ 10.00	\$ 4,190.00	419	\$ 12.00	\$ 5,028.00	419	\$ 15.00	\$ 6,285.00	419	\$ 18.00	\$ 7,542.00
4.14	4020-D	Removal of Storm Sewer, RCP, Less than or equal to 36" Diameter	LF	2,001	\$ 30.00	\$ 60,030.00	2,001	\$ 16.00	\$ 32,016.00	2,001	\$ 20.00	\$ 40,020.00	2,001	\$ 38.00	\$ 76,038.00
4.15	4030-B	Pipe Apron, Concrete, 12" Diameter	EA	2	\$ 1,500.00	\$ 3,000.00	2	\$ 1,000.00	\$ 2,000.00	2	\$ 1,000.00	\$ 2,000.00	2	\$ 1,015.00	\$ 2,030.00
4.16	4030-B	Pipe Apron, Concrete, 18" Diameter	EA	1	\$ 2,100.00	\$ 2,100.00	1	\$ 1,200.00	\$ 1,200.00	1	\$ 1,300.00	\$ 1,300.00	1	\$ 1,300.00	\$ 1,300.00
4.17	4030-B	Pipe Apron, Concrete, 24" Diameter	EA	2	\$ 2,500.00	\$ 5,000.00	2	\$ 1,400.00	\$ 2,800.00	2	\$ 1,500.00	\$ 3,000.00	2	\$ 1,470.00	\$ 2,940.00
4.18	4030-B	Pipe Apron, Concrete, 30" Diameter	EA	2	\$ 3,000.00	\$ 6,000.00	2	\$ 1,600.00	\$ 3,200.00	2	\$ 1,600.00	\$ 3,200.00	2	\$ 1,990.00	\$ 3,980.00
4.19	4030-B	Pipe Apron, Concrete, 48" Diameter	EA	1	\$ 4,000.00	\$ 4,000.00	1	\$ 2,800.00	\$ 2,800.00	1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,880.00	\$ 3,880.00
4.20	4030-C	Footing for Concrete Pipe Apron, 12" Diameter, 2'-10 1/2" Width	EA	2	\$ 280.00	\$ 560.00	2	\$ 1,300.00	\$ 2,600.00	2	\$ 450.00	\$ 900.00	2	\$ 720.00	\$ 1,440.00
4.21	4030-C	Footing for Concrete Pipe Apron, 18" Diameter, 3'-5" Width	EA	1	\$ 350.00	\$ 350.00	1	\$ 1,500.00	\$ 1,500.00	1	\$ 450.00	\$ 450.00	1	\$ 720.00	\$ 720.00
4.22	4030-C	Footing for Concrete Pipe Apron, 24" Diameter, 4'-6" Width	EA	2	\$ 425.00	\$ 850.00	2	\$ 1,600.00	\$ 3,200.00	2	\$ 525.00	\$ 1,050.00	2	\$ 1,165.00	\$ 2,330.00
4.23	4030-C	Footing for Concrete Pipe Apron, 30" Diameter, 5'-7" Width	EA	2	\$ 525.00	\$ 1,050.00	2	\$ 2,300.00	\$ 4,600.00	2	\$ 750.00	\$ 1,500.00	2	\$ 1,300.00	\$ 2,600.00
4.24	4030-C	Footing for Concrete Pipe Apron, 48" Diameter, 7'-10" Width	EA	1	\$ 700.00	\$ 700.00	1	\$ 3,100.00	\$ 3,100.00	1	\$ 1,350.00	\$ 1,350.00	1	\$ 2,745.00	\$ 2,745.00
4.25	4030-D	Pipe Apron Guard, Concrete, 12" Diameter	EA	2	\$ 240.00	\$ 480.00	2	\$ 950.00	\$ 1,900.00	2	\$ 950.00	\$ 1,900.00	2	\$ 800.00	\$ 1,600.00
4.26	4030-D	Pipe Apron Guard, Concrete, 18" Diameter	EA	1	\$ 315.00	\$ 315.00	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,050.00	\$ 1,050.00	1	\$ 875.00	\$ 875.00
4.27	4030-D	Pipe Apron Guard, Concrete, 24" Diameter	EA	2	\$ 500.00	\$ 1,000.00	2	\$ 1,200.00	\$ 2,400.00	2	\$ 1,300.00	\$ 2,600.00	2	\$ 1,090.00	\$ 2,180.00
4.28	4030-D	Pipe Apron Guard, Concrete, 30" Diameter	EA	2	\$ 650.00	\$ 1,300.00	2	\$ 1,500.00	\$ 3,000.00	2	\$ 1,500.00	\$ 3,000.00	2	\$ 11,280.00	\$ 22,560.00
4.29	4030-D	Pipe Apron Guard, Concrete, 48" Diameter	EA	1	\$ 800.00	\$ 800.00	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,265.00	\$ 2,265.00
4.30	4040-B	Footing Drain Collector/Subdrain, Corrugated PVC, 1" Type 2, Case 1, 8" Diameter	LF	833	\$ 35.00	\$ 29,155.00	833	\$ 40.00	\$ 33,320.00	833	\$ 35.00	\$ 29,155.00	833	\$ 32.00	\$ 26,656.00
4.31	4040-C-2	Footing Drain/Subdrain Cleanout, Type B, 24" Diameter	EA	1	\$ 2,500.00	\$ 2,500.00	1	\$ 1,600.00	\$ 1,600.00	1	\$ 1,600.00	\$ 1,600.00	1	\$ 1,365.00	\$ 1,365.00
4.32	4040-D-2	Footing Drain/Subdrain Outlets and Connections, RCP/Intake/Manhole, 8" Diameter	EA	22	\$ 600.00	\$ 13,200.00	22	\$ 500.00	\$ 11,000.00	22	\$ 650.00	\$ 14,300.00	22	\$ 450.00	\$ 9,900.00
4.33	4040-E	Storm Sewer Service Stub, Solid Wall PVC, 1.5" Diameter	LF	241	\$ 35.00	\$ 8,435.00	241	\$ 60.00	\$ 14,460.00	241	\$ 38.00	\$ 9,158.00	241	\$ 50.00	\$ 12,050.00
WATER MAINS AND APPURTENANCES															
5.01	5010-A-1	Water Main, Trenched, PVC, 8" Diameter	LF	674	\$ 95.00	\$ 64,030.00	674	\$ 260.00	\$ 175,240.00	674	\$ 165.00	\$ 111,210.00	674	\$ 230.00	\$ 155,020.00
5.02	5010-A-1	Water Main, Trenched, DIP, 8" Diameter	LF	31	\$ 115.00	\$ 3,565.00	31	\$ 260.00	\$ 8,060.00	31	\$ 125.00	\$ 3,875.00	31	\$ 700.00	\$ 21,7,

Bid Tabulation															
Westlawn Place Area Utility Improvements - Phase 1															
Ankeny Art Center Basin and SW 4th Street from SW State Street Frontage Road to SW Westlawn Drive															
December 9, 2025															
Item No.	SUDAS No.	Item	Unit	Engineer's Estimate			C.J. Moyna & Sons, LLC			H & W Contracting, LLC			Iowa Earth Works, LLC		
				Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price
EARTHWORK															
2.01	2010-A	Clearing and Grubbing	UNIT	386	\$ 70.00	\$ 27,020.00	386	\$ 42.00	\$ 16,212.00	386	\$ 22.00	\$ 8,492.00	386	\$ -	
2.02	2010-B	Clearing and Grubbing (Basin)	ACRE	0.67	\$ 18,000.00	\$ 12,000.00	0.67	\$ 20,500.00	\$ 13,735.00	0.67	\$ 17,640.00	\$ 11,818.80	0.67	\$ -	
2.03	2010-D-1	Topsoil, On-site	CY	6,669	\$ 8.00	\$ 53,352.00	6,669	\$ 14.00	\$ 93,366.00	6,669	\$ 7.00	\$ 46,683.00	6,669	\$ -	
2.04	2010-D-3	Topsoil, Off-site	CY	505	\$ 30.00	\$ 15,150.00	505	\$ 30.00	\$ 15,150.00	505	\$ 22.00	\$ 11,110.00	505	\$ -	
2.05	2010-E	Excavation, Class 10	CY	1,538	\$ 20.00	\$ 30,760.00	1,538	\$ 16.20	\$ 24,915.60	1,538	\$ 4.00	\$ 6,152.00	1,538	\$ -	
2.06	2010-E	Excavation, Class 10 (Waste)	CY	37,926	\$ 15.00	\$ 568,890.00	37,926	\$ 27.00	\$ 1,024,002.00	37,926	\$ 12.00	\$ 455,112.00	37,926	\$ -	
2.07	2010-E	Excavation, Class 13 (Waste)	CY	5,632	\$ 20.00	\$ 112,640.00	5,632	\$ 32.00	\$ 180,224.00	5,632	\$ 19.00	\$ 107,008.00	5,632	\$ -	
2.08	2010-G	Subgrade Preparation, 6" Depth	SY	4,502	\$ 5.00	\$ 22,510.00	4,502	\$ 8.10	\$ 36,466.20	4,502	\$ 2.00	\$ 9,004.00	4,502	\$ -	
2.09	2010-I	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	500	\$ 7.50	\$ 3,750.00	500	\$ 10.00	\$ 5,000.00	500	\$ 5.00	\$ 2,500.00	500	\$ -	
2.10	2010-J	Subbase, Modified, Virgin Aggregate, 6" Depth	SY	4,502	\$ 15.00	\$ 67,530.00	4,502	\$ 16.80	\$ 75,633.60	4,502	\$ 13.00	\$ 58,526.00	4,502	\$ -	
2.11	2010-M	Compaction Testing	LS	1	\$ 5,500.00	\$ 5,500.00	1	\$ 2,500.00	\$ 2,500.00	1	\$ 3,110.00	\$ 3,110.00	1	\$ -	
2.12	2010-999-A	Basin Dewatering	LS	1	\$ 15,000.00	\$ 15,000.00	1	\$ 225,000.00	\$ 225,000.00	1	\$ 18,660.00	\$ 18,660.00	1	\$ -	
2.13	2010-999-B	Granular Shoulders, Type B	TON	126	\$ 45.00	\$ 5,670.00	126	\$ 90.00	\$ 11,340.00	126	\$ 62.00	\$ 7,812.00	126	\$ -	
2.14	2010-999-C	Removal of Electrical Box and Service	EA	1	\$ 850.00	\$ 850.00	1	\$ 7,500.00	\$ 7,500.00	1	\$ 12,440.00	\$ 12,440.00	1	\$ -	
TRENCH AND TRENCHLESS CONSTRUCTION															
3.01	3010-F	Trench Compaction Testing	LS	1	\$ 7,500.00	\$ 7,500.00	1	\$ 20,000.00	\$ 20,000.00	1	\$ 12,440.00	\$ 12,440.00	1	\$ -	
SEWERS AND DRAINS															
4.01	4010-A-1	Sanitary Sewer Gravity Main, Trenched, Truss PVC, 8" Diameter	LF	64	\$ 90.00	\$ 5,760.00	64	\$ 280.00	\$ 17,920.00	64	\$ 363.00	\$ 23,232.00	64	\$ -	
4.02	4010-A-1	Sanitary Sewer Gravity Main, Trenched, Truss PVC, 12" Diameter	LF	37	\$ 100.00	\$ 3,700.00	37	\$ 320.00	\$ 11,840.00	37	\$ 393.00	\$ 14,541.00	37	\$ -	
4.03	4010-H	Removal of Sanitary Sewer, PVC or VCP, Less than or equal to 12" Diameter	LF	208	\$ 25.00	\$ 5,200.00	208	\$ 15.00	\$ 3,120.00	208	\$ 45.00	\$ 9,360.00	208	\$ -	
4.04	4010-999-A	Concrete Encasement of Existing Sanitary Sewer, 15" Diameter	LF	60	\$ 475.00	\$ 28,500.00	60	\$ 800.00	\$ 48,000.00	60	\$ 846.00	\$ 50,760.00	60	\$ -	
4.05	4020-A-1	Storm Sewer, Trenched, Class III RCP, 12" Diameter	LF	60	\$ 80.00	\$ 4,800.00	60	\$ 145.00	\$ 8,700.00	60	\$ 252.00	\$ 15,120.00	60	\$ -	
4.06	4020-A-1	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	74	\$ 85.00	\$ 6,290.00	74	\$ 152.00	\$ 11,248.00	74	\$ 249.00	\$ 18,426.00	74	\$ -	
4.07	4020-A-1	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	142	\$ 100.00	\$ 14,200.00	142	\$ 160.00	\$ 22,720.00	142	\$ 259.00	\$ 36,778.00	142	\$ -	
4.08	4020-A-1	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	1,049	\$ 120.00	\$ 125,880.00	1,049	\$ 185.00	\$ 194,065.00	1,049	\$ 276.00	\$ 289,524.00	1,049	\$ -	
4.09	4020-A-1	Storm Sewer, Trenched, Class III RCP, 30" Diameter	LF	176	\$ 140.00	\$ 24,640.00	176	\$ 220.00	\$ 38,720.00	176	\$ 297.00	\$ 52,272.00	176	\$ -	
4.10	4020-A-1	Storm Sewer, Trenched, Class III RCP, 36" Diameter	LF	23	\$ 165.00	\$ 3,795.00	23	\$ 250.00	\$ 5,750.00	23	\$ 445.00	\$ 10,235.00	23	\$ -	
4.11	4020-A-1	Storm Sewer, Trenched, Class III RCP, 48" Diameter	LF	126	\$ 180.00	\$ 22,680.00	126	\$ 350.00	\$ 44,100.00	126	\$ 505.00	\$ 63,630.00	126	\$ -	
4.12	4020-A-1	Storm Sewer, Trenched, Class A-IV RCAP, 54" Equivalent Diameter	LF	116	\$ 330.00	\$ 38,280.00	116	\$ 450.00	\$ 52,200.00	116	\$ 754.00	\$ 87,464.00	116	\$ -	
4.13	4020-D	Removal of Storm Sewer, HDPE, Less than or equal to 8" Diameter	LF	419	\$ 10.00	\$ 4,190.00	419	\$ 12.00	\$ 5,028.00	419	\$ 38.00	\$ 15,922.00	419	\$ -	
4.14	4020-D	Removal of Storm Sewer, RCP, Less than or equal to 36" Diameter	LF	2,001	\$ 30.00	\$ 60,030.00	2,001	\$ 30.00	\$ 60,030.00	2,001	\$ 38.00	\$ 76,038.00	2,001	\$ -	
4.15	4030-B	Pipe Apron, Concrete, 12" Diameter	EA	2	\$ 1,500.00	\$ 3,000.00	2	\$ 950.00	\$ 1,900.00	2	\$ 2,025.00	\$ 4,050.00	2	\$ -	
4.16	4030-B	Pipe Apron, Concrete, 18" Diameter	EA	1	\$ 2,100.00	\$ 2,100.00	1	\$ 1,100.00	\$ 1,100.00	1	\$ 2,360.00	\$ 2,360.00	1	\$ -	
4.17	4030-B	Pipe Apron, Concrete, 24" Diameter	EA	2	\$ 2,500.00	\$ 5,000.00	2	\$ 1,300.00	\$ 2,600.00	2	\$ 2,715.00	\$ 5,430.00	2	\$ -	
4.18	4030-B	Pipe Apron, Concrete, 30" Diameter	EA	2	\$ 3,000.00	\$ 6,000.00	2	\$ 1,400.00	\$ 2,800.00	2	\$ 3,765.00	\$ 7,530.00	2	\$ -	
4.19	4030-B	Pipe Apron, Concrete, 48" Diameter	EA	1	\$ 4,000.00	\$ 4,000.00	1	\$ 2,650.00	\$ 2,650.00	1	\$ 6,740.00	\$ 6,740.00	1	\$ -	
4.20	4030-C	Footing for Concrete Pipe Apron, 12" Diameter, 2'-10 1/2" Width	EA	2	\$ 280.00	\$ 560.00	2	\$ 1,100.00	\$ 2,200.00	2	\$ 327.00	\$ 654.00	2	\$ -	
4.21	4030-C	Footing for Concrete Pipe Apron, 18" Diameter, 3'-5" Width	EA	1	\$ 350.00	\$ 350.00	1	\$ 1,300.00	\$ 1,300.00	1	\$ 435.00	\$ 435.00	1	\$ -	
4.22	4030-C	Footing for Concrete Pipe Apron, 24" Diameter, 4'-6" Width	EA	2	\$ 425.00	\$ 850.00	2	\$ 1,600.00	\$ 3,200.00	2	\$ 490.00	\$ 980.00	2	\$ -	
4.23	4030-C	Footing for Concrete Pipe Apron, 30" Diameter, 5'-7" Width	EA	2	\$ 525.00	\$ 1,050.00	2	\$ 1,800.00	\$ 3,600.00	2	\$ 544.00	\$ 1,088.00	2	\$ -	
4.24	4030-C	Footing for Concrete Pipe Apron, 48" Diameter, 7'-10" Width	EA	1	\$ 700.00	\$ 700.00	1	\$ 2,400.00	\$ 2,400.00	1	\$ 1,090.00	\$ 1,090.00	1	\$ -	
4.25	4030-D	Pipe Apron Guard, Concrete, 12" Diameter	EA	2	\$ 240.00	\$ 480.00	2	\$ 1,200.00	\$ 2,400.00	2	\$ 804.00	\$ 1,608.00	2	\$ -	
4.26	4030-D	Pipe Apron Guard, Concrete, 18" Diameter	EA	1	\$ 315.00	\$ 315.00	1	\$ 1,250.00	\$ 1,250.00	1	\$ 887.00	\$ 887.00	1	\$ -	
4.27	4030-D	Pipe Apron Guard, Concrete, 24" Diameter	EA	2	\$ 500.00	\$ 1,000.00	2	\$ 1,500.00	\$ 3,000.00	2	\$ 1,135.00	\$ 2,270.00	2	\$ -	
4.28	4030-D	Pipe Apron Guard, Concrete, 30" Diameter	EA	2	\$ 650.00	\$ 1,300.00	2	\$ 1,800.00	\$ 3,600.00	2	\$ 1,360.00	\$ 2,720.00	2	\$ -	
4.29	4030-D	Pipe Apron Guard, Concrete, 48" Diameter	EA	1	\$ 800.00	\$ 800.00	1	\$ 3,000.00	\$ 3,000.00	1	\$ 2,375.00	\$ 2,375.00	1	\$ -	
4.30	4040-B	Footing Drain Collector/Subdrain, Corrugated PVC, Type 2, Case 1, 8" Diameter	LF	833	\$ 35.00	\$ 29,155.00	833	\$ 35.00	\$ 29,155.00	833	\$ 77.00	\$ 64,141.00	833	\$ -	
4.31	4040-C-2	Footing Drain/Subdrain Cleanout, Type B, 24" Diameter	EA	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	\$ 2,500.00	1	\$ 3,755.00	\$ 3,755.00	1	\$ -	
4.32	4040-D-2	Footing Drain/Subdrain Outlets and Connections, RCP/Intake/Manhole, 8" Diameter	EA	22	\$ 600.00	\$ 13,200.00	22	\$ 420.00	\$ 9,240.00	22	\$ 1,440.00	\$ 31,680.00	22	\$ -	
4.33	4040-E	Storm Sewer Service Stub, Solid Wall PVC, 1.5" Diameter	LF	241	\$ 35.00	\$ 8,435.00	241	\$ 38.00	\$ 9,158.00	241	\$ 60.00	\$ 14,460.00	241	\$ -	
WATER MAINS AND APPURTENANCES															
5.01	5010-A-1	Water Main, Trenched, PVC, 8" Diameter	LF	674	\$ 95.00	\$ 64,030.00	674	\$ 145.00	\$ 97,730.00	674	\$ 221.00	\$ 148,954.00	674	\$ -	
5.02	5010-A-1	Water Main, Trenched, DIP, 8" Diameter	LF	31	\$ 115.00	\$ 3,565.00	31	\$ 155.00	\$ 4,805.00	31	\$ 527.00	\$ 16,337.00	31	\$ -	
5.03	5010-B-1	Water Main with 16" Diameter Casing Pipe, Trenched, DIP, 8" Diameter	EA	62	\$ 200.00	\$ 12,400.00	62	\$ 450.00	\$ 27,900.00	62	\$ 578.00	\$ 35,836.00	62	\$ -	
5.04	5010-D	Water Service Stub, Polyethylene, 0.75" Diameter, Near Side	EA	6	\$ 2,000.00	\$ 12,000.00	6	\$ 4,200.00	\$ 25,200.00	6	\$ 2,505.00	\$ 15,030.00	6	\$ -	
5.05	5010-D	Water Service Stub, Polyethylene, 0.75" Diameter, Far Side	EA	1	\$ 3,200.00	\$ 3,200.00	1	\$ 8,000.00	\$ 8,000.00	1	\$ 4,425.00	\$ 4,425.00	1	\$ -	
5.06	5010-D	Water Service Stub, Copper, 1" Diameter, Partial Replacement	EA	5	\$ 2,500.00	\$ 12,500.00	5	\$ 4,200.00	\$ 21,000.00	5	\$ 2,790.00	\$ 13,950.00	5	\$ -	
5.07	5010-D	Water Service Stub, Polyethylene, 2" Diameter, Partial Replacement	EA	1	\$ 2,500.00	\$ 2,500.00	1	\$ 6,000.00	\$ 6,000.00	1	\$ 7,120.00	\$ 7,120.00	1	\$ -	
5.08	5010-F	Water Main Abandonment, Cap, Less than or equal to 8" Diameter	LF	68	\$ 15.00	\$ 1,020.00	68	\$ 20.00	\$ 1,360.00	68	\$ 103.00	\$ 7,004.00	68	\$ -	
5.09	5010-H	Water Main Removal, Less than or equal to 8" Diameter	LF	863	\$ 22.00	\$ 18,986.00	863	\$ 15.00	\$ 12,945.00	863	\$ 40.00	\$ 34,520.00	863	\$ -	
5.10	5010-999-A	Water Main, Temporary, PEX, 1" Diameter	LF	147	\$ 35.00	\$ 5,145.00	147	\$ 40.00	\$ 5,880.00	147	\$ 80.00	\$ 11,760.00	147	\$ -	
5.11	5020-A	Valve, Gate, 8" Diameter	EA	5	\$ 3,000.00	\$ 15,000.00	5	\$ 3,500.00	\$ 17,500.00	5	\$ 2,875.00	\$ 14,375.00	5	\$ -	
5.12	5020-C	Fire Hydrant Assembly	EA	3	\$ 8,500.00	\$ 25,500.00	3	\$ 10,500.00	\$ 31,500.00	3	\$ 9,445.00	\$ 28,335.00	3	\$ -	
5.13	5020-D	Alternate Fire Hy													

		STREETS AND RELATED WORK																					
7.01	7010-A	Pavement, PCC, Class C-SUD, 7" Thick	SY	1,145	\$	75.00	\$	85,875.00	1,145	\$	64.00	\$	73,280.00	1,145	\$	77.00	\$	88,165.00	1,145	\$	-		
7.02	7010-A	Pavement, PCC, Class C-SUD, 8" Thick	SY	1,140	\$	85.00	\$	96,900.00	1,140	\$	82.00	\$	93,480.00	1,140	\$	101.00	\$	115,140.00	1,140	\$	-		
7.03	7010-A	Pavement, PCC, Class C-SUD, 8" Thick (Double Reinforced)	SY	1,379	\$	130.00	\$	179,270.00	1,379	\$	120.00	\$	165,480.00	1,379	\$	139.00	\$	191,681.00	1,379	\$	-		
7.04	7010-E	Curb and Gutter, PCC, 2.5" Wide, 9" Thick	LF	135	\$	45.00	\$	6,075.00	135	\$	130.00	\$	17,550.00	135	\$	155.00	\$	20,925.00	135	\$	-		
7.05	7010-I	PCC Pavement Samples and Testing	LS	1	\$	6,000.00	\$	6,000.00	1	\$	18,000.00	\$	18,000.00	1	\$	19,900.00	\$	19,900.00	1	\$	-		
7.06	7030-A-1	Removal of Sidewalk	SY	815	\$	16.00	\$	13,040.00	815	\$	24.00	\$	19,560.00	815	\$	13.00	\$	10,595.00	815	\$	-		
7.07	7030-A-2	Removal of Shared Use Path	SY	998	\$	25.00	\$	24,950.00	998	\$	32.00	\$	31,936.00	998	\$	13.00	\$	12,974.00	998	\$	-		
7.08	7030-A-3	Removal of Driveway	SY	605	\$	16.00	\$	9,680.00	605	\$	36.00	\$	21,780.00	605	\$	13.00	\$	7,865.00	605	\$	-		
7.09	7030-C	Shared Use Path, PCC, Class C, 5" Thick	SY	1,370	\$	45.00	\$	61,650.00	1,370	\$	48.00	\$	65,760.00	1,370	\$	58.00	\$	79,460.00	1,370	\$	-		
7.10	7030-C	Shared Use Path, PCC, Class C, 6" Thick	SY	1,264	\$	50.00	\$	63,200.00	1,264	\$	48.00	\$	60,672.00	1,264	\$	58.00	\$	73,312.00	1,264	\$	-		
7.11	7030-C	Shared Use Path, PCC, Class C, 8" Thick (Reinforced)	SY	22	\$	75.00	\$	1,650.00	22	\$	130.00	\$	2,860.00	22	\$	157.00	\$	3,454.00	22	\$	-		
7.12	7030-D	Special Subgrade Preparation for Shared Use Path	SY	3,257	\$	5.00	\$	16,285.00	3,257	\$	8.10	\$	26,381.70	3,257	\$	4.00	\$	13,028.00	3,257	\$	-		
7.13	7030-E	Sidewalk, PCC, Class C, 4" Thick	SY	899	\$	55.00	\$	49,445.00	899	\$	68.00	\$	61,132.00	899	\$	83.00	\$	74,617.00	899	\$	-		
7.14	7030-E	Sidewalk, PCC, Class C, 6" Thick	SY	54	\$	75.00	\$	4,050.00	54	\$	150.00	\$	8,100.00	54	\$	182.00	\$	9,828.00	54	\$	-		
7.15	7030-G	Detectable Warnings, Galvanized Steel	SF	118	\$	70.00	\$	8,260.00	118	\$	60.00	\$	7,080.00	118	\$	62.00	\$	7,316.00	118	\$	-		
7.16	7030-H-1	Driveway, Paved, PCC, Class C, 6" Thick	SY	625	\$	70.00	\$	43,750.00	625	\$	80.00	\$	50,000.00	625	\$	93.00	\$	58,125.00	625	\$	-		
7.17	7040-A	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	204	\$	90.00	\$	18,360.00	204	\$	200.00	\$	40,800.00	204	\$	244.00	\$	49,776.00	204	\$	-		
7.18	7040-H	Pavement Removal	SY	3,168	\$	10.00	\$	31,680.00	3,168	\$	26.80	\$	84,902.40	3,168	\$	24.00	\$	76,032.00	3,168	\$	-		
		TRAFFIC CONTROL																					
8.01	8020-C	Painted Pavement Markings, Durable	STA	17.62	\$	400.00	\$	7,048.00	17.62	\$	450.00	\$	7,929.00	17.62	\$	311.00	\$	5,479.82	17.62	\$	-		
8.02	8020-M	Grooves Cut for Pavement Markings	STA	17.62	\$	450.00	\$	7,929.00	17.62	\$	450.00	\$	7,929.00	17.62	\$	162.00	\$	2,854.44	17.62	\$	-		
8.03	8030-A	Temporary Traffic Control	LS	1	\$	70,000.00	\$	70,000.00	1	\$	38,000.00	\$	38,000.00	1	\$	31,100.00	\$	31,100.00	1	\$	-		
8.04	8030-999-A	Portable Dynamic Message Signs (PDMS)	CDAY	30	\$	190.00	\$	5,700.00	30	\$	100.00	\$	3,000.00	30	\$	342.00	\$	10,260.00	30	\$	-		
8.05	8040-A	Traffic Signs	EA	31	\$	450.00	\$	13,950.00	31	\$	100.00	\$	3,100.00	31	\$	498.00	\$	15,438.00	31	\$	-		
8.06	8040-D	Perforated Square Steel Tube Posts For Traffic Signs	LF	120	\$	28.00	\$	3,360.00	120	\$	35.00	\$	4,200.00	120	\$	6.00	\$	720.00	120	\$	-		
8.07	8040-G	Perforated Square Steel Tube Post Anchors, Break-away, Soil Installation	LF	15	\$	400.00	\$	6,000.00	15	\$	35.00	\$	525.00	15	\$	12.00	\$	180.00	15	\$	-		
8.08	8040-I	Remove and Reinstall Traffic Signs	EA	1	\$	180.00	\$	180.00	1	\$	400.00	\$	400.00	1	\$	435.00	\$	435.00	1	\$	-		
8.09	8040-J	Remove and Salvage Traffic Sign Assembly	EA	10	\$	200.00	\$	2,000.00	10	\$	75.00	\$	750.00	10	\$	435.00	\$	4,350.00	10	\$	-		
		SITE WORK AND LANDSCAPING																					
9.01	9010-A	Conventional Seeding, Fertilizing, and Mulching, Type 1	AC	1.93	\$	2,800.00	\$	5,404.00	1.93	\$	3,300.00	\$	6,369.00	1.93	\$	4,355.00	\$	8,405.15	1.93	\$	-		
9.02	9010-A	Conventional Seeding and Fertilizing, Type 4	AC	11.05	\$	2,500.00	\$	27,625.00	11.05	\$	200.00	\$	2,210.00	11.05	\$	435.00	\$	4,806.75	11.05	\$	-		
9.03	9010-A	Conventional Seeding, Native Grass	AC	3.53	\$	2,800.00	\$	9,884.00	3.53	\$	2,200.00	\$	7,766.00	3.53	\$	3,110.00	\$	10,978.30	3.53	\$	-		
9.04	9040-D-1	Filter Sock, 12" Diameter	LF	8,056	\$	2.00	\$	16,112.00	8,056	\$	1.90	\$	15,306.40	8,056	\$	2.00	\$	16,112.00	8,056	\$	-		
9.05	9040-D-2	Filter Sock, Removal	LF	8,056	\$	0.25	\$	2,014.00	8,056	\$	0.10	\$	805.60	8,056	\$	0.10	\$	805.60	8,056	\$	-		
9.06	9040-E	Temporary Rolled Erosion Control Products, Type 2-D, Double Net	SY	17,101	\$	5.00	\$	85,505.00	17,101	\$	1.20	\$	20,521.20	17,101	\$	2.00	\$	34,202.00	17,101	\$	-		
9.07	9040-J	Rip Rap, Class E	TON	1,415	\$	65.00	\$	91,975.00	1,415	\$	92.00	\$	130,180.00	1,415	\$	87.00	\$	123,105.00	1,415	\$	-		
9.08	9040-O-1	Track-out Control	SY	95	\$	65.00	\$	6,175.00	95	\$	80.00	\$	7,600.00	95	\$	25.00	\$	2,375.00	95	\$	-		
9.09	9040-Q-2	Erosion Control Mulching, Hydromulching, Bonded Fiber Matrix	AC	11.05	\$	3,500.00	\$	38,675.00	11.05	\$	2,500.00	\$	27,625.00	11.05	\$	3,485.00	\$	38,509.25	11.05	\$	-		
9.10	9040-R	Turf Reinforcement Mat, Type 5.B	SY	275	\$	160.00	\$	44,000.00	275	\$	5.00	\$	1,375.00	275	\$	5.00	\$	1,375.00	275	\$	-		
9.11	9040-T-1	Inlet Protection Device, Surface-applied	EA	9	\$	400.00	\$	3,600.00	9	\$	115.00	\$	1,035.00	9	\$	62.00	\$	558.00	9	\$	-		
9.12	9040-T-1	Inlet Protection Device, Drop-in	EA	29	\$	215.00	\$	6,235.00	29	\$	115.00	\$	3,335.00	29	\$	168.00	\$	4,872.00	29	\$	-		
9.13	9040-T-2	Inlet Protection Device, Maintenance	EA	76	\$	35.00	\$	2,660.00	76	\$	10.00	\$	760.00	76	\$	31.00	\$	2,356.00	76	\$	-		
9.14	9040-999-A	Outlet Erosion Control, Grouted Rip-Rap, Class 'E'	TON	650	\$	140.00	\$	91,000.00	650	\$	126.00	\$	81,900.00	650	\$	199.00	\$	129,350.00	650	\$	-		
9.15	9040-999-B	Rip Rap Base, Macadam Crushed Stone	TON	560	\$	50.00	\$	28,000.00	560	\$	76.00	\$	42,560.00	560	\$	62.00	\$	34,720.00	560	\$	-		
9.16	9060-A-1	Chain Link Fence, Residential, Galvanized, 48" Height	LF	76	\$	80.00	\$	6,080.00	76	\$	40.00	\$	3,040.00	76	\$	187.00	\$	14,212.00	76	\$	-		
9.17	9060-E	Removal of Fence, Chain Link	LF	76	\$	10.00	\$	760.00	76	\$	10.00	\$	760.00	76	\$	44.00	\$	3,344.00	76	\$	-		
9.18	9060-F	Temporary Fence, Orange Mesh Safety Fence	LF	3,579	\$	4.00	\$	14,316.00	3,579	\$	2.85	\$	10,200.15	3,579	\$	6.00	\$	21,474.00	3,579	\$	-		
		MISCELLANEOUS																					
11.01	11,020-A	Mobilization	LS	1	\$	320,000.00	\$	320,000.00	1	\$	700,000.00	\$	700,000.00	1	\$	650,000.00	\$	650,000.00	1	\$	-		
11.02	11,030-B	Maintenance of Solid Waste Collection	LS	1	\$	8,000.00	\$	8,000.00	1	\$	15,000.00	\$	15,000.00	1	\$	14,450.00	\$	14,450.00	1	\$	-		
11.03	11,040-B	Temporary Granular Sidewalk	SY	613	\$	25.00	\$	15,325.00	613	\$	24.00	\$	14,712.00	613	\$	12.00	\$	7,356.00	613	\$	-		
11.04	11,040-999-A	Temporary Pedestrian Ramp	EA	7	\$	1,450.00	\$	10,150.00	7	\$	2,000.00	\$	14,000.00	7	\$	881.00	\$	6,167.00	7	\$	-		
11.05	11,050-A	Concrete Washout	LS	1	\$	4,000.00	\$	4,000.00	1	\$	8,500.00	\$	8,500.00	1	\$	5,595.00	\$	5,595.00	1	\$	-		
11.06	11,999-A	Pre & Post Foundation Inspection	LS	1	\$	25,000.00	\$	25,000.00	1	\$	25,000.00	\$	25,000.00	1	\$	12,440.00	\$	12,440.00	1	\$	-		
11.07	11,999-B	Fish Habitat, Rip-Rap Structure	EA	9	\$	2,500.00	\$	22,500.00	9	\$	7,500.00	\$	67,500.00	9	\$	1,865.00	\$	16,785.00	9	\$	-		
11.08	11,999-C	Fish Habitat, Brush Pile	EA	9	\$	1,800.00	\$	16,200.00	9	\$	3,500.00	\$	31,500.00	9	\$	1,865.00	\$	16,785.00	9	\$	-		
11.09	11,999-D	Fishing Node	EA	3	\$	3,500.00	\$	10,500.00	3	\$	4,500.00	\$	13,500.00	3	\$	3,110.00	\$	9,330.00	3	\$	-		
11.10	11,999-E	Spawning Beds	EA	3																			

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 1", and moved:

☒ that the Resolution be adopted.

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

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION MAKING AWARD OF CONSTRUCTION
CONTRACT FOR THE WESTLAWN PLACE AREA UTILITY
IMPROVEMENTS - PHASE 1

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

That the following bid for the construction of certain public improvements described in general as the Westlawn Place Area Utility Improvements - Phase 1, described in the plans and specifications heretofore adopted by this Council on December 15, 2025, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: S.M.Hentges & Sons, Inc. of Jordan, MN

Amount of bid: \$5,869,000.00

Portion of project: All construction work

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

PASSED AND APPROVED this 15th day of December, 2025.

Mayor

ATTEST:

City Clerk

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 1

PHASING EXHIBIT





ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-70 Proposed Otter Creek Trunk Sewer Extension — Phase 4

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution
Public Hearing

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The Otter Creek Trunk Sewer Extension – Phase 4 project includes extending the Otter Creek 24" diameter Trunk Sewer north, terminating just south of NE 54th Street (County NE 118th Ave.) and extending east, terminating just west of NE Four Mile Drive (County NE 29th St.).

The construction improvements include constructing 3,622 lineal feet of 24" sanitary sewer, with 63 lineal feet being encased in concrete. In addition, the improvements include permanent erosion control measures within the stream and along the stream bank at the creek crossing, sheet piling, temporary erosion control measures throughout construction, permanent and temporary seeding, final surface restoration, tile line location and repair, removal and replacement of field fence, and temporary fencing.

The bid opening for this project was held on Tuesday, December 9, 2025. Eleven (11) bids were received as follows:

Absolute Group	\$794,862.00
S.M. Hentges & Sons Inc.	\$971,000.00
Wynn Company, LLC	\$971,245.05
RW Excavating Solutions	\$999,262.50
Mainline Construction, Inc.	\$1,098,131.85
MPS Engineers, PC	\$1,192,711.90
Rognes Corp.	\$1,351,189.90
Boomerang Corp.	\$1,377,273.45
Vanderpool Construction	\$1,409,845.00

On Track Construction	\$1,433,240.60
Evolution Contracting	\$1,434,707.77

The bids ranged from 48% to 6% below the Engineer's estimate of \$1,525,000.00. The Absolute Group has completed similar projects in Ankeny, and they have the technical experience and the capacity to complete this project. The Municipal Utilities Department recommends awarding the Otter Creek Trunk Sewer Extension — Phase 4 project to the Absolute Group of Granger, Iowa.

Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than March 23, 2026, and no later than April 6, 2026.

The Contractor shall fully complete the overall project within ninety-five (95) working days. Full completion for the overall project shall be defined as all utility, structure, and grading construction, permanent surface restoration, and punch list items completed as well as all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of Eight Hundred Dollars (\$800.00) per calendar day will be assessed for work not fully completed within the designated contract term(s).

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract), and estimate of cost (\$1,525,000.00).
2. Approve Resolution, adopting said plans, specifications, form of contract, estimated cost for the Otter Creek Trunk Sewer - Phase 4 project.
3. Receive and file the report of bids received on December 9, 2025.
4. Approve Resolution, designating apparent low bidder.
5. Making award and approval of the contracts and bonds will occur at a later date (currently anticipated to be January 5, 2026) due to easement acquisition from the Elwell Group prior to the official contract and bonds for the project being signed and executed.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

November 17, 2025: The City Council approved a Resolution ordering construction and setting the bid opening date as December 9, 2025, and setting the public hearing date as December 15, 2025.

FISCAL IMPACT

This project is included in the current Capital Improvement Program with construction scheduled for 2026.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider the motion to close Public Hearing 2025-70.

Consider the motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract, and estimate of cost of \$1,525,000.00; 2) receive and file report of bids received on December 9, 2025; and 3) RESOLUTION designating the apparent low bidder.

ATTACHMENTS

1. PH Coversheet
2. RES - plans, specs

3. Bid Sheet
4. Bid Tab - Otter Creek Trunk Sewer Extension - Phase 4
5. RES - Designating low bidder - Otter Creek Trunk Sewer Extension
6. 2023 - Otter Creek Trunk Sewer - Phase 4 - LocationMap



PUBLIC HEARING 2025-70

5:30 P.M.

DECEMBER 15, 2025

PROPOSED OTTER CREEK TRUNK SEWER EXTENSION – PHASE 4

Mayor:

This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the Otter Creek Trunk Sewer Extension – Phase 4 project. Notice of this hearing was published in the Des Moines Register on the 26th day of November, 2025.

Mayor:

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

City Clerk:

None in the Clerk’s Office.

Mayor:

“I would like to request, at this time, Don Clark, Municipal Utilities Director, provide a report to the Council on said project.”

After Report:

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

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

- ☐ Consider **MOTION** to close Public Hearing 2025-70.
- ☐ Consider motion to adopt 1) **RESOLUTION** adopting plans, specifications, form of contract and estimate of cost \$1,525,000.00; 2) receive and file report of bids received December 9, 2025; and 3) adopt **RESOLUTION** designating the apparent low bidder.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE OTTER CREEK TRUNK SEWER EXTENSION - PHASE 4", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE OTTER CREEK TRUNK SEWER EXTENSION - PHASE 4

WHEREAS, on the 17th day of November, 2025, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the Otter Creek Trunk Sewer Extension - Phase 4; and

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

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

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

PASSED AND APPROVED this 15th day of December, 2025.

Mayor

ATTEST:

City Clerk

BID LETTING

10:30 A.M.

DECEMBER 9, 2025

OTTER CREEK TRUNK SEWER EXTENSION – PHASE 4

The purpose of this meeting is to receive, open and tabulate bids for construction of the Otter Creek Trunk Sewer Extension – Phase 4 Project in accordance with the Plans and Specifications prepared by Civil Design Advantage.

Don Clark, Municipal Utilities Director

Project Estimate of Cost \$ 1,525,000⁰⁰

Bid Bond (10%)	Bidder/Address	Bid Amount	Addenda (none) Acknowledged
1) ✓	Evolution Contracting PO Box 160 Indianola IA 50125	\$ 1,434,707. ⁷⁷	
2) ✓	Boomerang Corp 13225 Circle Dr, Ste A Anamosa, IA 52205	\$ 1,377,273. ⁴⁵	
* 3) ✓	Absolute Group PO Box 430 Granger IA 50109	\$ 794,862. ⁰⁰	
4) ✓	Mainline Construction Inc 773 NW 47th Place Des Moines IA 50313	\$ 1,098,131. ⁸⁵	
5) ✓	Rognes Corp 720 SW Goodwin St Ankeny IA 50023	\$ 1,351,189. ⁹⁰	
6) ✓	MPS Engineers, PC dba Kingston Services PC 1444 Illinois Street Des Moines IA 50314	\$ 1,192,711. ⁹⁰	

*Apparent Low Bidder

Bid Bond (10%)	Bidder/Address	Bid Amount	Addenda (one) Acknowledged
7) ✓	Wynn Company LLC 1502 Leclaire Street Warsaw IL 62379	\$ 971,245 ⁰⁵	_____
8) ✓	RW Excavating Solutions 13293 S 88th Ave W Prairie City IA 50228	\$ 999,262 ⁵⁰	_____
9) ✓	Vanderpool Construction Inc 1100 N 14th Street Indianola IA 50125	\$ 1,409,845 ⁰⁰	_____
10) ✓	S.M. Hentges & Sons Inc 650 Quaker Ave Jordan MN 55352	\$ 971,000 ⁰⁰	_____
11) ✓	Ontrack LLC 1435 West F Ave Nevada IA 50201	\$ 1,433,240 ⁶⁰	_____
12) _____	_____	_____	_____
13) _____	_____	_____	_____

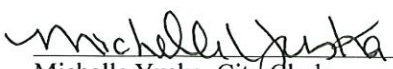
Bid Bond (10%)	Bidder/Address	Bid Amount	Addenda (one) Acknowledged
14) _____	_____ _____ _____	_____	_____
15) _____	_____ _____ _____	_____	_____
16) _____	_____ _____ _____	_____	_____
17) _____	_____ _____ _____	_____	_____
18) _____	_____ _____ _____	_____	_____
19) _____	_____ _____ _____	_____	_____
20) _____	_____ _____ _____	_____	_____

*Apparent Low Bidder

Bids will be reviewed and further action taken by the City Council at their next regular meeting of December 15, 2025 at 5:30 P.M.

ATTEST:


Don Clark, Municipal Utilities Director


Michelle Yuska, City Clerk

Bid Tabulation															
Otter Creek Trunk Sewer Extension - Phase 4															
Ankeny, Iowa															
December 9, 2025															
				Engineer's Estimate			Absolute Group			S.M. Hentges & Sons Inc.			Wynn Company, LLC		
Item No.	SUDAS or IDOT No.	Item	Unit	Quantity	Unit Price	Price	Quantity	Unit Price	Price	Quantity	Unit Price	Price	Quantity	Unit Price	Price
Division 2		Earthwork													
2.01	SPECIAL	Locating/Repairing Tile Lines	STA	38.75	\$300.00	\$11,625.00	38.75	\$400.00	\$15,500.00	38.75	\$600.00	\$23,250.00	38.75	\$80.00	\$3,100.00
2.02	2010-108-D-1	Topsoil, On-Site	CY	3100	\$10.00	\$31,000.00	3,100	\$4.75	\$14,725.00	3,100	\$7.00	\$21,700.00	3,100	\$5.00	\$15,500.00
Division 3		Trench and Trenchless Construction													
3.01	3010-108-F-0	Trench Compaction Testing	LS	1	\$4,000.00	\$4,000.00	1	\$3,250.85	\$3,250.85	1	\$3,000.00	\$3,000.00	1	\$8,000.00	\$8,000.00
3.02	3010-108-C-0	Trench Foundation	TON	285	\$50.00	\$14,250.00	285	\$50.00	\$14,250.00	285	\$80.00	\$22,800.00	285	\$4.00	\$1,140.00
Division 4		Sewers and Drains													
4.01	4010-108-A-1	Sanitary Sewer, Gravity Main, Trenched, PVC, 24 In. Dia.	LF	3559	\$275.00	\$978,725.00	3,559	\$136.00	\$484,024.00	3,559	\$148.00	\$526,732.00	3,559	\$155.00	\$551,645.00
4.02	SPECIAL	Sanitary Sewer, Gravity Main, Trenched, PVC, w/ Conc. Encasement, 24 In. Dia.	LF	63	\$800.00	\$50,400.00	63	\$418.00	\$26,334.00	63	\$1,200.00	\$75,600.00	63	\$500.00	\$31,500.00
Division 6		Structures for Sanitary and Storm Sewer													
6.01	6010-108-A-0	Manhole, Type SW-301, 48 In. Dia	EA	12	\$9,500.00	\$114,000.00	12	\$6,850.00	\$82,200.00	12	\$11,000.00	\$132,000.00	12	\$6,400.00	\$76,800.00
6.02	6010-108-G-0	Connection to Existing Manhole	EA	1	\$3,300.00	\$3,300.00	1	\$7,100.00	\$7,100.00	1	\$5,500.00	\$5,500.00	1	\$4,000.00	\$4,000.00
Division 8		Traffic Control													
8.01	8030-108-A-0	Temporary Traffic Control	LS	1	\$3,000.00	\$3,000.00	1	\$3,800.00	\$3,800.00	1	\$3,500.00	\$3,500.00	1	\$2,500.00	\$2,500.00
Division 9		Site Work and Landscaping													
9.01	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching Type 2 (Permanent)	AC	10.77	\$2,000.00	\$21,540.00	10.77	\$900.00	\$9,693.00	10.77	\$945.00	\$10,177.65	10.77	\$1,300.00	\$14,001.00
9.02	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing and Mulching, Type 5 (Temp)	AC	10.77	\$1,289.71	\$13,890.20	10.77	\$285.00	\$3,069.45	10.77	\$300.00	\$3,231.00	10.77	\$200.00	\$2,154.00
9.03	9040-108-J-0	Rip Rap, Class E	TON	225	\$95.00	\$21,375.00	225	\$80.00	\$18,000.00	225	\$110.00	\$24,750.00	225	\$95.00	\$21,375.00
9.04	9040-108-N-1	Silt Fence	LF	3877	\$2.50	\$9,692.50	3,877	\$1.55	\$6,009.35	3,877	\$1.70	\$6,590.90	3,877	\$2.00	\$7,754.00
9.05	9040-108-N-3	Silt Fence, Removal of Device	LF	3877	\$1.54	\$5,984.30	3,877	\$0.05	\$193.85	3,877	\$0.05	\$193.85	3,877	\$0.65	\$2,520.05
9.06	9040-108-Q-1	Erosion Control Mulching, Straw	AC	21.88	\$850.00	\$18,598.00	22	\$450.00	\$9,846.00	22	\$470.00	\$10,283.60	22	\$300.00	\$6,564.00
9.07	9060-108-F-0	Temporary Fence	LF	294	\$20.00	\$5,880.00	294	\$4.75	\$1,396.50	294	\$4.00	\$1,176.00	294	\$8.00	\$2,352.00
9.08	9060-108-D-0	Field Fence -Remove and Replace	LF	195	\$12.00	\$2,340.00	195	\$26.00	\$5,070.00	195	\$15.00	\$2,925.00	195	\$12.00	\$2,340.00
Division 11		Miscellaneous													
11.01	11020-108-A	Mobilization	LS	1	\$115,000.00	\$115,000.00	1	\$25,000.00	\$25,000.00	1	\$24,390.00	\$24,390.00	1	\$55,000.00	\$55,000.00
11.02	11050-108-A-0	Concrete Washout, Rolloff	EA	1	\$4,400.00	\$4,400.00	1	\$600.00	\$600.00	1	\$2,800.00	\$2,800.00	1	\$3,000.00	\$3,000.00
11.03	SPECIAL	Steel Interlocking, Tight, Sheet Piling	SF	1600	\$60.00	\$96,000.00	1,600	\$40.50	\$64,800.00	1,600	\$44.00	\$70,400.00	1,600	\$100.00	\$160,000.00
Total Bid =				\$1,525,000.00			\$794,862.00			\$971,000.00			\$971,245.05		
				RW Excavating Solutions, LC			Mainline Construction, Inc.			MPS Engineers, P.C. dba Kingston Services, P.C.			Boomerang Corporation		
Item No.	SUDAS or IDOT No.	Item	Unit	Quantity	Unit Price	Price	Quantity	Unit Price	Price	Quantity	Unit Price	Price	Quantity	Unit Price	Price
Division 2		Earthwork													
2.01	SPECIAL	Locating/Repairing Tile Lines	STA	38.75	\$150.00	\$5,812.50	38.75	\$400.00	\$15,500.00	38.75	\$100.00	\$3,875.00	38.75	\$400.00	\$15,500.00
2.02	2010-108-D-1	Topsoil, On-Site	CY	3100	\$7.00	\$21,700.00	3,100	\$8.00	\$24,800.00	3,100	\$11.00	\$34,100.00	3,100	\$5.00	\$15,500.00
Division 3		Trench and Trenchless Construction													
3.01	3010-108-F-0	Trench Compaction Testing	LS	1	\$8,000.00	\$8,000.00	1	\$3,000.00	\$3,000.00	1	\$8,500.00	\$8,500.00	1	\$3,000.00	\$3,000.00
3.02	3010-108-C-0	Trench Foundation	TON	285	\$70.00	\$19,950.00	285	\$58.00	\$16,530.00	285	\$42.00	\$11,970.00	285	\$50.00	\$14,250.00
Division 4		Sewers and Drains													
4.01	4010-108-A-1	Sanitary Sewer, Gravity Main, Trenched, PVC, 24 In. Dia.	LF	3559	\$156.00	\$555,204.00	3,559	\$195.00	\$694,005.00	3,559	\$194.00	\$690,446.00	3,559	\$177.00	\$629,943.00
4.02	SPECIAL	Sanitary Sewer, Gravity Main, Trenched, PVC, w/ Conc. Encasement, 24 In. Dia.	LF	63	\$400.00	\$25,200.00	63	\$975.00	\$61,425.00	63	\$258.00	\$16,254.00	63	\$720.00	\$45,360.00
Division 6		Structures for Sanitary and Storm Sewer													
6.01	6010-108-A-0	Manhole, Type SW-301, 48 In. Dia	EA	12	\$10,595.40	\$127,144.80	12	\$9,100.00	\$109,200.00	12	\$7,800.00	\$93,600.00	12	\$9,500.00	\$114,000.00
6.02	6010-108-G-0	Connection to Existing Manhole	EA	1	\$4,000.00	\$4,000.00	1	\$6,800.00	\$6,800.00	1	\$15,000.00	\$15,000.00	1	\$5,000.00	\$5,000.00
Division 8		Traffic Control													
8.01	8030-108-A-0	Temporary Traffic Control	LS	1	\$3,850.00	\$3,850.00	1	\$2,600.00	\$2,600.00	1	\$2,500.00	\$2,500.00	1	\$3,500.00	\$3,500.00
Division 9		Site Work and Landscaping													
9.01	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching Type 2 (Permanent)	AC	10.77	\$600.00	\$6,462.00	10.77	\$775.00	\$8,346.75	10.77	\$775.00	\$8,346.75	10.77	\$700.00	\$7,539.00
9.02	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing and Mulching, Type 5 (Temp)	AC	10.77	\$500.00	\$5,385.00	10.77	\$285.00	\$3,069.45	10.77	\$300.00	\$3,231.00	10.77	\$300.00	\$3,231.00
9.03	9040-108-J-0	Rip Rap, Class E	TON	225	\$75.00	\$16,875.00	225	\$95.00	\$21,375.00	225	\$75.00	\$16,875.00	225	\$90.00	\$20,250.00
9.04	9040-108-N-1	Silt Fence	LF	3877	\$2.60	\$10,080.20	3,877	\$1.75	\$6,784.75	3,877	\$1.85	\$7,172.45	3,877	\$1.75	\$6,784.75
9.05	9040-108-N-3	Silt Fence, Removal of Device	LF	3877	\$1.00	\$3,877.00	3,877	\$0.10	\$387.70	3,877	\$0.10	\$387.70	3,877	\$0.10	\$387.70
9.06	9040-108-Q-1	Erosion Control Mulching, Straw	AC	21.88	\$500.00	\$10,940.00	22	\$515.00	\$11,268.20	22	\$550.00	\$12,034.00	22	\$500.00	\$10,940.00
9.07	9060-108-F-0	Temporary Fence	LF	294	\$3.00	\$882.00	294	\$10.00	\$2,940.00	294	\$5.00	\$1,470.00	294	\$12.00	\$3,528.00
9.08	9060-108-D-0	Field Fence -Remove and Replace	LF	195	\$20.00	\$3,900.00	195	\$20.00	\$3,900.00	195	\$10.00	\$1,950.00	195	\$48.00	\$9,360.00
Division 11		Miscellaneous													
11.01	11020-108-A	Mobilization	LS	1	\$72,000.00	\$72,000.00	1	\$25,000.00	\$25,000.00	1	\$175,000.00	\$175,000.00	1	\$379,000.00	\$379,000.00
11.02	11050-108-A-0	Concrete Washout, Rolloff	EA	1	\$2,000.00	\$2,000.00	1	\$1,200.00	\$1,200.00	1	\$2,000.00	\$2,000.00	1	\$600.00	\$600.00
11.03	SPECIAL	Steel Interlocking, Tight, Sheet Piling	SF	1600	\$60.00	\$96,000.00	1,600	\$50.00	\$80,000.00	1,600	\$55.00	\$88,000.00	1,600	\$56.00	\$89,600.00
Total Bid =				\$999,262.50			\$1,098,131.85			\$1,192,711.90			\$1,377,273.45		

Bid Tabulation Otter Creek Trunk Sewer Extension - Phase 4 Ankeny, Iowa December 9, 2025															
				Vanderpool Construction, Inc.			On Track Construction, LLC			Evolution Contracting, LLC			Rognes Corporation		
Item No.	SUDAS or IDOT No.	Item	Unit	Quantity	Unit Price	Price	Quantity	Unit Price	Price	Quantity	Unit Price	Price	Quantity	Unit Price	Price
Division 2		Earthwork													
2.01	SPECIAL	Locating/Repairing Tile Lines	STA	38.75	\$1,000.00	\$38,750.00	38.75	\$1,200.00	\$46,500.00	38.75	\$475.00	\$18,406.25	38.75	\$150.00	\$5,812.50
2.02	2010-108-D-1	Topsoil, On-Site	CY	3,100	\$8.00	\$24,800.00	3,100	\$8.00	\$24,800.00	3,100	\$10.00	\$31,000.00	3,100	\$10.00	\$31,000.00
Division 3		Trench and Trenchless Construction													
3.01	3010-108-F-0	Trench Compaction Testing	LS	1	\$6,000.00	\$6,000.00	1	\$4,500.00	\$4,500.00	1	\$14,100.00	\$14,100.00	1	\$10,260.00	\$10,260.00
3.02	3010-108-C-0	Trench Foundation	TON	285	\$60.00	\$17,100.00	285	\$65.00	\$18,525.00	285	\$123.00	\$35,055.00	285	\$485.00	\$138,225.00
Division 4		Sewers and Drains													
4.01	4010-108-A-1	Sanitary Sewer, Gravity Main, Trenched, PVC, 24 In. Dia.	LF	3,559	\$255.00	\$907,545.00	3,559	\$237.00	\$843,483.00	3,559	\$240.00	\$854,160.00	3,559	\$212.00	\$754,508.00
4.02	SPECIAL	Sanitary Sewer, Gravity Main, Trenched, PVC, w/ Conc. Encasement, 24 In. Dia.	LF	63	\$1,600.00	\$100,800.00	63	\$735.00	\$46,305.00	63	\$1,362.00	\$85,806.00	63	\$2,380.00	\$149,940.00
Division 6		Structures for Sanitary and Storm Sewer													
6.01	6010-108-A-0	Manhole, Type SW-301, 48 In. Dia	EA	12	\$8,800.00	\$105,600.00	12	\$7,000.00	\$84,000.00	12	\$8,413.00	\$100,956.00	12	\$8,500.00	\$102,000.00
6.02	6010-108-G-0	Connection to Existing Manhole	EA	1	\$23,200.00	\$23,200.00	1	\$11,500.00	\$11,500.00	1	\$18,353.00	\$18,353.00	1	\$30,000.00	\$30,000.00
Division 8		Traffic Control													
8.01	8030-108-A-0	Temporary Traffic Control	LS	1	\$2,700.00	\$2,700.00	1	\$3,430.00	\$3,430.00	1	\$4,000.00	\$4,000.00	1	\$4,225.00	\$4,225.00
Division 9		Site Work and Landscaping													
9.01	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching Type 2 (Permanent)	AC	10.77	\$800.00	\$8,616.00	10.77	\$900.00	\$9,693.00	10.77	\$1,414.00	\$15,228.78	10.77	\$1,085.00	\$11,685.45
9.02	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing and Mulching, Type 5 (Temp)	AC	10.77	\$300.00	\$3,231.00	10.77	\$300.00	\$3,231.00	10.77	\$314.00	\$3,381.78	10.77	\$325.00	\$3,500.25
9.03	9040-108-J-0	Rip Rap, Class E	TON	225	\$95.00	\$21,375.00	225	\$100.00	\$22,500.00	225	\$133.00	\$29,925.00	225	\$136.00	\$30,600.00
9.04	9040-108-N-1	Silt Fence	LF	3,877	\$1.90	\$7,366.30	3,877	\$1.50	\$5,815.50	3,877	\$2.00	\$7,754.00	3,877	\$2.00	\$7,754.00
9.05	9040-108-N-3	Silt Fence, Removal of Device	LF	3,877	\$0.10	\$387.70	3,877	\$0.10	\$387.70	3,877	\$1.00	\$3,877.00	3,877	\$0.10	\$387.70
9.06	9040-108-Q-1	Erosion Control Mulching, Straw	AC	22	\$550.00	\$12,034.00	22	\$455.00	\$9,955.40	22	\$567.00	\$12,405.96	22	\$500.00	\$10,940.00
9.07	9060-108-F-0	Temporary Fence	LF	294	\$10.00	\$2,940.00	294	\$10.00	\$2,940.00	294	\$11.00	\$3,234.00	294	\$8.00	\$2,352.00
9.08	9060-108-D-0	Field Fence -Remove and Replace	LF	195	\$20.00	\$3,900.00	195	\$15.00	\$2,925.00	195	\$50.00	\$9,750.00	195	\$45.00	\$8,775.00
Division 11		Miscellaneous													
11.01	11020-108-A	Mobilization	LS	1	\$50,500.00	\$50,500.00	1	\$200,000.00	\$200,000.00	1	\$85,385.00	\$85,385.00	1	\$45,000.00	\$45,000.00
11.02	11050-108-A-0	Concrete Washout, Rolloff	EA	1	\$1,000.00	\$1,000.00	1	\$1,550.00	\$1,550.00	1	\$1,130.00	\$1,130.00	1	\$4,825.00	\$4,825.00
11.03	SPECIAL	Steel Interlocking, Tight, Sheet Piling	SF	1,600	\$45.00	\$72,000.00	1,600	\$57.00	\$91,200.00	1,600	\$63.00	\$100,800.00	1,600	\$78.00	\$124,800.00
				\$1,409,845.00			\$1,433,240.60			\$1,434,707.77			\$1,476,589.90		
														Total price corrected based on Submitted Unit Price	

Council Member _____ introduced the following Resolution entitled "RESOLUTION DESIGNATING THE APPARENT LOW BIDDER FOR THE OTTER CREEK TRUNK SEWER EXTENSION - PHASE 4", and moved:

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

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION DESIGNATING THE APPARENT LOW
BIDDER FOR THE OTTER CREEK TRUNK SEWER
EXTENSION - PHASE 4

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

Section 1. That the following bid for the construction of certain public improvements described in general as the Otter Creek Trunk Sewer Extension - Phase 4, described in the plans and specifications heretofore adopted by this Council on December 15, 2025, be and is hereby designated as the lowest responsive, responsible bid received for such work, as follows:

Contractor: **Absolute Group** of **Granger, Iowa**

Amount of bid: **\$794,862.00**

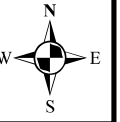
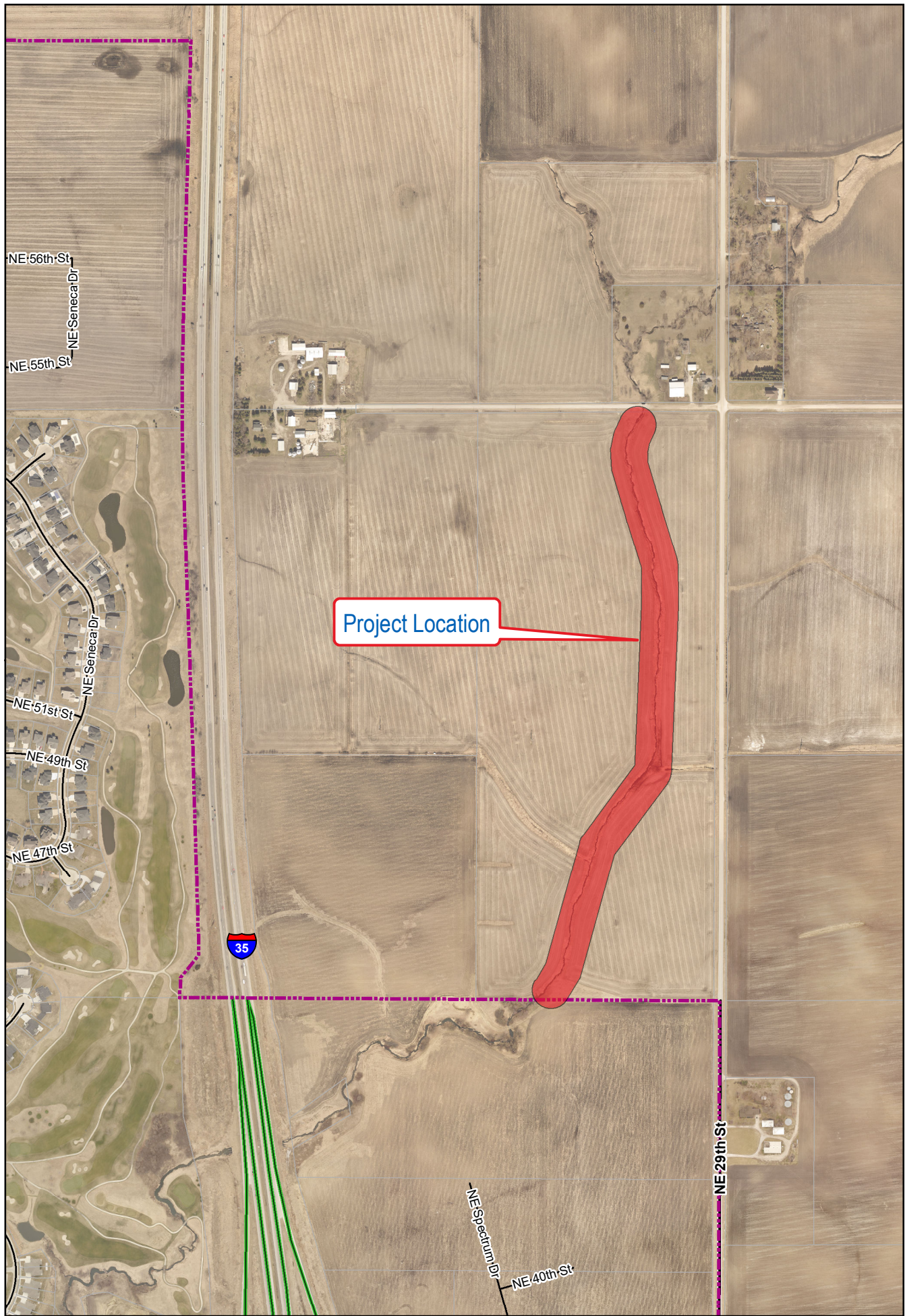
Portion of project: All construction work

PASSED AND APPROVED this 15th day of December, 2025.

Mayor

ATTEST:

City Clerk



Otter Creek Trunk Sewer - Phase 4
Map is for Location Purposes Only



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

PH 2025-71 Proposed 2026-2030 Capital Improvement Program

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution
Public Hearing

LEGAL
No review required

EXECUTIVE SUMMARY

The capital improvement program serves as a planning tool for public improvements, outlining the timing and financing of projects over a five-year period.

For 2026-2030, the capital improvement program totals \$288,912,500. Of this amount, 56.22% is designated for transportation, 25.23% for municipal utilities (water, sewer, and stormwater), 11.76% for municipal buildings, 4.78% for park facilities, 1.13% for sidewalks and trails and 0.88% for operating and construction equipment projects.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approving the 2026-2030 Capital Improvement Program.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The 2026-2030 Capital Improvement Program was presented and reviewed by the City Council at the November 3, 2025, November 10, 2025 and November 24, 2025 Council Action Planning Sessions.

FISCAL IMPACT

The capital budget represents a significant portion of the fiscal year 2027 budget and includes costs associated with 2026 capital projects, the first year of the 2026-2030 Capital Improvement Program. The remaining four years of the program become a part of the City's long-term financial plan.

PUBLIC OUTREACH EFFORTS

Notice of public hearing was published in the Des Moines Register on December 5, 2025.

ACTION REQUESTED

Consider motion to close Public Hearing 2025-71.

Consider motion to adopt RESOLUTION approving the 2026-2030 Capital Improvement Program.

ATTACHMENTS

1. PH Coversheet
2. Resolution
3. 2026-2030 Capital Improvement Program



PUBLIC HEARING 2025-71 5:30 P.M. DECEMBER 15, 2025

PROPOSED 2026-2030 CAPITAL IMPROVEMENT PROGRAM

This is the time and place for a public hearing on the proposed 2026-2030 Capital Improvement Program. A notice of hearing was published in the Des Moines Register on December 5, 2025.

Mayor:

"Has any written correspondence been received for this hearing?"

City Clerk:

None in the Clerk's Office.

Mayor:

"I would like to request, at this time, Mike Schrock, Interim City Manager, provide a report to the Council on this proposed 2026-2030 Capital Improvement Program."

After report from staff:

"Is there anyone present who wishes to be heard for or against this proposed 2026-2030 Capital Improvement Program?" Inform them to come to the podium or if attending electronically raise your electronic hand or press *9. When called upon, please give name and address for the record.

1. Consider **MOTION** to close Public Hearing 2025-71.
2. Consider **MOTION** to adopt **RESOLUTION** approving the 2026-2030 Capital Improvement Program.

RESOLUTION

A RESOLUTION APPROVING THE 2026-2030 CAPITAL IMPROVEMENT PROGRAM

WHEREAS, each year the City reviews and updates its five-year program for capital improvements; and

WHEREAS, investing in capital improvements is essential for the City to maintain its current infrastructure and to provide expanded infrastructure that enhances municipal services and increases citizen mobility; and

WHEREAS, the planning for capital improvements is important for creating an environment that encourages job creation and business development; and

WHEREAS, over the past few months the City Council has reviewed and developed a schedule of capital projects for the next five years.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Capital Improvement Program for the years 2026-2030 be approved.

PASSED AND APPROVED this 15th day of December, 2025.

Bobbi Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

CAPITAL IMPROVEMENT PROGRAM

2026 - 2030



FISCAL YEAR



2026-2030 CAPITAL IMPROVEMENT PROGRAM

INTRODUCTION

The capital improvement program serves as a planning tool for public improvements, outlining the timing and financing of projects over a five-year period. The capital budget represents a significant portion of the fiscal year 2027 budget and includes costs associated with 2026 capital projects, the first year of the 2026-2030 Capital Improvement Program.

The capital improvement program identifies capital needs, sets project priorities and outlines both secured and potential funding sources. Key resources used in developing the capital improvement program include *The Ankeny Plan 2040* and various professional studies addressing facility, transportation, utility and drainage needs.

The capital improvement program itself does not appropriate funds or authorize projects. City Council action is required to initiate projects. Requests to initiate capital improvement program projects are presented to the Council when funding sources are available and the project is ready for design and/or construction.

Each year, staff conducts a thorough review of capital project needs, updates the adopted capital improvement program, incorporates recommended adjustments and submits the revised program to the City Council for consideration, modification and adoption as part of the annual budget process.

In preparing the recommended capital improvement program, staff exercises judgment to determine which projects can be completed within a given year and within the City's financial capacity. As expected, expenditure and revenue estimates for the earlier years of the program are more accurate than those for the later years.

FISCAL OVERVIEW

The 2026-2030 Capital Improvement Program reflects a \$53,075,545 increase in project expenditures compared to last year's program, due to significant increases in the bridge/box culvert, municipal buildings, park facilities and streets categories. The municipal buildings and park facilities categories have grown as a result of adding projects to the capital improvement program, specifically the Police Headquarters Remodel, Hawkeye Park Sports Complex Tennis Courts Reconstruction and Prairie Ridge Sports Complex Parking Lot Overlay. The increase in the bridge/box culvert category is related to the addition of future phases of the NE 18th Street Bridge over Interstate 35 project. The increase in the streets category is due to the change in scope of the SW Oralabor Road Intersection Improvements project, as well as the corridor development of NW 36th Street – SW Irvinedale Drive to SW Ash Drive and East 1st Street – NE Frisk Drive to NE 38th Street.

GOALS

The City Council's goals provide policy guidance for evaluating capital improvement program projects. These goals include:

- Upgrade essential infrastructure
- Exercise financial discipline
- Deliver exceptional service
- Enhance quality of life
- Strengthen community engagement
- Ensure economic vitality
- Provide regional leadership
- Become the employer of choice

In addition to these goals, *The Ankeny Plan 2040* serves as the basis for many of the City's policy decisions related to a wide range of issues, including capital projects. *The Ankeny Plan 2040* community goals related to the 2026-2030 Capital Improvement Program include:

1. Provide infrastructure investments that correspond to the community's growth potential;
2. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmental responsibility and adheres to the City's long-term growth goals;
3. Ensure that the transportation system is adequate to meeting future demands; and
4. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.

PROCESS

The capital improvement program process begins with the submittal of request forms that collect information about capital projects, including the department, project type and purpose, funding sources, underlying studies and the reasons for the project's timing. This information is evaluated along with other factors such as relevance to City Council goals, method of financing and whether the project is new or a replacement.

Projects are then reviewed based on the information provided in the forms. The following criteria may be considered when evaluating capital projects:

- Meets legal mandates
- Reduces hazards and improves public safety
- Advances a council goal or priority
- Improves efficiency
- Maintains standards of service
- Supports economic development
- Improves services and convenience
- Affordability
- Improves quality of life or aesthetic values

These criteria are used as general guidelines that help determine priorities among capital project requests. Projects are then evaluated and presented to the City Council for consideration based on priorities and financial guidelines.

Because the 2026 capital improvement program projects will become part of the adopted fiscal year 2027 budget, the emphasis in the capital improvement program process is on the 2026 capital program. Projects for the remaining four years of the program become part of the City's long-term financial plan. Although not an official part of the capital improvement program, an overall summary is also included that outlines an additional five years of high-priority projects.

PROGRAM OVERVIEW

For 2026-2030, the capital improvement program totals \$288,912,500. Of this amount, 56.22% is designated for transportation, 25.23% for municipal utilities (water, sewer and stormwater), 11.76% for municipal buildings, 4.78% for park facilities, 1.13% for sidewalks and trails and 0.88% for operating and construction equipment projects.

Capital spending authorizations by project category for 2026 include:

Project Category	Expenditures	% of Expenditures
Bridge/Box Culvert	\$ 860,000	1.68%
Municipal Buildings	1,628,000	3.18%
Park Facilities	2,852,000	5.57%
Sanitary Sewers	6,620,000	12.93%
Sidewalks/Trails	600,000	1.17%
Storm Water	6,789,000	13.26%
Streets	22,087,000	43.15%
Traffic Control	2,490,000	4.86%
Water Mains	1,825,000	3.57%
Water Towers/Storage	5,440,000	10.63%
Total	\$ 51,191,000	100.00%

For additional information, see the Category Summary and Projects by Category reports in Section 3 of the capital improvement program.

FINANCIAL PLAN

The capital improvement program represents a concerted effort to ensure that capital projects are completed in a timely manner to accommodate growth and development. Staff has worked to mitigate the impact of debt service requirements on the debt service levy through careful review of the need for projects and the timing of projects.

The financial plan presents a diversified approach to funding the 2026-2030 Capital Improvement Program, with 57.72% coming from sources other than property taxes. The plan emphasizes securing revenue from outside the community to reduce the burden on taxpayers and actively seeks partnerships to enhance the City's infrastructure. The capital improvement program's financial plan relies on regular general obligation

debt, with substantial reinvestment in infrastructure. Typically, such infrastructure reinvestment, including street rehabilitation, is funded primarily by property taxes from the debt service levy.

Below is a summary of the funding sources for the 2026-2030 Capital Improvement Program.

Funding Source	Revenues	% of Revenues
Property Taxes	\$ 122,155,172	42.28%
Grants and Intergovernmental	11,706,435	4.05%
Tax Increment Financing	52,774,500	18.27%
Municipal Utilities Revenues	82,016,283	28.39%
Miscellaneous Revenues	20,260,110	7.01%
Total	\$ 288,912,500	100.00%

For additional information, see the Funding Source Summary and Projects by Funding Source reports in Section 3 of the capital improvement program.

PROPERTY TAXES

Property taxes, specifically those collected through the City's debt service levy, are the largest source of revenue for the capital improvement program, representing \$122,155,172, or 42.28%, of the overall financial plan. Property tax revenue is used to make principal and interest payments on general obligation debt issued by the City to fund infrastructure projects.

The City issues seven types of general obligation debt, all of which are backed by the full faith and credit of the City's taxing authority:

1. Regular general obligation debt – supported by the debt service levy
2. Road use tax-abated general obligation debt – reimbursed from the road use tax fund
3. Tax increment financing (TIF)-abated general obligation debt – reimbursed from the tax increment financing fund
4. Water-abated general obligation debt – reimbursed from the water fund
5. Sewer-abated general obligation debt – reimbursed from the sewer fund
6. Stormwater-abated general obligation debt – reimbursed from the stormwater fund
7. Referendum-approved general obligation debt – provides additional debt service levy authority for capital projects approved by a supermajority vote of the electorate

GRANTS AND INTERGOVERNMENTAL

Each year, staff looks for opportunities outside of the normal funding mechanisms (property taxes and utility rates) to assist with the construction of infrastructure projects. These opportunities may include federal or state grants, regional resources, or assistance from other governmental entities. The proposed capital improvement program financial plan identifies \$11,706,435 to be received from grant awards or intergovernmental assistance, representing 4.05% of all revenue sources.

The projects most dependent on grants and intergovernmental support are the South Ankeny Boulevard and SE Oralabor Road Intersection Improvements, West 1st Street Widening and Improvements – Phase 2 and NW State Street Widening and Pavement Rehabilitation – West 1st Street to NW 18th Street. Staff has secured \$950,000 from the Iowa Department of Transportation (DOT) and \$7,191,500 from the Des Moines Area Metropolitan Planning Organization (MPO) for these projects.

For 2026, staff has secured \$678,890 from the Iowa DOT and \$1,500,000 from the Des Moines Area MPO for the SE Creekview Drive Extension and West 1st Street Widening and Improvements – Phase 2 projects. The City has also applied for a \$100,000 Polk County Development grant for the High Trestle Trail Experience Park.

TAX INCREMENT FINANCING

Of the five funding sources, \$52,774,500, or 18.27%, is being financed through TIF abatement, representing a significant increase from the prior capital improvement program. The NE 18th Street Bridge over Interstate 35, South Ankeny Boulevard and SE Oralabor Road Intersection Improvements and Interstate 35 and NE 36th Street Interchange Improvements projects are planned for preliminary design in 2026 and the West 1st Street Widening and Improvements – Phase 2 project is planned for construction in 2026. These projects are located within the 1989 Ankeny Economic Development Urban Renewal Area, 1991 Ankeny Urban Renewal Area and Ankeny Northeast Urban Renewal Area.

MUNICIPAL UTILITIES

The municipal utilities (water, sewer and stormwater) help support numerous infrastructure projects to ensure each utility can adequately provide service to Ankeny's utility customers. Resources from the utility funds total \$82,016,283, or 28.39%, of the capital improvement program financial plan.

Projects within the annual utility programs for 2026 include:

- Westlawn Place Area utility improvements;
- Sanitary sewer spot repairs, manhole repairs and slip lining;
- Sanitary sewer and water main oversizing; and
- Stormwater projects, including structure replacements and repairs, subdrain repairs, erosion repairs and Gay Lea Wilson Trail culvert lining.

Major utility projects planned for 2026 construction include Otter Creek Trunk Sewer – Phase 4, Deer Creek Trunk Sewer Extension – Phase 1, Four Mile Creek and Tributary Channel Stabilization – NE 47th Street to NE 54th Street, Four Mile Creek Channel Stabilization – NE 36th Street to NE 47th Street, Four Mile Creek Channel Stabilization – Heritage Park, NW 17th Street Storm Sewer and Pavement Improvements, SW Des Moines Street Utility Improvements and Elevated Water Storage Tower No. 4.

MISCELLANEOUS REVENUES

The financial plan includes contributions from miscellaneous sources totaling \$20,260,110, or 7.01%, of the 2026-2030 Capital Improvement Program. This includes capital project fund cash balances, capital reserve

fund cash balances, hotel/motel tax fund revenues, park dedication fund cash balances, private contributions, road use tax fund revenues and special assessment revenues.

CONCLUSION

This document represents the culmination of a systematic process undertaken by the City Council and staff to develop a five-year program of infrastructure projects essential to the growth of the Ankeny community.

The projects proposed for completion from 2026-2030 are designed to maintain existing infrastructure and support new economic development opportunities. It is important to note, however, that a significant number of projects will need to be considered in the future. With this in mind, the capital improvement program reflects a balanced approach, making prudent investments and prioritizing construction in areas critical to sustaining Ankeny's goals of attracting businesses, managing growth and enhancing the quality of life.

Section 1

2026 CIP Projects by Funding Source

Project	Project #	2026	General Obligation Bonds				Revenue Bonds		Miscellaneous					
			Debt Service Levy	Storm Water	Tax Increment Financing	Referendum	Water	Sewer	Grant	Cash	Hotel/Motel Tax	Road Use Tax	Capital Reserve	Other
Annual Park Development Program	PRK-00-002	\$ 870,000	\$ 770,000							\$ 100,000				
Annual Sidewalk/Trail Construction Program	SDW-00-001	600,000	400,000									200,000		
Annual Sanitary Sewer Replacement Program	SNS-00-001	2,500,000								2,500,000				
Annual Storm Water Replacement Program	STM-00-001	2,275,000								2,275,000				
Annual PCC Street Patching Program	STR-00-001	2,725,000	2,725,000											
Annual Asphalt Street Resurfacing Program	STR-00-002	950,000	950,000											
Annual Pavement Preservation Program	STR-00-003	850,000	850,000											
Annual Street Replacement Program	STR-00-004	3,690,000	2,065,000							1,625,000				
Annual Traffic Signal Improvement Program	TRF-00-001	1,690,000	1,690,000											
Annual Water Main Replacement Program	WTM-00-001	1,825,000								1,825,000				
Public Works Satellite Salt Storage Facility	BLD-21-002	1,100,000										1,100,000		
Public Works Maintenance Facility Expansion	BLD-24-003	300,000											300,000	
City Facility Parking Lot Improvements	BLD-25-001	150,000											150,000	
Fire Station No. 1 Tile Improvements	BLD-26-002	28,000								28,000				
Ankeny Kirkendall Public Library Tile Improvements	BLD-26-003	50,000								50,000				
NE 18th Street Bridge over Interstate 35	BRG-22-002	700,000			700,000									
NE Spectrum Drive RCB Culvert for Otter Creek	BRG-22-004	110,000			110,000									
NE 72nd Street Bridge Rehabilitation	BRG-26-001	50,000	50,000											
Hawkeye Park Sports Complex Tennis Courts Reconstruction	PRK-18-003	925,000	462,500								462,500			
High Trestle Trail Experience Park	PRK-22-005	210,000							100,000	100,000	10,000			
Sunrise Park Parking Lot Reconstruction	PRK-24-001	200,000	50,000							150,000				
Prairie Ridge Sports Complex Baseball Infield Reconstruction	PRK-25-003	587,000									587,000			
High Trestle Trail Underpass Lighting	PRK-26-001	60,000							45,000		15,000			
Otter Creek Trunk Sewer - Phase 4	SNS-12-001	1,700,000								1,700,000				
Trestle Ridge Trunk Sewer Cost Share	SNS-22-001	325,000								325,000				
Deer Creek Trunk Sewer Extension - Phase 1	SNS-23-003	1,845,000								1,845,000				
Deer Creek Trunk Sewer Extension - Phase 2	SNS-25-002	250,000								250,000				
Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	STM-20-001	950,000		413,500						536,500				
SE 3rd Street Area Collection Storm Sewer Improvements	STM-21-001	200,000		200,000										
Four Mile Creek Channel Stabilization - NE 36th Street to NE 47th Street	STM-22-004	900,000		461,000						439,000				
Saylor Creek Tributary Channel Improvements	STM-22-005	330,000		330,000										
Four Mile Creek Channel Stabilization - Heritage Park	STM-23-001	304,000		166,000						138,000				
NW 17th Street Storm Sewer and Pavement Improvements	STM-24-001	1,000,000	606,000	394,000										
SW Des Moines Street Utility Improvements	STM-24-002	705,000		235,000			235,000			235,000				
SE Four Mile Drive Culvert Repair	STM-26-001	125,000		125,000										
SW Oralabor Road Intersection Improvements	STR-16-003	1,000,000								1,000,000				
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005	475,000			431,000					44,000				
West 1st Street Widening and Improvements - Phase 2	STR-22-003	4,070,000			2,570,000				1,500,000					
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	STR-22-004	650,000	650,000											
North Ankeny Boulevard Improvements - 1st Street to 11th Street	STR-23-001	1,315,000	1,008,955	195,000					91,045	20,000				
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	STR-23-005	2,300,000					1,100,000			1,200,000				
SE Creekview Drive Extension	STR-24-003	1,462,000							678,890					783,110
Interstate 35 and NE 36th Street Interchange Improvements	STR-25-001	550,000			550,000									
Local Public Streets Enhanced Pavement Design Standards	STR-25-004	1,500,000	1,500,000											
SW 4th Street Reconstruction and Uptown Parking Improvements	STR-26-002	150,000			150,000									
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	STR-26-003	400,000												400,000
Fiber Optic Network Upgrade	TRF-23-001	470,000	470,000											
SW Magazine Road Intersection Improvements	TRF-25-002	280,000	280,000											
Adaptive Traffic Signal Control Systems	TRF-25-003	50,000	50,000											
Elevated Water Storage Tower No. 4	WTT-24-001	5,200,000					5,200,000							
SCADA System Upgrade	WTT-25-002	240,000					240,000							
		\$ 51,191,000	\$ 14,577,455	\$ 2,519,500	\$ 4,511,000	\$ -	\$ 6,775,000	\$ -	\$ 2,414,935	\$ 16,385,500	\$ 1,074,500	\$ 1,300,000	\$ 450,000	\$ 1,183,110

2026 Bond Issue Project Costs	\$ 21,607,955
Cost of Issuance	302,045
Projected 2026 Bond Issue Total	\$ 21,910,000

2027 CIP Projects by Funding Source

			General Obligation Bonds				Revenue Bonds		Miscellaneous					
Project	Project #	2027	Debt Service Levy	Storm Water	Tax Increment Financing	Referendum	Water	Sewer	Grant	Cash	Hotel/Motel Tax	Road Use Tax	Capital Reserve	Other
Annual Park Development Program	PRK-00-002	\$ 920,000	\$ 820,000							\$ 100,000				
Annual Sidewalk/Trail Construction Program	SDW-00-001	700,000	500,000									200,000		
Annual Sanitary Sewer Replacement Program	SNS-00-001	1,830,000								1,830,000				
Annual Storm Water Replacement Program	STM-00-001	1,825,000								1,825,000				
Annual PCC Street Patching Program	STR-00-001	2,275,000	2,275,000											
Annual Asphalt Street Resurfacing Program	STR-00-002	500,000	500,000											
Annual Pavement Preservation Program	STR-00-003	850,000	850,000											
Annual Street Replacement Program	STR-00-004	2,025,000	2,025,000											
Annual Traffic Signal Improvement Program	TRF-00-001	1,690,000	1,690,000											
Annual Water Main Replacement Program	WTM-00-001	1,325,000								1,325,000				
Public Works Maintenance Facility Expansion	BLD-24-003	700,000											700,000	
City Facility Parking Lot Improvements	BLD-25-001	150,000											150,000	
SE Frisk Drive RCB Culvert for Four Mile Creek	BRG-20-001	50,000	50,000											
NE 18th Street Bridge over Interstate 35	BRG-22-002	700,000			700,000									
NE Spectrum Drive RCB Culvert for Otter Creek	BRG-22-004	1,390,000			1,390,000									
NE 72nd Street Bridge Rehabilitation	BRG-26-001	350,000	350,000											
High Trestle Trail Experience Park	PRK-22-005	800,000							400,000		400,000			
Trestle Ridge Trunk Sewer Cost Share	SNS-22-001	425,000								425,000				
SW Irvinedale Drive Sanitary Sewer Replacement	SNS-23-002	117,000								117,000				
Deer Creek Trunk Sewer Extension - Phase 2	SNS-25-002	2,950,000								2,950,000				
SE 3rd Street Area Collection Storm Sewer Improvements	STM-21-001	1,450,000		1,350,000			100,000							
Diamond Hills Greenway Stream Stabilization	STM-22-002	100,000		100,000										
Saylor Creek Tributary Channel Improvements	STM-22-005	220,000		220,000										
SW Linden Street Storm Sewer Improvements	STM-26-002	200,000		200,000										
SW Oralabor Road Intersection Improvements	STR-16-003	8,000,000			7,600,000				400,000					
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005	1,125,000			1,125,000									
West 1st Street Widening and Improvements - Phase 2	STR-22-003	4,735,000			2,888,500				1,846,500					
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	STR-22-004	6,470,000	6,470,000											
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	STR-23-005	1,725,000	1,725,000											
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	STR-24-001	145,000	145,000											
Interstate 35 and NE 36th Street Interchange Improvements	STR-25-001	4,450,000			4,450,000									
SE Delaware Avenue Capacity Improvements	STR-25-002	100,000	100,000											
Local Public Streets Enhanced Pavement Design Standards	STR-25-004	1,500,000	1,500,000											
SW 4th Street Reconstruction and Uptown Parking Improvements	STR-26-002	1,150,000			1,080,000									70,000
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	STR-26-003	500,000												500,000
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	STR-26-004	450,000	450,000											
SW Magazine Road Intersection Improvements	TRF-25-002	1,330,000	1,240,000											90,000
Adaptive Traffic Signal Control Systems	TRF-25-003	50,000	50,000											
SW Linden Street and SW Sharmin Drive Water Main Improvements	WTM-24-001	70,000					70,000							
SW Irvinedale Elevated Storage Tank Repaint	WTT-23-001	92,000					92,000							
Elevated Water Storage Tower No. 4	WTT-24-001	5,180,000					5,180,000							
		\$ 60,614,000	\$ 20,740,000	\$ 1,870,000	\$ 19,233,500	\$ -	\$ 5,442,000	\$ -	\$ 2,646,500	\$ 8,572,000	\$ 400,000	\$ 200,000	\$ 850,000	\$ 660,000

2027 Bond Issue Project Costs	\$41,843,500
Cost of Issuance	596,500
Projected 2027 Bond Issue Total	\$ 42,440,000

2028 CIP Projects by Funding Source

			General Obligation Bonds				Revenue Bonds		Miscellaneous					
Project	Project #	2028	Debt Service Levy	Storm Water	Tax Increment Financing	Referendum	Water	Sewer	Grant	Cash	Hotel/Motel Tax	Road Use Tax	Capital Reserve	Other
Annual Park Development Program	PRK-00-002	\$ 1,650,000	\$ 1,550,000							\$ 100,000				
Annual Sidewalk/Trail Construction Program	SDW-00-001	600,000	400,000									200,000		
Annual Sanitary Sewer Replacement Program	SNS-00-001	2,030,000								2,030,000				
Annual Storm Water Replacement Program	STM-00-001	1,925,000								1,925,000				
Annual PCC Street Patching Program	STR-00-001	2,375,000	2,375,000											
Annual Asphalt Street Resurfacing Program	STR-00-002	500,000	500,000											
Annual Pavement Preservation Program	STR-00-003	900,000	900,000											
Annual Street Replacement Program	STR-00-004	1,725,000	1,725,000											
Annual Traffic Signal Improvement Program	TRF-00-001	1,690,000	1,690,000											
Annual Water Main Replacement Program	WTM-00-001	1,375,000								1,375,000				
Public Works Maintenance Facility Expansion	BLD-24-003	18,259,000				7,248,159	3,077,139			5,933,702			2,000,000	
SE Frisk Drive RCB Culvert for Four Mile Creek	BRG-20-001	350,000	350,000											
NE 18th Street Bridge over Interstate 35	BRG-22-002	2,525,000			2,525,000									
SE Four Mile Drive RCB Culvert for Four Mile Creek	BRG-25-001	80,000	80,000											
Prairie Ridge Sports Complex North Parking Lot Overlay	PRK-24-002	1,830,000	1,830,000											
Prairie Ridge Sports Complex Softball Safety Netting	PRK-25-001	540,000									490,000			50,000
Trestle Point High Trestle Trail Connection	SDW-25-001	150,000	150,000											
Sanitary Sewer Dead-End Elimination	SNS-25-001	750,000								750,000				
SE 3rd Street Area Collection Storm Sewer Improvements	STM-21-001	1,360,000		1,360,000										
Diamond Hills Greenway Stream Stabilization	STM-22-002	70,000		70,000										
Four Mile Creek Channel Stabilization - East 1st Street	STM-22-003	150,000		150,000										
Saylor Creek Tributary Channel Improvements	STM-22-005	1,825,000		1,825,000										
SW Linden Street Storm Sewer Improvements	STM-26-002	1,675,000		1,675,000										
SW Oralabor Road Intersection Improvements	STR-16-003	6,250,000			5,550,000				700,000					
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005	5,800,000			4,200,000				1,600,000					
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	STR-22-004	100,000	100,000											
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	STR-23-005	325,000	325,000											
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	STR-24-001	3,410,000	3,410,000											
SE Delaware Avenue Capacity Improvements	STR-25-002	300,000	300,000											
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	STR-25-003	400,000	400,000											
Local Public Streets Enhanced Pavement Design Standards	STR-25-004	1,500,000	1,500,000											
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	STR-26-003	9,100,000	7,210,000											1,890,000
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	STR-26-004	550,000	550,000											
Adaptive Traffic Signal Control Systems	TRF-25-003	500,000	100,000						400,000					
SW Linden Street and SW Sharmin Drive Water Main Improvements	WTM-24-001	655,000					655,000							
NW Irvinedale Drive and NW 36th Street Water Main Loop	WTM-26-001	20,000					20,000							
SW Irvinedale Elevated Storage Tank Repaint	WTT-23-001	1,195,000					1,195,000							
Aquifer Storage and Recovery Well No. 2 Rehabilitation	WTT-25-001	200,000					200,000							
		\$ 74,639,000	\$ 25,445,000	\$ 5,080,000	\$ 12,275,000	\$ 7,248,159	\$ 5,147,139	\$ -	\$ 2,700,000	\$ 12,113,702	\$ 490,000	\$ 200,000	\$ 2,000,000	\$ 1,940,000

2028 Bond Issue Project Costs	\$ 50,048,159
Cost of Issuance	681,841
Projected 2028 Bond Issue Total	\$ 50,730,000

2029 CIP Projects by Funding Source

			General Obligation Bonds				Revenue Bonds		Miscellaneous					
Project	Project #	2029	Debt Service Levy	Storm Water	Tax Increment Financing	Referendum	Water	Sewer	Grant	Cash	Hotel/Motel Tax	Road Use Tax	Capital Reserve	Other
Annual Park Development Program	PRK-00-002	\$ 900,000	\$ 800,000							\$ 100,000				
Annual Sidewalk/Trail Construction Program	SDW-00-001	600,000	400,000									200,000		
Annual Sanitary Sewer Replacement Program	SNS-00-001	1,880,000								1,880,000				
Annual Storm Water Replacement Program	STM-00-001	1,975,000								1,975,000				
Annual PCC Street Patching Program	STR-00-001	2,425,000	2,425,000											
Annual Asphalt Street Resurfacing Program	STR-00-002	500,000	500,000											
Annual Pavement Preservation Program	STR-00-003	950,000	950,000											
Annual Street Replacement Program	STR-00-004	2,000,000	2,000,000											
Annual Traffic Signal Improvement Program	TRF-00-001	1,690,000	1,690,000											
Annual Water Main Replacement Program	WTM-00-001	1,375,000								1,375,000				
Public Works Maintenance Facility Expansion	BLD-24-003	6,625,000				3,355,558	1,116,495			2,152,947				
Police Headquarters Remodel	BLD-26-001	260,000	260,000											
NE 18th Street Bridge over Interstate 35	BRG-22-002	6,300,000			6,050,000				250,000					
SE Four Mile Drive RCB Culvert for Four Mile Creek	BRG-25-001	575,000	575,000											
Ladder Truck Replacement	OEC-23-001	2,530,000	2,530,000											
High Trestle Trail Experience Park	PRK-22-005	1,000,000							500,000		500,000			
Clover Ridge Trunk Sewer Extension	SNS-22-003	105,000								105,000				
Diamond Hills Greenway Stream Stabilization	STM-22-002	2,080,000		1,980,000						100,000				
Four Mile Creek Channel Stabilization - East 1st Street	STM-22-003	125,000		125,000										
Saylor Creek Tributary Channel Improvements	STM-22-005	1,825,000		1,825,000										
NW 18th Street Extension - NW Spruce Drive to Iowa Highway 415	STR-18-004	300,000	300,000											
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005	6,050,000			4,230,000				1,820,000					
NE Delaware Avenue Reconstruction - Four Mile Creek to NE 36th Street	STR-23-002	250,000	250,000											
SE Delaware Avenue Capacity Improvements	STR-25-002	425,000	425,000											
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	STR-25-003	750,000	750,000											
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	STR-26-004	5,500,000	5,500,000											
East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive	STR-26-005	450,000	450,000											
SE Four Mile Drive Corridor Traffic Study	TRF-25-004	175,000	175,000											
SW Oralabor Road Transmission Main	WTM-25-001	409,000					409,000							
NW Irvinedale Drive and NW 36th Street Water Main Loop	WTM-26-001	230,000					230,000							
NW State Street Water Main Improvements	WTM-26-002	80,000					80,000							
Aquifer Storage and Recovery Well No. 2 Rehabilitation	WTT-25-001	2,200,000					2,200,000							
		\$ 52,539,000	\$ 19,980,000	\$ 3,930,000	\$ 10,280,000	\$ 3,355,558	\$ 4,035,495	\$ -	\$ 2,570,000	\$ 7,687,947	\$ 500,000	\$ 200,000	\$ -	\$ -

2029 Bond Issue Project Costs	\$ 37,545,558
Cost of Issuance	549,442
Projected 2029 Bond Issue Total	\$ 38,095,000

2030 CIP Projects by Funding Source

			General Obligation Bonds				Revenue Bonds		Miscellaneous					
Project	Project #	2030	Debt Service Levy	Storm Water	Tax Increment Financing	Referendum	Water	Sewer	Grant	Cash	Hotel/Motel Tax	Road Use Tax	Capital Reserve	Other
Annual Park Development Program	PRK-00-002	\$ 1,650,000	\$ 1,550,000							\$ 100,000				
Annual Sidewalk/Trail Construction Program	SDW-00-001	600,000	400,000									200,000		
Annual Sanitary Sewer Replacement Program	SNS-00-001	2,030,000								2,030,000				
Annual Storm Water Replacement Program	STM-00-001	2,025,000								2,025,000				
Annual PCC Street Patching Program	STR-00-001	2,475,000	2,475,000											
Annual Asphalt Street Resurfacing Program	STR-00-002	500,000	500,000											
Annual Pavement Preservation Program	STR-00-003	1,000,000	1,000,000											
Annual Street Replacement Program	STR-00-004	2,000,000	2,000,000											
Annual Traffic Signal Improvement Program	TRF-00-001	1,690,000	1,690,000											
Annual Water Main Replacement Program	WTM-00-001	1,375,000								1,375,000				
Police Headquarters Remodel	BLD-26-001	6,356,000				6,356,000								
NE 18th Street Bridge over Interstate 35	BRG-22-002	6,475,000			6,475,000									
Prairie Ridge Sports Complex East Parking Lot Overlay	PRK-24-003	1,680,000	1,680,000											
Clover Ridge Trunk Sewer Extension	SNS-22-003	920,000								920,000				
Four Mile Creek Channel Stabilization - East 1st Street	STM-22-003	1,225,000		1,225,000										
NW 18th Street Extension - NW Spruce Drive to Iowa Highway 415	STR-18-004	750,000	750,000											
NE Delaware Avenue Reconstruction - Four Mile Creek to NE 36th Street	STR-23-002	750,000	750,000											
SE Delaware Avenue Capacity Improvements	STR-25-002	2,750,000	2,750,000											
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	STR-25-003	3,525,000	2,108,000						1,375,000					42,000
NW Irvinedale Drive Reconstruction - NW 9th Street to NW 18th Street	STR-26-001	550,000	550,000											
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	STR-26-004	5,500,000	5,500,000											
East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive	STR-26-005	550,000	550,000											
SE Delaware Avenue Corridor Traffic Study	TRF-26-001	200,000	200,000											
SW Oralabor Road Transmission Main	WTM-25-001	2,670,500					2,670,500							
NW State Street Water Main Improvements	WTM-26-002	410,000					410,000							
North Ankeny Boulevard and NE 72nd Street Water Main Loop	WTM-26-003	273,000					273,000							
		\$ 49,929,500	\$ 24,453,000	\$ 1,225,000	\$ 6,475,000	\$ 6,356,000	\$ 3,353,500	\$ -	\$ 1,375,000	\$ 6,450,000	\$ -	\$ 200,000	\$ -	\$ 42,000

2030 Bond Issue Project Costs	\$ 38,509,000
Cost of Issuance	471,000
Projected 2030 Bond Issue Total	\$ 38,980,000

<u>Annual Park Development Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ 299,682	\$ 330,378	\$ 330,378	\$ 330,378	\$ 330,378	\$ 330,378
Transfers In						
General Obligation Bonds	\$ 700,000	\$ 770,000	\$ 820,000	\$ 1,550,000	\$ 800,000	\$ 1,550,000
Park Dedication Fund	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Memorial and Tribute Program	\$ 6,200					
Total Transfers In	\$ 806,200	\$ 870,000	\$ 920,000	\$ 1,650,000	\$ 900,000	\$ 1,650,000
Project Expenditures						
Memorial and Tribute Program	\$ 12,414					
Watercrest Park Expansion (Splash Pad, Shelter, Trail Loop, Parking Lot and Landscaping)	\$ 125,991					
Trestle Ridge Park Development (Playground, Shelter, High Trestle Trail Connection, Parking Lot and Landscaping)	\$ 637,099					
Crossings at Deer Creek Park Development - Phase 1 (Grading, Utilities, Parking Lot and Trail Loop)		\$ 870,000				
Crossings at Deer Creek Park Development - Phase 2 (Playground, Shelter, Restroom, Splash Pad and Landscaping)			\$ 920,000			
Kimberley Crossing Park Development (Playground, Shelter, Trail Loop, Parking Lot and Landscaping)				\$ 900,000		
Pine Lake Estates Park Development (Playground, Shelter, Trail Loop, Parking Lot and Landscaping)					\$ 900,000	
Other Projects TBD						\$ 900,000
Park Equipment Replacement TBD				\$ 750,000		\$ 750,000
Total Project Expenditures	\$ 775,504	\$ 870,000	\$ 920,000	\$ 1,650,000	\$ 900,000	\$ 1,650,000
Remaining Cash Balance	\$ 330,378	\$ 330,378	\$ 330,378	\$ 330,378	\$ 330,378	\$ 330,378

<u>Annual Sidewalk/Trail Construction Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ 33,957	\$ 84,617	\$ 84,617	\$ 84,617	\$ 84,617	\$ 84,617
<u>Transfers In</u>						
General Obligation Bonds	\$ 260,000	\$ 400,000	\$ 500,000	\$ 400,000	\$ 400,000	\$ 400,000
Road Use Tax Fund	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Total Transfers In	\$ 460,000	\$ 600,000	\$ 700,000	\$ 600,000	\$ 600,000	\$ 600,000
<u>Project Expenditures</u>						
2025 Pedestrian Ramp Improvements - Briarwood South	\$ 177,700					
2025 Pedestrian Ramp Improvements - North Ankeny Boulevard	\$ 171,640					
Development Sidewalk Oversizing	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Pedestrian Ramp Improvements for ADA Compliance		\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Sidewalk Gaps along City Property and Sidewalk and Trail Panel Replacements		\$ 140,000	\$ 240,000	\$ 140,000	\$ 140,000	\$ 140,000
Total Project Expenditures	\$ 409,340	\$ 600,000	\$ 700,000	\$ 600,000	\$ 600,000	\$ 600,000
Remaining Cash Balance	\$ 84,617	\$ 84,617	\$ 84,617	\$ 84,617	\$ 84,617	\$ 84,617

<u>Annual Sanitary Sewer Replacement Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ 2,322,702	\$ 2,440,613	\$ 1,240,613	\$ 910,613	\$ 580,613	\$ 580,613
<u>Transfers In</u>						
Sewer Fund	\$ 1,100,000	\$ 1,300,000	\$ 1,500,000	\$ 1,700,000	\$ 1,880,000	\$ 2,030,000
NE Crestmoor Sanitary Sewer Replacement	\$ 28,821					
Four Mile Creek Trunk Sewer	\$ 112,545					
Total Transfers In	\$ 1,241,367	\$ 1,300,000	\$ 1,500,000	\$ 1,700,000	\$ 1,880,000	\$ 2,030,000
<u>Project Expenditures</u>						
Sanitary Sewer Oversizing	\$ 54,180	\$ 50,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Sanitary Sewer Spot Repairs, Manhole Repairs and Slip Lining	\$ 210,516	\$ 725,000	\$ 575,000	\$ 725,000	\$ 575,000	\$ 725,000
Saylor Creek Lift Station Emergency Repairs	\$ 290,888					
NW Northlawn Area Utility Improvements	\$ 420,805					
Westlawn Place Area Utility Improvements	\$ 147,067	\$ 1,725,000	\$ 1,225,000	\$ 1,275,000	\$ 1,275,000	\$ 1,275,000
Total Project Expenditures	\$ 1,123,455	\$ 2,500,000	\$ 1,830,000	\$ 2,030,000	\$ 1,880,000	\$ 2,030,000
Remaining Cash Balance	\$ 2,440,613	\$ 1,240,613	\$ 910,613	\$ 580,613	\$ 580,613	\$ 580,613

<u>Annual Storm Water Replacement Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ 712,759	\$ 297,739	\$ 197,739	\$ 197,739	\$ 197,739	\$ 197,739
Transfers In						
Storm Water Fund	\$ 600,000	\$ 2,175,000	\$ 1,825,000	\$ 1,925,000	\$ 1,975,000	\$ 2,025,000
Total Transfers In	\$ 600,000	\$ 2,175,000	\$ 1,825,000	\$ 1,925,000	\$ 1,975,000	\$ 2,025,000
Project Expenditures						
Cost share to repair/replace culvert under SW Ankeny Road	\$ 25,000					
Maintenance and storm sewer improvements along Saylor Creek near Vintage Business Park and in the Vintage Greenway	\$ 220,233					
Replace storm sewer intakes and cross-run storm sewer pipes on SW Des Moines Street, at NW 9th Street and NW School Street intersection and at NW 5th Street and NW School Street intersection	\$ 45					
Intake replacement, 3110 block of SW Logan Street; pipe replacement, 700 block of NE 5th Street; and pipe repair, 1500 block of NW Linwood Drive	\$ 87,821					
Flared end section ditching, SE Corporate Woods Drive; Michael Park erosion repairs; and North Creek Park subdrain repairs	\$ 99,800					
Tradition Detention Basin grate replacement	\$ 15,000					
Detention basin improvements - South Ankeny Boulevard and SE 16th Street	\$ 75,500					
Minor storm water management and storm sewer improvements and repairs	\$ 19,719					
Storm water structure replacement and repairs (3 locations)		\$ 111,000				
Storm water subdrain repairs (6 locations)		\$ 110,000				
Storm water erosion repairs (4 locations)		\$ 226,000				
Gay Lea Wilson Trail CMP culvert lining		\$ 60,000				
Westlawn Place Area Utility Improvements	\$ 121,902	\$ 1,725,000	\$ 1,225,000	\$ 1,275,000	\$ 1,275,000	\$ 1,275,000
Storm water projects (TBD)		\$ 43,000	\$ 600,000	\$ 650,000	\$ 700,000	\$ 750,000
Total Project Expenditures	\$ 665,019	\$ 2,275,000	\$ 1,825,000	\$ 1,925,000	\$ 1,975,000	\$ 2,025,000

<u>Transfers Out</u>						
Annual Street Replacement Program	\$ 350,000					
Total Transfers Out	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -
Remaining Cash Balance	<u>\$ 297,739</u>	<u>\$ 197,739</u>	<u>\$ 197,739</u>	<u>\$ 197,739</u>	<u>\$ 197,739</u>	<u>\$ 197,739</u>

<u>Annual PCC Street Patching Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ 513,878	\$ 395,763	\$ 395,763	\$ 395,763	\$ 395,763	\$ 395,763
Transfers In						
General Obligation Bonds	\$ 1,700,000	\$ 2,725,000	\$ 2,275,000	\$ 2,375,000	\$ 2,425,000	\$ 2,475,000
City Facility Parking Lot Improvements	\$ 150,000					
Total Transfers In	\$ 1,850,000	\$ 2,725,000	\$ 2,275,000	\$ 2,375,000	\$ 2,425,000	\$ 2,475,000
Project Expenditures						
2024 Permanent Surface Restoration	\$ 20,881					
2025 Permanent Surface Restoration	\$ 57,850					
NW Northlawn Area Utility Improvements	\$ 420,805					
Westlawn Place Area Utility Improvements	\$ 147,067	\$ 1,725,000	\$ 1,225,000	\$ 1,275,000	\$ 1,275,000	\$ 1,275,000
Full-Depth Street Patches and Intake Replacements	\$ 591,767	\$ 1,000,000	\$ 1,050,000	\$ 1,100,000	\$ 1,150,000	\$ 1,200,000
Total Project Expenditures	\$ 1,238,369	\$ 2,725,000	\$ 2,275,000	\$ 2,375,000	\$ 2,425,000	\$ 2,475,000
Transfers Out						
Annual Asphalt Street Resurfacing Program	\$ 429,745					
Annual Pavement Preservation Program	\$ 300,000					
Total Transfers Out	\$ 729,745	\$ -	\$ -	\$ -	\$ -	\$ -
Remaining Cash Balance	\$ 395,763	\$ 395,763	\$ 395,763	\$ 395,763	\$ 395,763	\$ 395,763

<u>Annual Asphalt Street Resurfacing Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ 346,530	\$ 271,719	\$ 271,719	\$ 271,719	\$ 271,719	\$ 271,719
<u>Transfers In</u>						
General Obligation Bonds	\$ 450,000	\$ 950,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Annual PCC Street Patching Program	\$ 429,745					
Total Transfers In	\$ 879,745	\$ 950,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
<u>Project Expenditures</u>						
NE Frisk Drive HMA Overlay - East 1st Street to NE 18th Street (cost share with Polk County)	\$ 74,812					
SW Ankeny Road - SW Westview Drive to SW Snyder Boulevard and NE Delaware Avenue - Four Mile Creek to NE 36th Street	\$ 804,745					
NE Four Mile Drive/County NE 29th Street HMA Overlay - NE 36th Street to NE 72nd Street (cost share with Polk County)	\$ 75,000					
SW Ankeny Road HMA Overlay - SW Snyder Boulevard to SW School Lane		\$ 250,000				
NE Delaware Avenue HMA Repairs and Overlay - NE Bellagio Circle to NE 54th Street		\$ 700,000				
NW 5th Street HMA Overlay - NW Weigel Drive to NW Irvinedale Drive			\$ 500,000			
Asphalt Street Resurfacing (TBD)				\$ 500,000	\$ 500,000	\$ 500,000
Total Project Expenditures	\$ 954,557	\$ 950,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Remaining Cash Balance	<u>\$ 271,719</u>	<u>\$ 271,719</u>	<u>\$ 271,719</u>	<u>\$ 271,719</u>	<u>\$ 271,719</u>	<u>\$ 271,719</u>

<u>Annual Pavement Preservation Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ (143,800)	\$ 232,343	\$ 232,343	\$ 232,343	\$ 232,343	\$ 232,343
<u>Transfers In</u>						
General Obligation Bonds	\$ 600,000	\$ 850,000	\$ 850,000	\$ 900,000	\$ 950,000	\$ 1,000,000
Annual PCC Street Patching Program	\$ 300,000					
Total Transfers In	\$ 900,000	\$ 850,000	\$ 850,000	\$ 900,000	\$ 950,000	\$ 1,000,000
<u>Project Expenditures</u>						
2025 PCC Pavement Preservation Program - Crack and Joint Filling	\$ 523,857					
Crack and Joint Filling Project for Sawing, Cleaning, and Filling of Existing Cracks and Joints within Residential Subdivisions		\$ 600,000				
Diamond Grinding Project for SE Magazine Road from South Ankeny Boulevard to SE Delaware Avenue		\$ 250,000				
Crack and Joint Filling, Diamond Grinding and Partial Depth Repair			\$ 850,000	\$ 900,000	\$ 950,000	\$ 1,000,000
Total Project Expenditures	\$ 523,857	\$ 850,000	\$ 850,000	\$ 900,000	\$ 950,000	\$ 1,000,000
Remaining Cash Balance	\$ 232,343	\$ 232,343	\$ 232,343	\$ 232,343	\$ 232,343	\$ 232,343

<u>Annual Street Replacement Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ 1,366,202	\$ 2,187,473	\$ 562,473	\$ 562,473	\$ 562,473	\$ 562,473
Transfers In						
General Obligation Bonds	\$ 1,500,000	\$ 2,065,000	\$ 2,025,000	\$ 1,725,000	\$ 2,000,000	\$ 2,000,000
Annual Storm Water Replacement Program	\$ 350,000					
Total Transfers In	\$ 1,850,000	\$ 2,065,000	\$ 2,025,000	\$ 1,725,000	\$ 2,000,000	\$ 2,000,000
Project Expenditures						
NW Westwood Street - NW 5th Street to NW 9th Street	\$ 29,939					
SW School Street and SW 16th Street and SW 18th Intersections (cost share)	\$ 116,000					
SE 8th Street - SE Sharon Drive to SE Trilein Drive	\$ 881,443					
NW 9th Street - NW School Street to NW Logan Street	\$ 1,347	\$ 1,425,000				
NE Trilein Drive - NE 18th Street to NE Cambridge Court		\$ 1,275,000				
NE Chambers Parkway - NE Williamsburg Drive to NE 16th Street		\$ 850,000				
NE Four Mile Drive Widening - NE 3rd Street to NE 6th Street (cost share)		\$ 140,000				
NE Trilein Drive - NE 3rd Street to NE 7th Street			\$ 1,125,000			
NW 9th Street - NW Maple Street to NW School Street			\$ 900,000			
NE Trilein Drive - East 1st Street to NE 3rd Street				\$ 600,000		
Street Replacement (TBD)				\$ 1,125,000	\$ 2,000,000	\$ 2,000,000
Total Project Expenditures	\$ 1,028,729	\$ 3,690,000	\$ 2,025,000	\$ 1,725,000	\$ 2,000,000	\$ 2,000,000
Remaining Cash Balance	\$ 2,187,473	\$ 562,473	\$ 562,473	\$ 562,473	\$ 562,473	\$ 562,473

<u>Annual Traffic Signal Improvement Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ 660,404	\$ 468,711	\$ 468,711	\$ 468,711	\$ 468,711	\$ 468,711
Transfers In						
General Obligation Bonds	\$ 1,065,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000
Polk County	\$ 54,192					
Total Transfers In	\$ 1,119,192	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000
Project Expenditures						
North Ankeny Boulevard Fiber Optic Upgrade - 1st Street to 18th Street	\$ 5,600					
SE Quadrant Fiber Optic Upgrade, Phase 1 - Public Works Maintenance Facility to Gay Lea Wilson Trail	\$ 4,700					
SE Delaware Avenue and SE 54th Street Traffic Signal	\$ 1,535					
East 1st Street and Four Mile Drive Traffic Signal and Left Turn Lanes Cost Share	\$ 239,273					
SW State Street and NW 72nd Place Westbound Right Turn Lane and Traffic Signal Upgrade (cost share with Polk County)	\$ 227,685					
Trail Crossing Upgrades: High Trestle Trail at NW Weigel Drive and Gay Lea Wilson Trail at SE 54th Street	\$ 38,546					
SE Oralabor Road and SE Delaware Avenue and Interstate 35 Ramps Traffic Signal Equipment Upgrades	\$ 342,194					
South Ankeny Boulevard and SE Oralabor Road Detection Replacement and New Monitoring Camera	\$ 40,846					
SE Oralabor Road and SE Four Mile Drive Traffic Signal	\$ 189,408	\$ 900,000				
SE Delaware Avenue and Kwik Star Traffic Signal Cost Share	\$ 180,000					
NE 36th Street and NE Trilein Drive, NE 36th Street and NE Delaware Avenue, SW Irvinedale Drive and SW 3rd Place and South Ankeny Boulevard and SE Lorenz Drive Detection Upgrades		\$ 170,000				
East 1st Street and Trilein Drive Traffic Signal Equipment Upgrades		\$ 160,000				
North Ankeny Boulevard and NW Reinhart Drive Traffic Signal		\$ 190,000	\$ 560,000			
SW State Street and SW Plaza Parkway Traffic Signal Cost Share	\$ 1,098	\$ 180,000				

South Ankeny Boulevard and SE 8th Street Traffic Signal Replacement			\$ 335,000			
South Ankeny Boulevard and SE Lorenz Drive Traffic Signal Replacement				\$ 335,000		
Trail, Pedestrian, Bicycle, School Crossing Upgrades (TBD)		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Miscellaneous Traffic Control or Fiber Optic Upgrades (TBD)	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Traffic Signal (TBD)			\$ 190,000	\$ 750,000	\$ 750,000	\$ 750,000
Traffic Signal Equipment Upgrades (TBD)			\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000
Traffic Signal Replacement (TBD)					\$ 335,000	\$ 335,000
Fiber Optic Network Expansions and Upgrades (TBD)			\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000
Traffic Signal Cost Share Projects (TBD)			\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
Total Project Expenditures	\$ 1,310,885	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000
Remaining Cash Balance	<u>\$ 468,711</u>	<u>\$ 468,711</u>	<u>\$ 468,711</u>	<u>\$ 468,711</u>	<u>\$ 468,711</u>	<u>\$ 468,711</u>

<u>Annual Water Main Replacement Program</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>	<u>Projected 2028</u>	<u>Projected 2029</u>	<u>Projected 2030</u>
Beginning Cash Balance	\$ 1,775,835	\$ 2,332,073	\$ 1,407,073	\$ 1,182,073	\$ 1,007,073	\$ 932,073
<u>Transfers In</u>						
Water Fund	\$ 725,000	\$ 900,000	\$ 1,100,000	\$ 1,200,000	\$ 1,300,000	\$ 1,375,000
SE Magazine Ground Storage Tank Repaint	\$ 425,333					
Saylorville Feeder Main Purchase Capacity	\$ 850					
SE Delaware Ground Storage Tank Repaint	\$ 72,590					
Total Transfers In	\$ 1,223,772	\$ 900,000	\$ 1,100,000	\$ 1,200,000	\$ 1,300,000	\$ 1,375,000
<u>Project Expenditures</u>						
Water Main Oversizing	\$ 99,663	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
NW Northlawn Area Utility Improvements	\$ 420,805					
Westlawn Place Area Utility Improvements	\$ 147,067	\$ 1,725,000	\$ 1,225,000	\$ 1,275,000	\$ 1,275,000	\$ 1,275,000
Total Project Expenditures	\$ 667,534	\$ 1,825,000	\$ 1,325,000	\$ 1,375,000	\$ 1,375,000	\$ 1,375,000
Remaining Cash Balance	<u>\$ 2,332,073</u>	<u>\$ 1,407,073</u>	<u>\$ 1,182,073</u>	<u>\$ 1,007,073</u>	<u>\$ 932,073</u>	<u>\$ 932,073</u>

2026-2030 Capital Improvement Program
Overall Project Listing with 10-Year High Priority Projects

Proposed Projects								
	Project No.	2026	2027	2028	2029	2030	High Priority Projects	Project Cost
ANNUAL PROGRAMS								
Annual Park Development Program	PRK-00-002	\$ 870,000	\$ 920,000	\$ 1,650,000	\$ 900,000	\$ 1,650,000	\$ 6,375,000	\$ 12,365,000
Annual Sidewalk/Trail Construction Program	SDW-00-001	600,000	700,000	600,000	600,000	600,000	3,000,000	6,100,000
Annual Sanitary Sewer Replacement Program	SNS-00-001	2,500,000	1,830,000	2,030,000	1,880,000	2,030,000	13,500,000	23,770,000
Annual Storm Water Replacement Program	STM-00-001	2,275,000	1,825,000	1,925,000	1,975,000	2,025,000	10,875,000	20,900,000
Annual PCC Street Patching Program	STR-00-001	2,725,000	2,275,000	2,375,000	2,425,000	2,475,000	13,125,000	25,400,000
Annual Asphalt Street Resurfacing Program	STR-00-002	950,000	500,000	500,000	500,000	500,000	2,500,000	5,450,000
Annual Pavement Preservation Program	STR-00-003	850,000	850,000	900,000	950,000	1,000,000	5,750,000	10,300,000
Annual Street Replacement Program	STR-00-004	3,690,000	2,025,000	1,725,000	2,000,000	2,000,000	11,500,000	22,940,000
Annual Traffic Signal Improvement Program	TRF-00-001	1,690,000	1,690,000	1,690,000	1,690,000	1,690,000	8,450,000	16,900,000
Annual Water Main Replacement Program	WTM-00-001	1,825,000	1,325,000	1,375,000	1,375,000	1,375,000	8,500,000	15,775,000
BUILDINGS								
Public Works Satellite Salt Storage Facility	BLD-21-002	1,100,000	-	-	-	-	-	1,100,000
Public Works Maintenance Facility Expansion	BLD-24-003	300,000	700,000	18,259,000	6,625,000	-	-	25,884,000
City Facility Parking Lot Improvements	BLD-25-001	150,000	150,000	-	-	-	-	300,000
Police Headquarters Remodel	BLD-26-001	-	-	-	260,000	6,356,000	-	6,616,000
Fire Station No. 1 Tile Improvements	BLD-26-002	28,000	-	-	-	-	-	28,000
Ankeny Kirkendall Public Library Tile Improvements	BLD-26-003	50,000	-	-	-	-	-	50,000
City Hall and Public Services Building Expansion	Buildings	-	-	-	-	-	13,849,000	13,849,000
Fire Station No. 5	Buildings	-	-	-	-	-	10,838,000	10,838,000
BRIDGES								
SE Frisk Drive RCB Culvert for Four Mile Creek	BRG-20-001	-	50,000	350,000	-	-	-	400,000
NE 18th Street Bridge over Interstate 35	BRG-22-002	700,000	700,000	2,525,000	6,300,000	6,475,000	-	16,700,000
NE Spectrum Drive RCB Culvert for Otter Creek	BRG-22-004	110,000	1,390,000	-	-	-	-	1,500,000
SE Four Mile Drive RCB Culvert for Four Mile Creek	BRG-25-001	-	-	80,000	575,000	-	-	655,000
NE 72nd Street Bridge Rehabilitation	BRG-26-001	50,000	350,000	-	-	-	-	400,000
OPERATING/CONSTRUCTION EQUIPMENT								
Ladder Truck Replacement	OEC-23-001	-	-	-	2,530,000	-	-	2,530,000
Fire Engine Replacement	OEC	-	-	-	-	-	1,600,000	1,600,000

2026-2030 Capital Improvement Program Overall Project Listing with 10-Year High Priority Projects								
Proposed Projects								
	Project No.	2026	2027	2028	2029	2030	High Priority Projects	Project Cost
Self-Contained Breathing Apparatus (SCBA) Replacement	OEC	-	-	-	-	-	1,000,000	1,000,000
PARKS								
Hawkeye Park Sports Complex Tennis Courts Reconstruction	PRK-18-003	925,000	-	-	-	-	-	925,000
High Trestle Trail Experience Park	PRK-22-005	210,000	800,000	-	1,000,000	-	1,872,000	3,882,000
Sunrise Park Parking Lot Reconstruction	PRK-24-001	200,000	-	-	-	-	-	200,000
Prairie Ridge Sports Complex North Parking Lot Overlay	PRK-24-002	-	-	1,830,000	-	-	-	1,830,000
Prairie Ridge Sports Complex East Parking Lot Overlay	PRK-24-003	-	-	-	-	1,680,000	-	1,680,000
Prairie Ridge Sports Complex Softball Safety Netting	PRK-25-001	-	-	540,000	-	-	-	540,000
Prairie Ridge Sports Complex Baseball Infield Reconstruction	PRK-25-003	587,000	-	-	-	-	-	587,000
High Trestle Trail Underpass Lighting	PRK-26-001	60,000	-	-	-	-	-	60,000
Mini-Pitch Soccer System	PRK-22-001	-	-	-	-	-	225,000	225,000
Prairie Ridge Sports Complex Soccer Field Lighting	PRK-25-002	-	-	-	-	-	325,000	325,000
Prairie Ridge Sports Complex South Parking Lot	PRK-26-002	-	-	-	-	-	570,000	570,000
Chautauqua and Promenade Park Development	Parks	-	-	-	-	-	6,600,000	6,600,000
Heritage Park Redevelopment	Parks	-	-	-	-	-	700,000	700,000
SIDEWALKS/TRAILS								
Trestle Point High Trestle Trail Connection	SDW-25-001	-	-	150,000	-	-	-	150,000
Clover Ridge Trail	SDW-21-002	-	-	-	-	-	160,000	160,000
Four Mile Creek Trail - NE 47th Street to NE 54th Street	Sidewalks/Trails	-	-	-	-	-	775,000	775,000
NE Frisk Drive Sidewalk Connection	Sidewalks/Trails	-	-	-	-	-	900,000	900,000
SE Delaware Avenue Retaining Wall Replacement	Sidewalks/Trails	-	-	-	-	-	700,000	700,000
SW Ankeny Road Sidewalk Improvements	Sidewalks/Trails	-	-	-	-	-	830,000	830,000
SANITARY SEWERS								
Otter Creek Trunk Sewer - Phase 4	SNS-12-001	1,700,000	-	-	-	-	-	1,700,000
Trestle Ridge Trunk Sewer Cost Share	SNS-22-001	325,000	425,000	-	-	-	-	750,000
Clover Ridge Trunk Sewer Extension	SNS-22-003	-	-	-	105,000	920,000	-	1,025,000
SW Irvinedale Drive Sanitary Sewer Replacement	SNS-23-002	-	117,000	-	-	-	-	117,000
Deer Creek Trunk Sewer Extension - Phase 1	SNS-23-003	1,845,000	-	-	-	-	-	1,845,000
Sanitary Sewer Dead-End Elimination	SNS-25-001	-	-	750,000	-	-	-	750,000

2026-2030 Capital Improvement Program Overall Project Listing with 10-Year High Priority Projects								
Proposed Projects								
	Project No.	2026	2027	2028	2029	2030	High Priority Projects	Project Cost
Deer Creek Trunk Sewer Extension - Phase 2	SNS-25-002	250,000	2,950,000	-	-	-	-	3,200,000
Highland Estates Sanitary Sewer Replacement	Sanitary Sewers	-	-	-	-	-	1,700,000	1,700,000
John Deere Lift Station Replacement	Sanitary Sewers	-	-	-	-	-	1,200,000	1,200,000
Saylor Creek Lift Station Improvements	Sanitary Sewers	-	-	-	-	-	750,000	750,000
Southern Interceptor Trunk Sewer CIPP Lining	Sanitary Sewers	-	-	-	-	-	7,000,000	7,000,000
STORM WATER								
Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	STM-20-001	950,000	-	-	-	-	-	950,000
SE 3rd Street Area Collection Storm Sewer Improvements	STM-21-001	200,000	1,450,000	1,360,000	-	-	-	3,010,000
Diamond Hills Greenway Stream Stabilization	STM-22-002	-	100,000	70,000	2,080,000	-	-	2,250,000
Four Mile Creek Channel Stabilization - East 1st Street	STM-22-003	-	-	150,000	125,000	1,225,000	-	1,500,000
Four Mile Creek Channel Stabilization - NE 36th Street to NE 47th Street	STM-22-004	900,000	-	-	-	-	-	900,000
Saylor Creek Tributary Channel Improvements	STM-22-005	330,000	220,000	1,825,000	1,825,000	-	-	4,200,000
Four Mile Creek Channel Stabilization - Heritage Park	STM-23-001	304,000	-	-	-	-	-	304,000
NW 17th Street Storm Sewer and Pavement Improvements	STM-24-001	1,000,000	-	-	-	-	-	1,000,000
SW Des Moines Street Utility Improvements	STM-24-002	705,000	-	-	-	-	-	705,000
SE Four Mile Drive Culvert Repair	STM-26-001	125,000	-	-	-	-	-	125,000
SW Linden Street Storm Sewer Improvements	STM-26-002	-	200,000	1,675,000	-	-	-	1,875,000
STREETS								
SW Oralabor Road Intersection Improvements	STR-16-003	1,000,000	8,000,000	6,250,000	-	-	-	15,250,000
NW 18th Street Extension - NW Spruce Drive to Iowa Highway 415	STR-18-004	-	-	-	300,000	750,000	9,300,000	10,350,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005	475,000	1,125,000	5,800,000	6,050,000	-	-	13,450,000
West 1st Street Widening and Improvements - Phase 2	STR-22-003	4,070,000	4,735,000	-	-	-	-	8,805,000
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	STR-22-004	650,000	6,470,000	100,000	-	-	-	7,220,000
North Ankeny Boulevard Improvements - 1st Street to 11th Street	STR-23-001	1,315,000	-	-	-	-	-	1,315,000
NE Delaware Avenue Reconstruction - Four Mile Creek to NE 36th Street	STR-23-002	-	-	-	250,000	750,000	8,400,000	9,400,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	STR-23-005	2,300,000	1,725,000	325,000	-	-	-	4,350,000
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	STR-24-001	-	145,000	3,410,000	-	-	-	3,555,000
SE Creekview Drive Extension	STR-24-003	1,462,000	-	-	-	-	-	1,462,000
Interstate 35 and NE 36th Street Interchange Improvements	STR-25-001	550,000	4,450,000	-	-	-	-	5,000,000

2026-2030 Capital Improvement Program Overall Project Listing with 10-Year High Priority Projects								
Proposed Projects								
	Project No.	2026	2027	2028	2029	2030	High Priority Projects	Project Cost
SE Delaware Avenue Capacity Improvements	STR-25-002	-	100,000	300,000	425,000	2,750,000	1,650,000	5,225,000
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	STR-25-003	-	-	400,000	750,000	3,525,000	3,525,000	8,200,000
Local Public Streets Enhanced Pavement Design Standards	STR-25-004	1,500,000	1,500,000	1,500,000	-	-	-	4,500,000
NW Irvinedale Drive Reconstruction - NW 9th Street to NW 18th Street	STR-26-001	-	-	-	-	550,000	10,700,000	11,250,000
SW 4th Street Reconstruction and Uptown Parking Improvements	STR-26-002	150,000	1,150,000	-	-	-	-	1,300,000
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	STR-26-003	400,000	500,000	9,100,000	-	-	-	10,000,000
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	STR-26-004	-	450,000	550,000	5,500,000	5,500,000	-	12,000,000
East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive	STR-26-005	-	-	-	450,000	550,000	11,000,000	12,000,000
East 1st Street Reconstruction - NE Four Mile Drive to NE 38th Street	STR-26-006	-	-	-	-	-	12,000,000	12,000,000
NE Four Mile Drive Improvements - NE 18th Street to NE 36th Street	Streets	-	-	-	-	-	16,950,000	16,950,000
NW 18th Street Reconstruction - NW Weigel Drive to NW State Street	Streets	-	-	-	-	-	18,775,000	18,775,000
NW Irvinedale Drive Reconstruction - NW 18th Street to NW 36th Street	Streets	-	-	-	-	-	19,000,000	19,000,000
NW State Street Extension - NW 36th Street to NW Abilene Road	Streets	-	-	-	-	-	11,925,000	11,925,000
SE Four Mile Drive Connector at East 1st Street	Streets	-	-	-	-	-	6,350,000	6,350,000
SE Oralabor Road and NE Berwick Drive Intersection Improvements	Streets	-	-	-	-	-	900,000	900,000
SE Oralabor Road and SE Creekview Drive Intersection Improvements	Streets	-	-	-	-	-	3,500,000	3,500,000
South Ankeny Boulevard Improvements - SW Ordnanace Road to SE Peterson Drive	Streets	-	-	-	-	-	11,500,000	11,500,000
TRAFFIC								
Fiber Optic Network Upgrade	TRF-23-001	470,000	-	-	-	-	-	470,000
SW Magazine Road Intersection Improvements	TRF-25-002	280,000	1,330,000	-	-	-	-	1,610,000
Adaptive Traffic Signal Control Systems	TRF-25-003	50,000	50,000	500,000	-	-	-	600,000
SE Four Mile Drive Corridor Traffic Study	TRF-25-004	-	-	-	175,000	-	-	175,000
SE Delaware Avenue Corridor Traffic Study	TRF-26-001	-	-	-	-	200,000	-	200,000
Corridor Traffic Studies	Traffic	-	-	-	-	-	1,100,000	1,100,000
Interstate 35 and SE Oralabor Road Interchange Traffic Study	Traffic	-	-	-	-	-	125,000	125,000
Traffic Signal Development Agreements	Traffic	-	-	-	-	-	2,250,000	2,250,000
WATER								
SW Linden Street and SW Sharmin Drive Water Main Improvements	WTM-24-001	-	70,000	655,000	-	-	-	725,000
SW Oralabor Road Transmission Main	WTM-25-001	-	-	-	409,000	2,670,500	2,670,500	5,750,000

2026-2030 Capital Improvement Program
Overall Project Listing with 10-Year High Priority Projects

Proposed Projects								
	Project No.	2026	2027	2028	2029	2030	High Priority Projects	Project Cost
NW Irvinedale Drive and NW 36th Street Water Main Loop	WTM-26-001	-	-	20,000	230,000	-	-	250,000
NW State Street Water Main Improvements	WTM-26-002	-	-	-	80,000	410,000	410,000	900,000
North Ankeny Boulevard and NE 72nd Street Water Main Loop	WTM-26-003	-	-	-	-	273,000	2,177,000	2,450,000
SW Irvinedale Elevated Storage Tank Repaint	WTT-23-001	-	92,000	1,195,000	-	-	-	1,287,000
Elevated Water Storage Tower No. 4	WTT-24-001	5,200,000	5,180,000	-	-	-	-	10,380,000
Aquifer Storage and Recovery Well No. 2 Rehabilitation	WTT-25-001	-	-	200,000	2,200,000	-	-	2,400,000
SCADA System Upgrade	WTT-25-002	240,000	-	-	-	-	-	240,000
South Ankeny Boulevard Water Main - SE Peterson Drive to SW Ordnance Road	Water	-	-	-	-	-	1,375,000	1,375,000
SE Transmission Main	Water	-	-	-	-	-	23,840,000	23,840,000
	Year Totals	\$ 51,191,000	\$ 60,614,000	\$ 74,639,000	\$ 52,539,000	\$ 49,929,500	\$ 314,591,500	\$ 603,504,000

Section 2

City of Ankeny, Iowa
Financial Planning for Capital Projects
Projection of Tax Levies & Tax Rate Impact

Debt Service Levy Impact	
Tax Impact for FY 26-27:	\$0.00
Tax Impact for FY 27-28:	\$0.00
Tax Impact for FY 28-29:	\$0.05
Tax Impact for FY 29-30:	\$0.05

								Total Resources	Par Proceeds	\$14,775,000	\$21,030,000	\$33,135,000	\$23,670,000	\$31,185,000	\$25,290,000				Total Uses	Surplus/ (Deficit)	Ending Cash/Fund Balance
									Existing GO Debt	2026 CIP-Taxes	2027 CIP-Taxes	2028 CIP-Taxes	2029 CIP-Taxes	2030 CIP-Taxes	Future GO Bonds	Bond Fees	Other Uses				
Fiscal Year	Total Tax Valuation	Growth	Taxes Levied	Debt Levy	Utility/ TIF Abatement	Misc Income	Property Tax Backfill														
2020 - 2021	4,177,177,183	8.7%	13,575,825	\$3.2500	9,326,128	131,197	335,718	23,368,868	23,334,941							6,842	(135,238)	23,206,545	162,323	1,668,957	
2021 - 2022	4,456,458,887	6.7%	14,260,668	\$3.2000	8,824,235	3,242	342,757	23,430,902	23,356,250							6,400	(98,317)	23,264,334	166,569	1,835,526	
2022 - 2023	4,827,690,725	8.3%	14,724,457	\$3.0500	9,158,442	100,122	276,946	24,259,967	24,199,486							6,000	(971)	24,204,515	55,452	1,890,978	
2023 - 2024	5,049,775,865	4.6%	15,149,328	\$3.0000	9,525,673	273,368	304,402	25,252,771	25,020,307							6,600	31,600	25,058,507	194,264	2,085,242	
2024 - 2025	5,724,677,117	13.4%	17,174,031	\$3.0000	8,442,055	230,757	238,074	26,084,918	26,076,854							6,700	17,759	26,101,313	(16,395)	2,068,847	
2025 - 2026	6,046,745,965	5.6%	18,140,237	\$3.0000	8,529,260	231,000	158,797	27,059,294	27,051,353							6,800		27,058,153	1,141	2,069,988	
2026 - 2027	6,525,792,193	7.9%	19,577,376	\$3.0000	8,008,113	200,000	91,653	27,877,141	22,314,381	5,554,906						6,900		27,876,188	954	2,070,941	
2027 - 2028	6,703,343,313	2.7%	20,110,029	\$3.0000	6,845,244	200,000	91,653	27,246,926	19,883,650	3,553,250	3,836,289					7,000		27,280,189	(33,263)	2,037,678	
2028 - 2029	6,860,188,265	2.3%	20,923,574	\$3.0500	4,549,894	200,000	91,653	25,765,121	12,028,025	2,505,500	4,179,800	7,052,612				6,000		25,771,937	(6,816)	2,030,862	
2029 - 2030	7,167,924,062	4.5%	22,220,565	\$3.1000	2,218,944	200,000	91,653	24,731,161	7,468,425	2,492,500	2,680,450	3,435,600	8,682,699			6,000		24,765,674	(34,512)	1,996,350	
2030 - 2031	7,335,450,598	2.3%	23,106,669	\$3.1500	1,836,694	200,000	91,653	25,235,016	6,657,325	489,750	3,128,975	3,261,100	4,811,500	6,909,468		6,000		25,264,118	(29,102)	1,967,248	
2031 - 2032	7,555,514,116	3.0%	24,177,645	\$3.2000	1,619,313	200,000	91,653	26,088,611	5,977,263	491,500	4,827,250	3,305,450	1,681,175	6,345,275	3,407,541	6,000		26,041,454	47,157	2,014,405	
2032 - 2033	7,782,179,539	3.0%	25,292,084	\$3.2500	1,265,063	200,000	91,653	26,848,799	4,890,063	492,250	954,875	2,956,825	5,126,175	5,644,950	6,693,216	6,000		26,764,354	84,445	2,098,850	
2033 - 2034	8,015,644,925	3.0%	26,451,628	\$3.3000	1,208,719	200,000	91,653	27,952,000	3,634,219	492,000	1,087,700	4,796,400	3,003,675	4,648,275	10,203,616	6,000		27,871,885	80,115	2,178,965	
2034 - 2035	8,256,114,273	3.0%	27,657,983	\$3.3500	1,058,419	200,000	91,653	29,008,055	2,559,919	490,750	2,551,450	4,794,550	999,300	4,047,850	13,545,316	6,000		28,995,135	12,920	2,191,885	

Debt Limit Projection

Based on Constitutional Limit:
5% of Assessed Valuation

Outstanding Debt

Issue Date	Maturity Date	Outstanding Debt
12/22/14	06/01/28	\$ 6,390,000
03/31/16	06/01/28	1,020,000
05/25/16	06/01/26	925,000
05/31/17	06/01/27	1,865,000
05/30/18	06/01/28	5,060,000
05/28/19	06/01/29	8,190,000
06/09/20	06/01/30	5,285,000
06/09/21	06/01/31	10,285,000
05/25/22	06/01/37	19,970,000
06/21/23	06/01/33	8,160,000
06/20/24	06/01/34	11,485,000
06/18/25	06/01/35	19,010,000
Rebate & Lease Agreements		5,056,657
Total Outstanding Debt		\$ 102,701,657

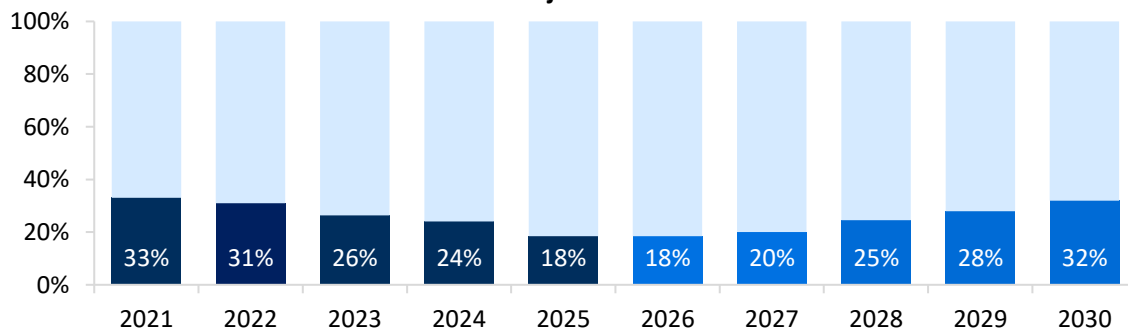
Projected Debt

Bond Year	Debt Addition	Debt Reduction	Change in Rebates	Net Change	Projected Outstanding Debt
2026	\$ 21,910,000	\$ 22,690,000	\$ -	\$ (780,000)	\$ 101,921,657
2027	42,440,000	18,950,000	(1,619,445)	21,870,555	123,792,212
2028	50,730,000	17,365,000	(973,114)	32,391,886	156,184,098
2029	38,095,000	10,280,000	(447,635)	27,367,365	183,551,463
2030	38,980,000	6,205,000	(346,864)	32,428,136	215,979,599

Calculation of Legal Debt Limit

FY	Assessed Value	Debt Limit Value (5%)	Projected Outstanding Debt	Unused Debt Limit	% of Debt Limit Used
2026	11,018,599,053	\$ 550,929,953	\$ 101,921,657	\$ 449,008,296	18%
2027	12,368,997,669	618,449,883	123,792,212	494,657,671	20%
2028	12,737,600,694	636,880,035	156,184,098	480,695,936	25%
2029	13,117,261,809	655,863,090	183,551,463	472,311,627	28%
2030	13,508,312,758	675,415,638	215,979,599	459,436,039	32%

Historical and Projected Use of Debt Limit



Section 3

2026 through 2030
Capital Improvement Program
City of Ankeny
Category Summary

Category	2026	2027	2028	2029	2030	Total
Bridge/Box Culvert	860,000	2,490,000	2,955,000	6,875,000	6,475,000	19,655,000
Municipal Buildings	1,628,000	850,000	18,259,000	6,885,000	6,356,000	33,978,000
Operating/Construction Equipment				2,530,000		2,530,000
Park Facilities	2,852,000	1,720,000	4,020,000	1,900,000	3,330,000	13,822,000
Sanitary Sewers	6,620,000	5,322,000	2,780,000	1,985,000	2,950,000	19,657,000
Sidewalks/Trails	600,000	700,000	750,000	600,000	600,000	3,250,000
Storm Water	6,789,000	3,795,000	7,005,000	6,005,000	3,250,000	26,844,000
Streets	22,087,000	36,000,000	33,235,000	19,600,000	20,350,000	131,272,000
Traffic Control	2,490,000	3,070,000	2,190,000	1,865,000	1,890,000	11,505,000
Water Mains	1,825,000	1,395,000	2,050,000	2,094,000	4,728,500	12,092,500
Water Towers/Storage	5,440,000	5,272,000	1,395,000	2,200,000		14,307,000
GRAND TOTAL	51,191,000	60,614,000	74,639,000	52,539,000	49,929,500	288,912,500

2026 through 2030
Capital Improvement Program
City of Ankeny
Projects By Category

Category	Project #	2026	2027	2028	2029	2030	Total
Bridge/Box Culvert							
SE Frisk Drive RCB Culvert for Four Mile Creek	BRG-20-001		50,000	350,000			400,000
NE 18th Street Bridge over Interstate 35	BRG-22-002	700,000	700,000	2,525,000	6,300,000	6,475,000	16,700,000
NE Spectrum Drive RCB Culvert for Otter Creek	BRG-22-004	110,000	1,390,000				1,500,000
SE Four Mile Drive RCB Culvert for Four Mile Creek	BRG-25-001			80,000	575,000		655,000
NE 72nd Street Bridge Rehabilitation	BRG-26-001	50,000	350,000				400,000
Bridge/Box Culvert Total		860,000	2,490,000	2,955,000	6,875,000	6,475,000	19,655,000

Municipal Buildings

Public Works Satellite Salt Storage Facility	BLD-21-002	1,100,000					1,100,000
Public Works Maintenance Facility Expansion	BLD-24-003	300,000	700,000	18,259,000	6,625,000		25,884,000
City Facility Parking Lot Improvements	BLD-25-001	150,000	150,000				300,000
Police Headquarters Remodel	BLD-26-001				260,000	6,356,000	6,616,000
Fire Station No. 1 Tile Improvements	BLD-26-002	28,000					28,000
Ankeny Kirkendall Public Library Tile Improvements	BLD-26-003	50,000					50,000
Municipal Buildings Total		1,628,000	850,000	18,259,000	6,885,000	6,356,000	33,978,000

Operating/Construction Equipment

Ladder Truck Replacement	OEC 23-001				2,530,000		2,530,000
Operating/Construction Equipment Total		0	0	0	2,530,000	0	2,530,000

Park Facilities

Annual Park Development Program	PRK-00-002	870,000	920,000	1,650,000	900,000	1,650,000	5,990,000
Hawkeye Park Sports Complex Tennis Courts Reconstruction	PRK-18-003	925,000					925,000
High Trestle Trail Experience Park	PRK-22-005	210,000	800,000		1,000,000		2,010,000
Sunrise Park Parking Lot Reconstruction	PRK-24-001	200,000					200,000
Prairie Ridge Sports Complex North Parking Lot Overlay	PRK-24-002			1,830,000			1,830,000
Prairie Ridge Sports Complex East Parking Lot Overlay	PRK-24-003					1,680,000	1,680,000
Prairie Ridge Sports Complex Softball Safety Netting	PRK-25-001			540,000			540,000
Prairie Ridge Sports Complex Baseball Infield Reconstruction	PRK-25-003	587,000					587,000
High Trestle Trail Underpass Lighting	PRK-26-001	60,000					60,000
Park Facilities Total		2,852,000	1,720,000	4,020,000	1,900,000	3,330,000	13,822,000

Category	Project #	2026	2027	2028	2029	2030	Total
Sanitary Sewers							
Annual Sanitary Sewer Replacement Program	SNS-00-001	2,500,000	1,830,000	2,030,000	1,880,000	2,030,000	10,270,000
Otter Creek Trunk Sewer - Phase 4	SNS-12-001	1,700,000					1,700,000
Trestle Ridge Trunk Sewer Cost Share	SNS-22-001	325,000	425,000				750,000
Clover Ridge Trunk Sewer Extension	SNS-22-003				105,000	920,000	1,025,000
SW Irvinedale Drive Sanitary Sewer Replacement	SNS-23-002		117,000				117,000
Deer Creek Trunk Sewer Extension - Phase 1	SNS-23-003	1,845,000					1,845,000
Sanitary Sewer Dead-End Elimination	SNS-25-001			750,000			750,000
Deer Creek Trunk Sewer Extension - Phase 2	SNS-25-002	250,000	2,950,000				3,200,000
Sanitary Sewers Total		6,620,000	5,322,000	2,780,000	1,985,000	2,950,000	19,657,000

Sidewalks/Trails

Annual Sidewalk/Trail Construction Program	SDW-00-001	600,000	700,000	600,000	600,000	600,000	3,100,000
Trestle Point High Trestle Trail Connection	SDW-25-001			150,000			150,000
Sidewalks/Trails Total		600,000	700,000	750,000	600,000	600,000	3,250,000

Storm Water

Annual Storm Water Replacement Program	STM-00-001	2,275,000	1,825,000	1,925,000	1,975,000	2,025,000	10,025,000
Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	STM-20-001	950,000					950,000
SE 3rd Street Area Collection Storm Sewer Improvements	STM-21-001	200,000	1,450,000	1,360,000			3,010,000
Diamond Hills Greenway Stream Stabilization	STM-22-002		100,000	70,000	2,080,000		2,250,000
Four Mile Creek Channel Stabilization - East 1st Street	STM-22-003			150,000	125,000	1,225,000	1,500,000
Four Mile Creek Channel Stabilization - NE 36th Street to NE 47th Street	STM-22-004	900,000					900,000
Saylor Creek Tributary Channel Improvements	STM-22-005	330,000	220,000	1,825,000	1,825,000		4,200,000
Four Mile Creek Channel Stabilization - Heritage Park	STM-23-001	304,000					304,000
NW 17th Street Storm Sewer and Pavement Improvements	STM-24-001	1,000,000					1,000,000
SW Des Moines Street Utility Improvements	STM-24-002	705,000					705,000
SE Four Mile Drive Culvert Repair	STM-26-001	125,000					125,000
SW Linden Street Storm Sewer Improvements	STM-26-002		200,000	1,675,000			1,875,000
Storm Water Total		6,789,000	3,795,000	7,005,000	6,005,000	3,250,000	26,844,000

Streets

Annual PCC Street Patching Program	STR-00-001	2,725,000	2,275,000	2,375,000	2,425,000	2,475,000	12,275,000
Annual Asphalt Street Resurfacing Program	STR-00-002	950,000	500,000	500,000	500,000	500,000	2,950,000
Annual Pavement Preservation Program	STR-00-003	850,000	850,000	900,000	950,000	1,000,000	4,550,000
Annual Street Replacement Program	STR-00-004	3,690,000	2,025,000	1,725,000	2,000,000	2,000,000	11,440,000
SW Oralabor Road Intersection Improvements	STR-16-003	1,000,000	8,000,000	6,250,000			15,250,000

Category	Project #	2026	2027	2028	2029	2030	Total
NW 18th Street Extension - NW Spruce Drive to Iowa Highway 415	STR-18-004				300,000	750,000	1,050,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005	475,000	1,125,000	5,800,000	6,050,000		13,450,000
West 1st Street Widening and Improvements - Phase 2	STR-22-003	4,070,000	4,735,000				8,805,000
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	STR-22-004	650,000	6,470,000	100,000			7,220,000
North Ankeny Boulevard Improvements - 1st Street to 11th Street	STR-23-001	1,315,000					1,315,000
NE Delaware Avenue Reconstruction - Four Mile Creek to NE 36th Street	STR-23-002				250,000	750,000	1,000,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	STR-23-005	2,300,000	1,725,000	325,000			4,350,000
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	STR-24-001		145,000	3,410,000			3,555,000
SE Creekview Drive Extension	STR-24-003	1,462,000					1,462,000
Interstate 35 and NE 36th Street Interchange Improvements	STR-25-001	550,000	4,450,000				5,000,000
SE Delaware Avenue Capacity Improvements	STR-25-002		100,000	300,000	425,000	2,750,000	3,575,000
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	STR-25-003			400,000	750,000	3,525,000	4,675,000
Local Public Streets Enhanced Pavement Design Standards	STR-25-004	1,500,000	1,500,000	1,500,000			4,500,000
NW Irvinedale Drive Reconstruction - NW 9th Street to NW 18th Street	STR-26-001					550,000	550,000
SW 4th Street Reconstruction and Uptown Parking Improvements	STR-26-002	150,000	1,150,000				1,300,000
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	STR-26-003	400,000	500,000	9,100,000			10,000,000
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	STR-26-004		450,000	550,000	5,500,000	5,500,000	12,000,000
East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive	STR-26-005				450,000	550,000	1,000,000
Streets Total		22,087,000	36,000,000	33,235,000	19,600,000	20,350,000	131,272,000

Traffic Control

Annual Traffic Signal Improvement Program	TRF-00-001	1,690,000	1,690,000	1,690,000	1,690,000	1,690,000	8,450,000
Fiber Optic Network Upgrade	TRF-23-001	470,000					470,000
SW Magazine Road Intersection Improvements	TRF-25-002	280,000	1,330,000				1,610,000
Adaptive Traffic Signal Control Systems	TRF-25-003	50,000	50,000	500,000			600,000
SE Four Mile Drive Corridor Traffic Study	TRF-25-004				175,000		175,000
SE Delaware Avenue Corridor Traffic Study	TRF-26-001					200,000	200,000
Traffic Control Total		2,490,000	3,070,000	2,190,000	1,865,000	1,890,000	11,505,000

Category	Project #	2026	2027	2028	2029	2030	Total
Water Mains							
Annual Water Main Replacement Program	WTM-00-001	1,825,000	1,325,000	1,375,000	1,375,000	1,375,000	7,275,000
SW Linden Street and SW Sharmin Drive Water Main Improvements	WTM-24-001		70,000	655,000			725,000
SW Oralabor Road Transmission Main	WTM-25-001				409,000	2,670,500	3,079,500
NW Irvinedale Drive and NW 36th Street Water Main Loop	WTM-26-001			20,000	230,000		250,000
NW State Street Water Main Improvements	WTM-26-002				80,000	410,000	490,000
North Ankeny Boulevard and NE 72nd Street Water Main Loop	WTM-26-003					273,000	273,000
Water Mains Total		1,825,000	1,395,000	2,050,000	2,094,000	4,728,500	12,092,500
Water Towers/Storage							
SW Irvinedale Elevated Storage Tank Repaint	WTT-23-001		92,000	1,195,000			1,287,000
Elevated Water Storage Tower No. 4	WTT-24-001	5,200,000	5,180,000				10,380,000
Aquifer Storage and Recovery Well No. 2 Rehabilitation	WTT-25-001			200,000	2,200,000		2,400,000
SCADA System Upgrade	WTT-25-002	240,000					240,000
Water Towers/Storage Total		5,440,000	5,272,000	1,395,000	2,200,000	0	14,307,000
GRAND TOTAL		51,191,000	60,614,000	74,639,000	52,539,000	49,929,500	288,912,500

2026 through 2030
Capital Improvement Program
City of Ankeny
Projects By Year

Project Name	Department	Project #	Project Cost
2026			
Public Works Satellite Salt Storage Facility	<i>Public Works</i>	BLD-21-002	1,100,000
Public Works Maintenance Facility Expansion	<i>Public Works</i>	BLD-24-003	300,000
City Facility Parking Lot Improvements	<i>Public Works</i>	BLD-25-001	150,000
Fire Station No. 1 Tile Improvements	<i>Parks and Recreation</i>	BLD-26-002	28,000
Ankeny Kirkendall Public Library Tile Improvements	<i>Parks and Recreation</i>	BLD-26-003	50,000
NE 18th Street Bridge over Interstate 35	<i>Public Works</i>	BRG-22-002	700,000
NE Spectrum Drive RCB Culvert for Otter Creek	<i>Public Works</i>	BRG-22-004	110,000
NE 72nd Street Bridge Rehabilitation	<i>Public Works</i>	BRG-26-001	50,000
Annual Park Development Program	<i>Parks and Recreation</i>	PRK-00-002	870,000
Hawkeye Park Sports Complex Tennis Courts Reconstruction	<i>Parks and Recreation</i>	PRK-18-003	925,000
High Trestle Trail Experience Park	<i>Parks and Recreation</i>	PRK-22-005	210,000
Sunrise Park Parking Lot Reconstruction	<i>Parks and Recreation</i>	PRK-24-001	200,000
Prairie Ridge Sports Complex Baseball Infield Reconstruction	<i>Parks and Recreation</i>	PRK-25-003	587,000
High Trestle Trail Underpass Lighting	<i>Parks and Recreation</i>	PRK-26-001	60,000
Annual Sidewalk/Trail Construction Program	<i>Public Works</i>	SDW-00-001	600,000
Annual Sanitary Sewer Replacement Program	<i>Sewer Utility</i>	SNS-00-001	2,500,000
Otter Creek Trunk Sewer - Phase 4	<i>Sewer Utility</i>	SNS-12-001	1,700,000
Trestle Ridge Trunk Sewer Cost Share	<i>Sewer Utility</i>	SNS-22-001	325,000
Deer Creek Trunk Sewer Extension - Phase 1	<i>Sewer Utility</i>	SNS-23-003	1,845,000
Deer Creek Trunk Sewer Extension - Phase 2	<i>Sewer Utility</i>	SNS-25-002	250,000
Annual Storm Water Replacement Program	<i>Storm Water Utility</i>	STM-00-001	2,275,000
Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	<i>Storm Water Utility</i>	STM-20-001	950,000
SE 3rd Street Area Collection Storm Sewer Improvements	<i>Storm Water Utility</i>	STM-21-001	200,000
Four Mile Creek Channel Stabilization - NE 36th Street to NE 47th Street	<i>Storm Water Utility</i>	STM-22-004	900,000
Saylor Creek Tributary Channel Improvements	<i>Storm Water Utility</i>	STM-22-005	330,000
Four Mile Creek Channel Stabilization - Heritage Park	<i>Storm Water Utility</i>	STM-23-001	304,000
NW 17th Street Storm Sewer and Pavement Improvements	<i>Storm Water Utility</i>	STM-24-001	1,000,000
SW Des Moines Street Utility Improvements	<i>Storm Water Utility</i>	STM-24-002	705,000
SE Four Mile Drive Culvert Repair	<i>Storm Water Utility</i>	STM-26-001	125,000
Annual PCC Street Patching Program	<i>Public Works</i>	STR-00-001	2,725,000
Annual Asphalt Street Resurfacing Program	<i>Public Works</i>	STR-00-002	950,000
Annual Pavement Preservation Program	<i>Public Works</i>	STR-00-003	850,000
Annual Street Replacement Program	<i>Public Works</i>	STR-00-004	3,690,000
SW Oralabor Road Intersection Improvements	<i>Public Works</i>	STR-16-003	1,000,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	<i>Public Works</i>	STR-21-005	475,000
West 1st Street Widening and Improvements - Phase 2	<i>Public Works</i>	STR-22-003	4,070,000
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	<i>Public Works</i>	STR-22-004	650,000
North Ankeny Boulevard Improvements - 1st Street to 11th Street	<i>Public Works</i>	STR-23-001	1,315,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	<i>Public Works</i>	STR-23-005	2,300,000

Project Name	Department	Project #	Project Cost
SE Creekview Drive Extension	Public Works	STR-24-003	1,462,000
Interstate 35 and NE 36th Street Interchange Improvements	Public Works	STR-25-001	550,000
Local Public Streets Enhanced Pavement Design Standards	Public Works	STR-25-004	1,500,000
SW 4th Street Reconstruction and Uptown Parking Improvements	Public Works	STR-26-002	150,000
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	Public Works	STR-26-003	400,000
Annual Traffic Signal Improvement Program	Public Works	TRF-00-001	1,690,000
Fiber Optic Network Upgrade	Public Works	TRF-23-001	470,000
SW Magazine Road Intersection Improvements	Public Works	TRF-25-002	280,000
Adaptive Traffic Signal Control Systems	Public Works	TRF-25-003	50,000
Annual Water Main Replacement Program	Water Utility	WTM-00-001	1,825,000
Elevated Water Storage Tower No. 4	Water Utility	WTT-24-001	5,200,000
SCADA System Upgrade	Water Utility	WTT-25-002	240,000
Total for 2026			51,191,000

2027

Public Works Maintenance Facility Expansion	Public Works	BLD-24-003	700,000
City Facility Parking Lot Improvements	Public Works	BLD-25-001	150,000
SE Frisk Drive RCB Culvert for Four Mile Creek	Public Works	BRG-20-001	50,000
NE 18th Street Bridge over Interstate 35	Public Works	BRG-22-002	700,000
NE Spectrum Drive RCB Culvert for Otter Creek	Public Works	BRG-22-004	1,390,000
NE 72nd Street Bridge Rehabilitation	Public Works	BRG-26-001	350,000
Annual Park Development Program	Parks and Recreation	PRK-00-002	920,000
High Trestle Trail Experience Park	Parks and Recreation	PRK-22-005	800,000
Annual Sidewalk/Trail Construction Program	Public Works	SDW-00-001	700,000
Annual Sanitary Sewer Replacement Program	Sewer Utility	SNS-00-001	1,830,000
Trestle Ridge Trunk Sewer Cost Share	Sewer Utility	SNS-22-001	425,000
SW Irvinedale Drive Sanitary Sewer Replacement	Sewer Utility	SNS-23-002	117,000
Deer Creek Trunk Sewer Extension - Phase 2	Sewer Utility	SNS-25-002	2,950,000
Annual Storm Water Replacement Program	Storm Water Utility	STM-00-001	1,825,000
SE 3rd Street Area Collection Storm Sewer Improvements	Storm Water Utility	STM-21-001	1,450,000
Diamond Hills Greenway Stream Stabilization	Storm Water Utility	STM-22-002	100,000
Saylor Creek Tributary Channel Improvements	Storm Water Utility	STM-22-005	220,000
SW Linden Street Storm Sewer Improvements	Storm Water Utility	STM-26-002	200,000
Annual PCC Street Patching Program	Public Works	STR-00-001	2,275,000
Annual Asphalt Street Resurfacing Program	Public Works	STR-00-002	500,000
Annual Pavement Preservation Program	Public Works	STR-00-003	850,000
Annual Street Replacement Program	Public Works	STR-00-004	2,025,000
SW Oralabor Road Intersection Improvements	Public Works	STR-16-003	8,000,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	Public Works	STR-21-005	1,125,000
West 1st Street Widening and Improvements - Phase 2	Public Works	STR-22-003	4,735,000
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	Public Works	STR-22-004	6,470,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	Public Works	STR-23-005	1,725,000
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	Public Works	STR-24-001	145,000
Interstate 35 and NE 36th Street Interchange Improvements	Public Works	STR-25-001	4,450,000
SE Delaware Avenue Capacity Improvements	Public Works	STR-25-002	100,000

Project Name	Department	Project #	Project Cost
Local Public Streets Enhanced Pavement Design Standards	Public Works	STR-25-004	1,500,000
SW 4th Street Reconstruction and Uptown Parking Improvements	Public Works	STR-26-002	1,150,000
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	Public Works	STR-26-003	500,000
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	Public Works	STR-26-004	450,000
Annual Traffic Signal Improvement Program	Public Works	TRF-00-001	1,690,000
SW Magazine Road Intersection Improvements	Public Works	TRF-25-002	1,330,000
Adaptive Traffic Signal Control Systems	Public Works	TRF-25-003	50,000
Annual Water Main Replacement Program	Water Utility	WTM-00-001	1,325,000
SW Linden Street and SW Sharmin Drive Water Main Improvements	Water Utility	WTM-24-001	70,000
SW Irvinedale Elevated Storage Tank Repaint	Water Utility	WTT-23-001	92,000
Elevated Water Storage Tower No. 4	Water Utility	WTT-24-001	5,180,000
Total for 2027			60,614,000

2028

Public Works Maintenance Facility Expansion	Public Works	BLD-24-003	18,259,000
SE Frisk Drive RCB Culvert for Four Mile Creek	Public Works	BRG-20-001	350,000
NE 18th Street Bridge over Interstate 35	Public Works	BRG-22-002	2,525,000
SE Four Mile Drive RCB Culvert for Four Mile Creek	Public Works	BRG-25-001	80,000
Annual Park Development Program	Parks and Recreation	PRK-00-002	1,650,000
Prairie Ridge Sports Complex North Parking Lot Overlay	Parks and Recreation	PRK-24-002	1,830,000
Prairie Ridge Sports Complex Softball Safety Netting	Parks and Recreation	PRK-25-001	540,000
Annual Sidewalk/Trail Construction Program	Public Works	SDW-00-001	600,000
Trestle Point High Trestle Trail Connection	Parks and Recreation	SDW-25-001	150,000
Annual Sanitary Sewer Replacement Program	Sewer Utility	SNS-00-001	2,030,000
Sanitary Sewer Dead-End Elimination	Sewer Utility	SNS-25-001	750,000
Annual Storm Water Replacement Program	Storm Water Utility	STM-00-001	1,925,000
SE 3rd Street Area Collection Storm Sewer Improvements	Storm Water Utility	STM-21-001	1,360,000
Diamond Hills Greenway Stream Stabilization	Storm Water Utility	STM-22-002	70,000
Four Mile Creek Channel Stabilization - East 1st Street	Storm Water Utility	STM-22-003	150,000
Saylor Creek Tributary Channel Improvements	Storm Water Utility	STM-22-005	1,825,000
SW Linden Street Storm Sewer Improvements	Storm Water Utility	STM-26-002	1,675,000
Annual PCC Street Patching Program	Public Works	STR-00-001	2,375,000
Annual Asphalt Street Resurfacing Program	Public Works	STR-00-002	500,000
Annual Pavement Preservation Program	Public Works	STR-00-003	900,000
Annual Street Replacement Program	Public Works	STR-00-004	1,725,000
SW Oralabor Road Intersection Improvements	Public Works	STR-16-003	6,250,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	Public Works	STR-21-005	5,800,000
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	Public Works	STR-22-004	100,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	Public Works	STR-23-005	325,000
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	Public Works	STR-24-001	3,410,000
SE Delaware Avenue Capacity Improvements	Public Works	STR-25-002	300,000
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	Public Works	STR-25-003	400,000
Local Public Streets Enhanced Pavement Design Standards	Public Works	STR-25-004	1,500,000

Project Name	Department	Project #	Project Cost
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	Public Works	STR-26-003	9,100,000
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	Public Works	STR-26-004	550,000
Annual Traffic Signal Improvement Program	Public Works	TRF-00-001	1,690,000
Adaptive Traffic Signal Control Systems	Public Works	TRF-25-003	500,000
Annual Water Main Replacement Program	Water Utility	WTM-00-001	1,375,000
SW Linden Street and SW Sharmin Drive Water Main Improvements	Water Utility	WTM-24-001	655,000
NW Irvinedale Drive and NW 36th Street Water Main Loop	Water Utility	WTM-26-001	20,000
SW Irvinedale Elevated Storage Tank Repaint	Water Utility	WTT-23-001	1,195,000
Aquifer Storage and Recovery Well No. 2 Rehabilitation	Water Utility	WTT-25-001	200,000
Total for 2028			74,639,000

2029

Public Works Maintenance Facility Expansion	Public Works	BLD-24-003	6,625,000
Police Headquarters Remodel	Police	BLD-26-001	260,000
NE 18th Street Bridge over Interstate 35	Public Works	BRG-22-002	6,300,000
SE Four Mile Drive RCB Culvert for Four Mile Creek	Public Works	BRG-25-001	575,000
Ladder Truck Replacement	Fire	OEC 23-001	2,530,000
Annual Park Development Program	Parks and Recreation	PRK-00-002	900,000
High Trestle Trail Experience Park	Parks and Recreation	PRK-22-005	1,000,000
Annual Sidewalk/Trail Construction Program	Public Works	SDW-00-001	600,000
Annual Sanitary Sewer Replacement Program	Sewer Utility	SNS-00-001	1,880,000
Clover Ridge Trunk Sewer Extension	Sewer Utility	SNS-22-003	105,000
Annual Storm Water Replacement Program	Storm Water Utility	STM-00-001	1,975,000
Diamond Hills Greenway Stream Stabilization	Storm Water Utility	STM-22-002	2,080,000
Four Mile Creek Channel Stabilization - East 1st Street	Storm Water Utility	STM-22-003	125,000
Saylor Creek Tributary Channel Improvements	Storm Water Utility	STM-22-005	1,825,000
Annual PCC Street Patching Program	Public Works	STR-00-001	2,425,000
Annual Asphalt Street Resurfacing Program	Public Works	STR-00-002	500,000
Annual Pavement Preservation Program	Public Works	STR-00-003	950,000
Annual Street Replacement Program	Public Works	STR-00-004	2,000,000
NW 18th Street Extension - NW Spruce Drive to Iowa Highway 415	Public Works	STR-18-004	300,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	Public Works	STR-21-005	6,050,000
NE Delaware Avenue Reconstruction - Four Mile Creek to NE 36th Street	Public Works	STR-23-002	250,000
SE Delaware Avenue Capacity Improvements	Public Works	STR-25-002	425,000
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	Public Works	STR-25-003	750,000
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	Public Works	STR-26-004	5,500,000
East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive	Public Works	STR-26-005	450,000
Annual Traffic Signal Improvement Program	Public Works	TRF-00-001	1,690,000
SE Four Mile Drive Corridor Traffic Study	Public Works	TRF-25-004	175,000
Annual Water Main Replacement Program	Water Utility	WTM-00-001	1,375,000
SW Oralabor Road Transmission Main	Water Utility	WTM-25-001	409,000
NW Irvinedale Drive and NW 36th Street Water Main Loop	Water Utility	WTM-26-001	230,000
NW State Street Water Main Improvements	Water Utility	WTM-26-002	80,000
Aquifer Storage and Recovery Well No. 2 Rehabilitation	Water Utility	WTT-25-001	2,200,000

Project Name	Department	Project #	Project Cost
		Total for 2029	52,539,000
2030			
Police Headquarters Remodel	Police	BLD-26-001	6,356,000
NE 18th Street Bridge over Interstate 35	Public Works	BRG-22-002	6,475,000
Annual Park Development Program	Parks and Recreation	PRK-00-002	1,650,000
Prairie Ridge Sports Complex East Parking Lot Overlay	Parks and Recreation	PRK-24-003	1,680,000
Annual Sidewalk/Trail Construction Program	Public Works	SDW-00-001	600,000
Annual Sanitary Sewer Replacement Program	Sewer Utility	SNS-00-001	2,030,000
Clover Ridge Trunk Sewer Extension	Sewer Utility	SNS-22-003	920,000
Annual Storm Water Replacement Program	Storm Water Utility	STM-00-001	2,025,000
Four Mile Creek Channel Stabilization - East 1st Street	Storm Water Utility	STM-22-003	1,225,000
Annual PCC Street Patching Program	Public Works	STR-00-001	2,475,000
Annual Asphalt Street Resurfacing Program	Public Works	STR-00-002	500,000
Annual Pavement Preservation Program	Public Works	STR-00-003	1,000,000
Annual Street Replacement Program	Public Works	STR-00-004	2,000,000
NW 18th Street Extension - NW Spruce Drive to Iowa Highway 415	Public Works	STR-18-004	750,000
NE Delaware Avenue Reconstruction - Four Mile Creek to NE 36th Street	Public Works	STR-23-002	750,000
SE Delaware Avenue Capacity Improvements	Public Works	STR-25-002	2,750,000
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	Public Works	STR-25-003	3,525,000
NW Irvinedale Drive Reconstruction - NW 9th Street to NW 18th Street	Public Works	STR-26-001	550,000
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	Public Works	STR-26-004	5,500,000
East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive	Public Works	STR-26-005	550,000
Annual Traffic Signal Improvement Program	Public Works	TRF-00-001	1,690,000
SE Delaware Avenue Corridor Traffic Study	Public Works	TRF-26-001	200,000
Annual Water Main Replacement Program	Water Utility	WTM-00-001	1,375,000
SW Oralabor Road Transmission Main	Water Utility	WTM-25-001	2,670,500
NW State Street Water Main Improvements	Water Utility	WTM-26-002	410,000
North Ankeny Boulevard and NE 72nd Street Water Main Loop	Water Utility	WTM-26-003	273,000
		Total for 2030	49,929,500
		GRAND TOTAL	288,912,500

2026 through 2030
Capital Improvement Program
City of Ankeny
Funding Source Summary

Source	2026	2027	2028	2029	2030	Total
Capital Project Fund	6,660,500	830,000	505,000	75,000		8,070,500
Capital Reserve Fund	450,000	850,000	2,000,000			3,300,000
County Contributions	100,000					100,000
FHWA/IDOT Grants	769,935	900,000	1,200,000	100,000	250,000	3,219,935
G.O. Bonds	14,577,455	20,740,000	25,445,000	19,980,000	24,453,000	105,195,455
G.O. Bonds - Referendum			7,248,159	3,355,558	6,356,000	16,959,717
G.O. Bonds - Storm Water Abated	2,519,500	1,870,000	5,080,000	3,930,000	1,225,000	14,624,500
G.O. Bonds - TIF Abated	4,511,000	19,233,500	12,275,000	10,280,000	6,475,000	52,774,500
Hotel/Motel Tax Fund	1,074,500	400,000	490,000	500,000		2,464,500
MPO/STBG Grants	1,500,000	1,346,500	1,500,000	1,970,000	1,125,000	7,441,500
Other Grants	45,000	400,000		500,000		945,000
Park Dedication Fund	100,000	100,000	100,000	100,000	100,000	500,000
Private Contributions	783,110	160,000	50,000		42,000	1,035,110
Road Use Tax Fund	1,300,000	200,000	200,000	200,000	200,000	2,100,000
Sewer Fund	6,530,000	4,717,000	8,383,702	4,237,947	2,950,000	26,818,649
Special Assessments	400,000	500,000	1,890,000			2,790,000
Storm Water Fund	2,175,000	1,825,000	1,925,000	1,975,000	2,025,000	9,925,000
Water Fund	920,000	1,100,000	1,200,000	1,300,000	1,375,000	5,895,000
Water Revenue Bonds	6,775,000	5,442,000	5,147,139	4,035,495	3,353,500	24,753,134
GRAND TOTAL	51,191,000	60,614,000	74,639,000	52,539,000	49,929,500	288,912,500

2026 through 2030
Capital Improvement Program
City of Ankeny
Projects By Funding Source

Source	Project #	2026	2027	2028	2029	2030	Total
Capital Project Fund							
Fire Station No. 1 Tile Improvements	BLD-26-002	28,000					28,000
Ankeny Kirkendall Public Library Tile Improvements	BLD-26-003	50,000					50,000
High Trestle Trail Experience Park	PRK-22-005	100,000					100,000
Sunrise Park Parking Lot Reconstruction	PRK-24-001	150,000					150,000
Annual Sanitary Sewer Replacement Program	SNS-00-001	1,200,000	330,000	330,000			1,860,000
Trestle Ridge Trunk Sewer Cost Share	SNS-22-001	325,000	275,000				600,000
Annual Storm Water Replacement Program	STM-00-001	100,000					100,000
Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	STM-20-001	536,500					536,500
Four Mile Creek Channel Stabilization - NE 36th Street to NE 47th Street	STM-22-004	439,000					439,000
Four Mile Creek Channel Stabilization - Heritage Park	STM-23-001	138,000					138,000
Annual Street Replacement Program	STR-00-004	1,625,000					1,625,000
SW Oralabor Road Intersection Improvements	STR-16-003	1,000,000					1,000,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005	44,000					44,000
Annual Water Main Replacement Program	WTM-00-001	925,000	225,000	175,000	75,000		1,400,000
Capital Project Fund Total		6,660,500	830,000	505,000	75,000	0	8,070,500

Capital Reserve Fund

Public Works Maintenance Facility Expansion	BLD-24-003	300,000	700,000	2,000,000			3,000,000
City Facility Parking Lot Improvements	BLD-25-001	150,000	150,000				300,000
Capital Reserve Fund Total		450,000	850,000	2,000,000	0	0	3,300,000

County Contributions

High Trestle Trail Experience Park	PRK-22-005	100,000					100,000
County Contributions Total		100,000	0	0	0	0	100,000

Source	Project #	2026	2027	2028	2029	2030	Total
FHWA/IDOT Grants							
SW Oralabor Road Intersection Improvements	STR-16-003		400,000	700,000			1,100,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005			100,000	100,000		200,000
West 1st Street Widening and Improvements - Phase 2	STR-22-003		500,000				500,000
North Ankeny Boulevard Improvements - 1st Street to 11th Street	STR-23-001	91,045					91,045
SE Creekview Drive Extension	STR-24-003	678,890					678,890
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	STR-25-003					250,000	250,000
Adaptive Traffic Signal Control Systems	TRF-25-003			400,000			400,000
FHWA/IDOT Grants Total		769,935	900,000	1,200,000	100,000	250,000	3,219,935

G.O. Bonds

Police Headquarters Remodel	BLD-26-001				260,000		260,000
SE Frisk Drive RCB Culvert for Four Mile Creek	BRG-20-001		50,000	350,000			400,000
SE Four Mile Drive RCB Culvert for Four Mile Creek	BRG-25-001			80,000	575,000		655,000
NE 72nd Street Bridge Rehabilitation	BRG-26-001	50,000	350,000				400,000
Ladder Truck Replacement	OEC 23-001				2,530,000		2,530,000
Annual Park Development Program	PRK-00-002	770,000	820,000	1,550,000	800,000	1,550,000	5,490,000
Hawkeye Park Sports Complex Tennis Courts Reconstruction	PRK-18-003	462,500					462,500
Sunrise Park Parking Lot Reconstruction	PRK-24-001	50,000					50,000
Prairie Ridge Sports Complex North Parking Lot Overlay	PRK-24-002			1,830,000			1,830,000
Prairie Ridge Sports Complex East Parking Lot Overlay	PRK-24-003					1,680,000	1,680,000
Annual Sidewalk/Trail Construction Program	SDW-00-001	400,000	500,000	400,000	400,000	400,000	2,100,000
Trestle Point High Trestle Trail Connection	SDW-25-001			150,000			150,000
NW 17th Street Storm Sewer and Pavement Improvements	STM-24-001	606,000					606,000
Annual PCC Street Patching Program	STR-00-001	2,725,000	2,275,000	2,375,000	2,425,000	2,475,000	12,275,000
Annual Asphalt Street Resurfacing Program	STR-00-002	950,000	500,000	500,000	500,000	500,000	2,950,000
Annual Pavement Preservation Program	STR-00-003	850,000	850,000	900,000	950,000	1,000,000	4,550,000
Annual Street Replacement Program	STR-00-004	2,065,000	2,025,000	1,725,000	2,000,000	2,000,000	9,815,000
NW 18th Street Extension - NW Spruce Drive to Iowa Highway 415	STR-18-004				300,000	750,000	1,050,000
NW 18th Street Reconstruction - NW State Street to NW Ash Drive	STR-22-004	650,000	6,470,000	100,000			7,220,000
North Ankeny Boulevard Improvements - 1st Street to 11th Street	STR-23-001	1,008,955					1,008,955
NE Delaware Avenue Reconstruction - Four Mile Creek to NE 36th Street	STR-23-002				250,000	750,000	1,000,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	STR-23-005		1,725,000	325,000			2,050,000
NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements	STR-24-001		145,000	3,410,000			3,555,000

Source	Project #	2026	2027	2028	2029	2030	Total
SE Delaware Avenue Capacity Improvements	STR-25-002		100,000	300,000	425,000	2,750,000	3,575,000
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	STR-25-003			400,000	750,000	2,108,000	3,258,000
Local Public Streets Enhanced Pavement Design Standards	STR-25-004	1,500,000	1,500,000	1,500,000			4,500,000
NW Irvinedale Drive Reconstruction - NW 9th Street to NW 18th Street	STR-26-001					550,000	550,000
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	STR-26-003			7,210,000			7,210,000
NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	STR-26-004		450,000	550,000	5,500,000	5,500,000	12,000,000
East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive	STR-26-005				450,000	550,000	1,000,000
Annual Traffic Signal Improvement Program	TRF-00-001	1,690,000	1,690,000	1,690,000	1,690,000	1,690,000	8,450,000
Fiber Optic Network Upgrade	TRF-23-001	470,000					470,000
SW Magazine Road Intersection Improvements	TRF-25-002	280,000	1,240,000				1,520,000
Adaptive Traffic Signal Control Systems	TRF-25-003	50,000	50,000	100,000			200,000
SE Four Mile Drive Corridor Traffic Study	TRF-25-004				175,000		175,000
SE Delaware Avenue Corridor Traffic Study	TRF-26-001					200,000	200,000
G.O. Bonds Total		14,577,455	20,740,000	25,445,000	19,980,000	24,453,000	105,195,455

G.O. Bonds - Referendum

Public Works Maintenance Facility Expansion	BLD-24-003			7,248,159	3,355,558		10,603,717
Police Headquarters Remodel	BLD-26-001					6,356,000	6,356,000
G.O. Bonds - Referendum Total		0	0	7,248,159	3,355,558	6,356,000	16,959,717

G.O. Bonds - Storm Water Abated

Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	STM-20-001	413,500					413,500
SE 3rd Street Area Collection Storm Sewer Improvements	STM-21-001	200,000	1,350,000	1,360,000			2,910,000
Diamond Hills Greenway Stream Stabilization	STM-22-002		100,000	70,000	1,980,000		2,150,000
Four Mile Creek Channel Stabilization - East 1st Street	STM-22-003			150,000	125,000	1,225,000	1,500,000
Four Mile Creek Channel Stabilization - NE 36th Street to NE 47th Street	STM-22-004	461,000					461,000
Saylor Creek Tributary Channel Improvements	STM-22-005	330,000	220,000	1,825,000	1,825,000		4,200,000
Four Mile Creek Channel Stabilization - Heritage Park	STM-23-001	166,000					166,000
NW 17th Street Storm Sewer and Pavement Improvements	STM-24-001	394,000					394,000
SW Des Moines Street Utility Improvements	STM-24-002	235,000					235,000
SE Four Mile Drive Culvert Repair	STM-26-001	125,000					125,000
SW Linden Street Storm Sewer Improvements	STM-26-002		200,000	1,675,000			1,875,000
North Ankeny Boulevard Improvements - 1st Street to 11th Street	STR-23-001	195,000					195,000

Source	Project #	2026	2027	2028	2029	2030	Total
G.O. Bonds - Storm Water Abated Total		2,519,500	1,870,000	5,080,000	3,930,000	1,225,000	14,624,500

G.O. Bonds - TIF Abated

NE 18th Street Bridge over Interstate 35	BRG-22-002	700,000	700,000	2,525,000	6,050,000	6,475,000	16,450,000
NE Spectrum Drive RCB Culvert for Otter Creek	BRG-22-004	110,000	1,390,000				1,500,000
SW Oralabor Road Intersection Improvements	STR-16-003		7,600,000	5,550,000			13,150,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005	431,000	1,125,000	4,200,000	4,230,000		9,986,000
West 1st Street Widening and Improvements - Phase 2	STR-22-003	2,570,000	2,888,500				5,458,500
Interstate 35 and NE 36th Street Interchange Improvements	STR-25-001	550,000	4,450,000				5,000,000
SW 4th Street Reconstruction and Uptown Parking Improvements	STR-26-002	150,000	1,080,000				1,230,000
G.O. Bonds - TIF Abated Total		4,511,000	19,233,500	12,275,000	10,280,000	6,475,000	52,774,500

Hotel/Motel Tax Fund

Hawkeye Park Sports Complex Tennis Courts Reconstruction	PRK-18-003	462,500					462,500
High Trestle Trail Experience Park	PRK-22-005	10,000	400,000		500,000		910,000
Prairie Ridge Sports Complex Softball Safety Netting	PRK-25-001			490,000			490,000
Prairie Ridge Sports Complex Baseball Infield Reconstruction	PRK-25-003	587,000					587,000
High Trestle Trail Underpass Lighting	PRK-26-001	15,000					15,000
Hotel/Motel Tax Fund Total		1,074,500	400,000	490,000	500,000	0	2,464,500

MPO/STBG Grants

NE 18th Street Bridge over Interstate 35	BRG-22-002				250,000		250,000
South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	STR-21-005			1,500,000	1,720,000		3,220,000
West 1st Street Widening and Improvements - Phase 2	STR-22-003	1,500,000	1,346,500				2,846,500
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	STR-25-003					1,125,000	1,125,000
MPO/STBG Grants Total		1,500,000	1,346,500	1,500,000	1,970,000	1,125,000	7,441,500

Other Grants

High Trestle Trail Experience Park	PRK-22-005		400,000		500,000		900,000
High Trestle Trail Underpass Lighting	PRK-26-001	45,000					45,000
Other Grants Total		45,000	400,000	0	500,000	0	945,000

Source	Project #	2026	2027	2028	2029	2030	Total
Park Dedication Fund							
Annual Park Development Program	PRK-00-002	100,000	100,000	100,000	100,000	100,000	500,000
Park Dedication Fund Total		100,000	100,000	100,000	100,000	100,000	500,000

Private Contributions

Prairie Ridge Sports Complex Softball Safety Netting	PRK-25-001			50,000			50,000
SE Creekview Drive Extension	STR-24-003	783,110					783,110
NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	STR-25-003					42,000	42,000
SW 4th Street Reconstruction and Uptown Parking Improvements	STR-26-002		70,000				70,000
SW Magazine Road Intersection Improvements	TRF-25-002		90,000				90,000
Private Contributions Total		783,110	160,000	50,000	0	42,000	1,035,110

Road Use Tax Fund

Public Works Satellite Salt Storage Facility	BLD-21-002	1,100,000					1,100,000
Annual Sidewalk/Trail Construction Program	SDW-00-001	200,000	200,000	200,000	200,000	200,000	1,000,000
Road Use Tax Fund Total		1,300,000	200,000	200,000	200,000	200,000	2,100,000

Sewer Fund

Public Works Maintenance Facility Expansion	BLD-24-003			5,933,702	2,152,947		8,086,649
Annual Sanitary Sewer Replacement Program	SNS-00-001	1,300,000	1,500,000	1,700,000	1,880,000	2,030,000	8,410,000
Otter Creek Trunk Sewer - Phase 4	SNS-12-001	1,700,000					1,700,000
Trestle Ridge Trunk Sewer Cost Share	SNS-22-001		150,000				150,000
Clover Ridge Trunk Sewer Extension	SNS-22-003				105,000	920,000	1,025,000
SW Irvinedale Drive Sanitary Sewer Replacement	SNS-23-002		117,000				117,000
Deer Creek Trunk Sewer Extension - Phase 1	SNS-23-003	1,845,000					1,845,000
Sanitary Sewer Dead-End Elimination	SNS-25-001			750,000			750,000
Deer Creek Trunk Sewer Extension - Phase 2	SNS-25-002	250,000	2,950,000				3,200,000
Diamond Hills Greenway Stream Stabilization	STM-22-002				100,000		100,000
SW Des Moines Street Utility Improvements	STM-24-002	235,000					235,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	STR-23-005	1,200,000					1,200,000
Sewer Fund Total		6,530,000	4,717,000	8,383,702	4,237,947	2,950,000	26,818,649

Source	Project #	2026	2027	2028	2029	2030	Total
Special Assessments							
NW 36th Street Widening - NW Abilene Road to NW Ash Drive	STR-26-003	400,000	500,000	1,890,000			2,790,000
Special Assessments Total		400,000	500,000	1,890,000	0	0	2,790,000
Storm Water Fund							
Annual Storm Water Replacement Program	STM-00-001	2,175,000	1,825,000	1,925,000	1,975,000	2,025,000	9,925,000
Storm Water Fund Total		2,175,000	1,825,000	1,925,000	1,975,000	2,025,000	9,925,000
Water Fund							
North Ankeny Boulevard Improvements - 1st Street to 11th Street	STR-23-001	20,000					20,000
Annual Water Main Replacement Program	WTM-00-001	900,000	1,100,000	1,200,000	1,300,000	1,375,000	5,875,000
Water Fund Total		920,000	1,100,000	1,200,000	1,300,000	1,375,000	5,895,000
Water Revenue Bonds							
Public Works Maintenance Facility Expansion	BLD-24-003			3,077,139	1,116,495		4,193,634
SE 3rd Street Area Collection Storm Sewer Improvements	STM-21-001		100,000				100,000
SW Des Moines Street Utility Improvements	STM-24-002	235,000					235,000
South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	STR-23-005	1,100,000					1,100,000
SW Linden Street and SW Sharmin Drive Water Main Improvements	WTM-24-001		70,000	655,000			725,000
SW Oralabor Road Transmission Main	WTM-25-001				409,000	2,670,500	3,079,500
NW Irvinedale Drive and NW 36th Street Water Main Loop	WTM-26-001			20,000	230,000		250,000
NW State Street Water Main Improvements	WTM-26-002				80,000	410,000	490,000
North Ankeny Boulevard and NE 72nd Street Water Main Loop	WTM-26-003					273,000	273,000
SW Irvinedale Elevated Storage Tank Repaint	WTT-23-001		92,000	1,195,000			1,287,000
Elevated Water Storage Tower No. 4	WTT-24-001	5,200,000	5,180,000				10,380,000
Aquifer Storage and Recovery Well No. 2 Rehabilitation	WTT-25-001			200,000	2,200,000		2,400,000
SCADA System Upgrade	WTT-25-002	240,000					240,000
Water Revenue Bonds Total		6,775,000	5,442,000	5,147,139	4,035,495	3,353,500	24,753,134
GRAND TOTAL		51,191,000	60,614,000	74,639,000	52,539,000	49,929,500	288,912,500

Section 4

Capital Improvement Program
City of Ankeny

Project #	BLD-21-002
Project Name	Public Works Satellite Salt Storage Facility

Total Project Cost	\$1,100,000	Contact	City Engineer
Department	Public Works	Type	New Construction
Category	Municipal Buildings	Status	Active
Useful Life	40 years	Council Goals:	Deliver Exceptional Service

Description

Construction of a structure to store salt material for use with winter maintenance operations. The facility will be located on property owned by the City where the Northwest Water Tower was constructed in the northeast quadrant of the NW Irvinedale Drive and NW 36th Street intersection. The facility is being designed and will be constructed to meet the building material requirements of the City's site plan ordinance. Since the property is zoned C-1, neighborhood commercial, the facility's walls will need to be permanent materials and it is anticipated that precast concrete with minor aesthetic treatments will be used. The facility will provide interior storage of up to approximately 3,500 tons of salt material. The facility will have a paved pad in front for material handling. The sitework needed for the facility will be completed with the Northwest Water Tower project. The salt storage facility is planned for construction in 2026 after the Northwest Water Tower is completed.

Justification

The City continues to experience strong residential growth and a large percentage of the overall growth is occurring in the northwest quadrant. As this growth continues, having a satellite salt storage facility on the north side of the City will maintain and improve the efficiency and effectiveness of snow removal operations. The north side snow plow routes are becoming increasingly less efficient due to the amount of time it takes to travel from the maintenance facility to the north side snow plow routes in order to replenish the salt supply in the snow plow trucks.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	1,100,000	0	0	0	0	1,100,000
Total	1,100,000	0	0	0	0	1,100,000

Funding Sources	2026	2027	2028	2029	2030	Total
Road Use Tax Fund	1,100,000	0	0	0	0	1,100,000
Total	1,100,000	0	0	0	0	1,100,000

Budget Impact

The new satellite salt storage facility will require minor building maintenance and the lighting for the building will result in additional electric power costs.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	300	300	300	300	1,200
Utilities	0	200	200	200	200	800
Total	0	500	500	500	500	2,000

Capital Improvement Program
City of Ankeny

Project #

BLD-21-002

Contact

City Engineer

Project Name

Public Works Satellite Salt Storage
Facility

Department

Public Works



Capital Improvement Program
City of Ankeny

Project #	BLD-24-003		
Project Name	Public Works Maintenance Facility Expansion		
Total Project Cost	\$25,884,000	Contact	Assistant City Manager
Department	Public Works	Type	New Construction
Category	Municipal Buildings	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Design and construction of a consolidated field services building at the existing public works maintenance facility. This project will expand upon the existing building foot print to accommodate future growth in equipment and employees. Divisions impacted by the project include public works operations, traffic, fleet maintenance, water, and sanitary sewer.

Justification

Multi-building expansion intended to meet the needs of the current operations at this location (public works operations, traffic, fleet maintenance, and water) along with expansion needs for the sanitary sewer group at the old waste water treatment site. Expansions at the north end of the main building add administrative space and locker room expansions. An additional wash bay is added at the south end. The current maintenance bays would be used for maintenance only and not for storage of vehicles. A large addition to the end of the waterworks maintenance structure is constructed in a single phase to add vehicle storage space for the next 20 years.

Projected Construction Costs = \$24,510,000

Projected Design Costs = \$1,374,000

Projected Total Project Costs = \$25,884,000

Funding = Public Works (approximately 51%), Sanitary Sewer (approximately 32%), and Water (approximately 17%)

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	17,978,000	6,532,000	0	24,510,000
Engineering - Design	300,000	700,000	0	0	0	1,000,000
Engineering - Construction Services	0	0	281,000	93,000	0	374,000
Total	300,000	700,000	18,259,000	6,625,000	0	25,884,000

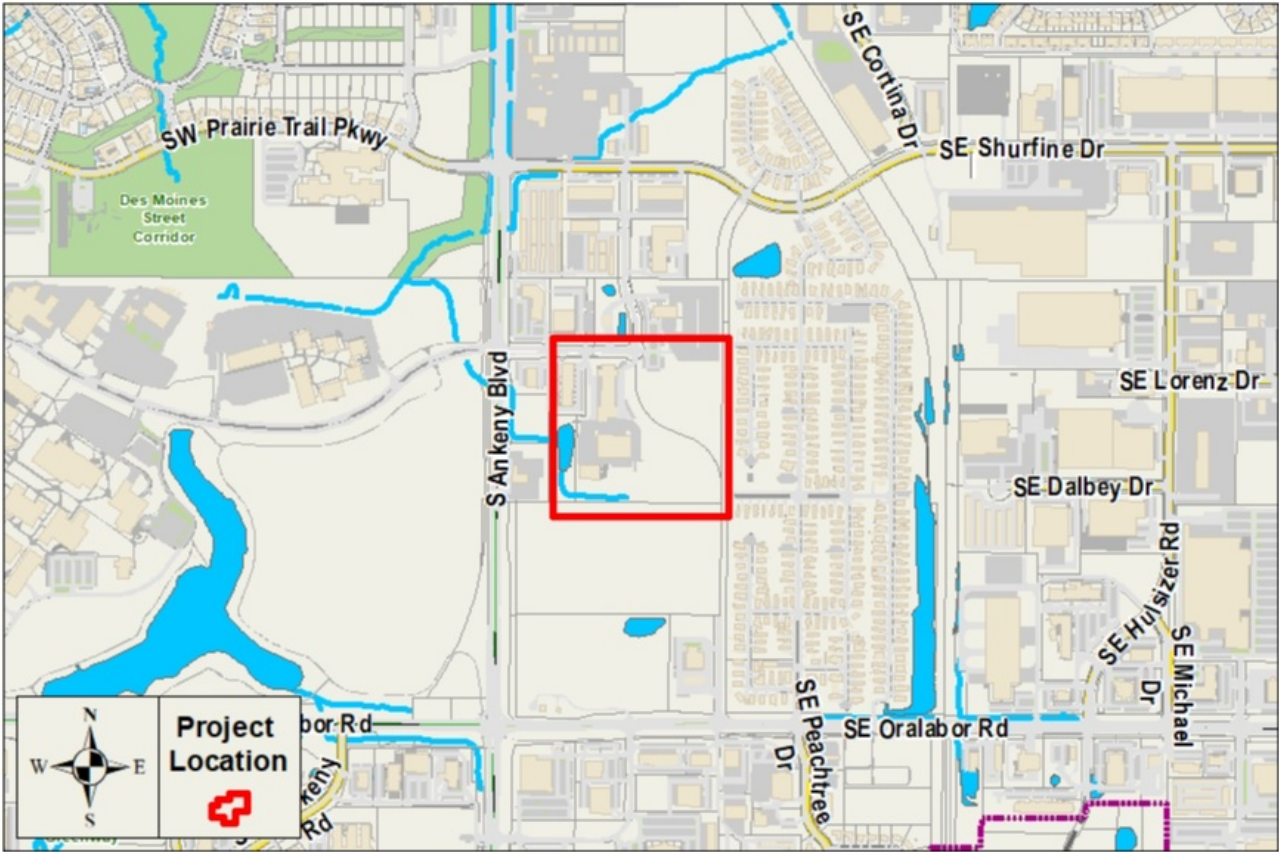
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Referendum	0	0	7,248,159	3,355,558	0	10,603,717
Sewer Fund	0	0	5,933,702	2,152,947	0	8,086,649
Water Revenue Bonds	0	0	3,077,139	1,116,495	0	4,193,634
Capital Reserve Fund	300,000	700,000	2,000,000	0	0	3,000,000
Total	300,000	700,000	18,259,000	6,625,000	0	25,884,000

Budget Impact

To be determined; however, expanding the existing building's square footage will result in additional operating impacts related to utility expenses. Some of these costs will be slightly offset by the elimination of separate wastewater facility operations.

Capital Improvement Program
City of Ankeny

Project #	BLD-24-003	Contact	Assistant City Manager
Project Name	Public Works Maintenance Facility Expansion	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	BLD-25-001		
Project Name	City Facility Parking Lot Improvements		
Total Project Cost	\$300,000	Contact	City Engineer
Department	Public Works	Type	Maintenance
Category	Municipal Buildings	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project includes replacing PCC patches within City-owned parking lots. The City Facility Parking Lot Improvements project will be designed and inspected in-house by Public Works Engineering Division staff.

- 2026: Hawkeye Park and City Hall Parking Lots: \$150,000 (construct)
- 2027: Fire Station No. 2 and Police Department Parking Lots: \$150,000 (construct)

2028-2029: The City-owned parking lots for Fire Station No. 3, Public Services Building, Ankeny Kirkendall Public Library, and the District at Prairie Trail will be re-evaluated for patching after the other City parking lots have been improved.

Justification

The City-owned parking lots see excessive use by the public and City staff, and various patches within these lots have been determined to be too deteriorated for preventative maintenance. Public Works Engineering Division staff has identified the parking lots and locations that need immediate patching.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	150,000	150,000	0	0	0	300,000
Total	150,000	150,000	0	0	0	300,000
Funding Sources	2026	2027	2028	2029	2030	Total
Capital Reserve Fund	150,000	150,000	0	0	0	300,000
Total	150,000	150,000	0	0	0	300,000

Budget Impact

This project will reduce the annual maintenance costs for the City because the Public Works Department will not have to do less effective preventative maintenance (e.g. cold patching) on the existing parking lots.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	-1,250	-2,500	-3,750	-3,750	-3,750	-15,000
Total	-1,250	-2,500	-3,750	-3,750	-3,750	-15,000

Capital Improvement Program

City of Ankeny

Project #	BLD-25-001	Contact	City Engineer
Project Name	City Facility Parking Lot Improvements	Department	Public Works



Capital Improvement Program**City of Ankeny**

Project #	BLD-26-001
Project Name	Police Headquarters Remodel

Total Project Cost	\$6,616,000	Contact	Assistant City Manager
Department	Police	Type	Improvement
Category	Municipal Buildings	Status	Active
Useful Life	20 years	Council Goals:	Deliver Exceptional Service

Description

Design and remodel the existing police headquarters at 411 SW Ordinance Road in order to accommodate as much growth as possible within the confines of the original building.

Conceptual costs include:

- \$260,000 for architectural services
- \$6,356,000 for construction

Facility design to occur in 2029 and construction in 2030. The current plan includes 8-10 months for construction, with the project wrapping up by the end of 2030.

Justification

The most recent Facilities Needs Study, completed by OPN Architects, found that the 77,900 square-foot Police Headquarters is generally in good condition. Since its construction in 2009, however, the operational demands of the Ankeny Police Department have shifted significantly, necessitating a reevaluation and redesign of the facility's layout to meet both short-term and long-term growth needs. Proposed major areas for remodeling and additions include:

- Demolish the existing jail and remodel the space for evidence operations.
- Remodel the current evidence operations area for use by patrol operations.
- Renovate and expand the existing locker rooms.
- Remodel and expand the current records operations area.
- Construct additional parking spaces for patrol vehicles.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	0	6,356,000	6,356,000
Engineering - Design	0	0	0	250,000	0	250,000
Legal-General/Spec. Assessment	0	0	0	10,000	0	10,000
Total	0	0	0	260,000	6,356,000	6,616,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Referendum	0	0	0	0	6,356,000	6,356,000
G.O. Bonds	0	0	0	260,000	0	260,000
Total	0	0	0	260,000	6,356,000	6,616,000

Budget Impact

To be determined; however, remodeling the existing building's square footage will result in additional operating impacts related to utility expenses, as the renovated areas will be used more frequently.

Capital Improvement Program
City of Ankeny

Project #	BLD-26-001	Contact	Assistant City Manager
Project Name	Police Headquarters Remodel	Department	Police



2026 thru 2030

Capital Improvement Program

City of Ankeny

Project # BLD-26-002

Project Name Fire Station No. 1 Tile Improvements

Total Project Cost \$28,000

Department Parks and Recreation

Category Municipal Buildings

Useful Life 40 years

Contact Parks and Recreation Director

Type Improvement

Status Active

Council Goals: Enhance Quality of Life

Description

Fire Station No. 1 Tile Improvements

Justification

The proposed project is to eliminate standing water that accumulates after rain events between the Albaugh Family Community Center and Fire Station No. 1. The project includes adding an intake and installing tile that connects to the Community Center drainage channel.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	28,000	0	0	0	0	28,000
Total	28,000	0	0	0	0	28,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Project Fund	28,000	0	0	0	0	28,000
Total	28,000	0	0	0	0	28,000

Budget Impact

N/A

Capital Improvement Program
City of Ankeny

Project #	BLD-26-002	Contact	Parks and Recreation Director
Project Name	Fire Station No. 1 Tile Improvements	Department	Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	BLD-26-003
Project Name	Ankeny Kirkendall Public Library Tile Improvements

Total Project Cost	\$50,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	Improvement
Category	Municipal Buildings	Status	Active
Useful Life	40 years	Council Goals:	Enhance Quality of Life

Description

Ankeny Kirkendall Public Library Tile Improvements

Justification

During periods of rainfall, water consistently flows across the northeast portion of the adjacent trail at the Ankeny Kirkendall Public Library, creating a persistently wet area. This condition has resulted in the accumulation of algae and mud, making the surface slippery and hazardous for pedestrians. Several near-miss incidents have been reported, and the area poses an ongoing risk to users, particularly after wet weather. The proposed project includes connecting to the existing tile and linking the drainage area to the adjacent parking lot storm sewer drain.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	50,000	0	0	0	0	50,000
Total	50,000	0	0	0	0	50,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Project Fund	50,000	0	0	0	0	50,000
Total	50,000	0	0	0	0	50,000

Budget Impact

N/A

Capital Improvement Program

City of Ankeny

Project #

BLD-26-003

Contact

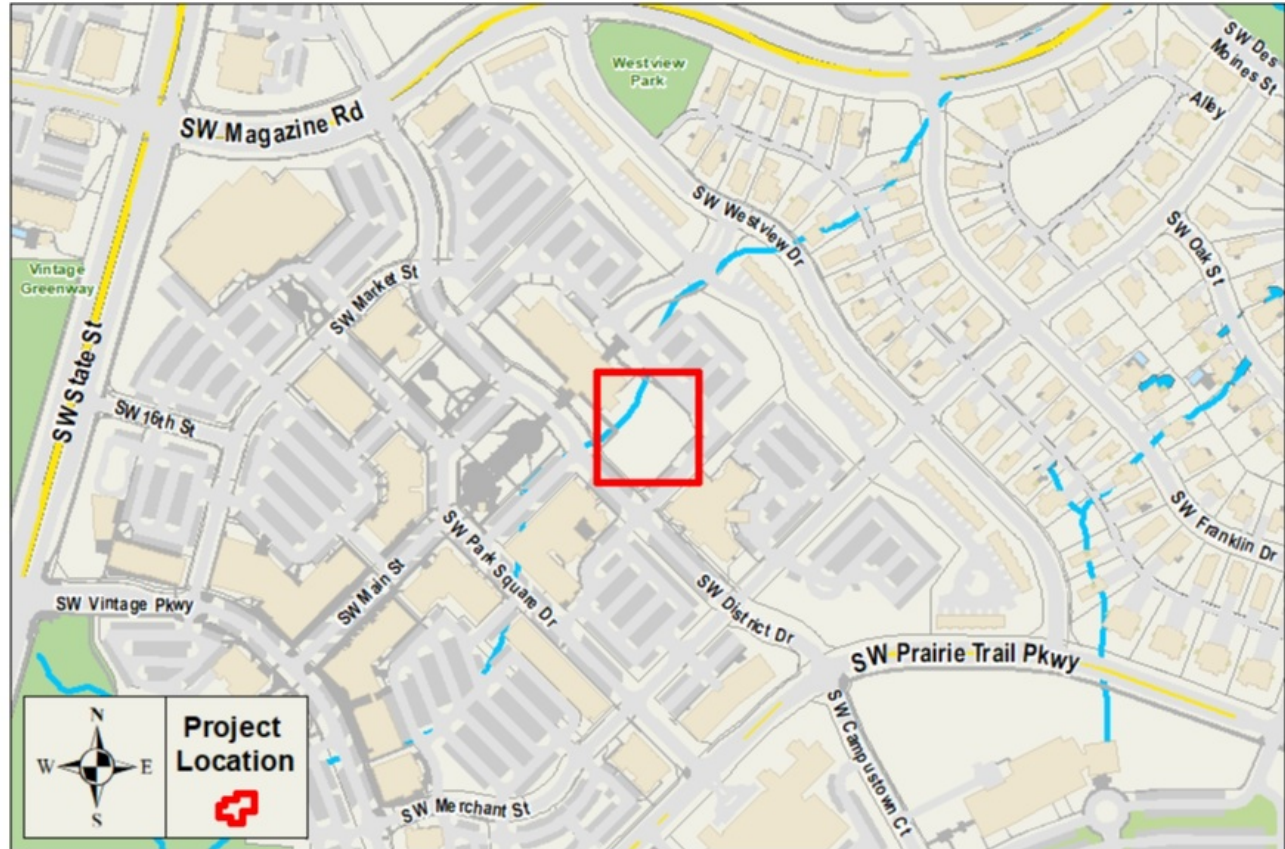
Parks and Recreation Director

Project Name

Ankeny Kirkendall Public Library Tile Improvements

Department

Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	BRG-20-001
Project Name	SE Frisk Drive RCB Culvert for Four Mile Creek

Total Project Cost	\$400,000	Contact	City Engineer
Department	Public Works	Type	Replacement
Category	Bridge/Box Culvert	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project will replace the existing bridge with a reinforced concrete box (RCB) culvert. The existing bridge is a single span 16-ft. arch bridge constructed of concrete and timber. The bridge is located south of East 1st Street on SE Frisk Drive, spanning a tributary stream to Four Mile Creek. This project includes survey, study, and consultant design engineering services in 2027, and consultant construction engineering services and construction in 2028.

Justification

The 2024 Iowa Structure Inventory and Appraisal conducted by Calhoun-Burns & Associates recommended replacing the bridge within the next several years due to cracks, deterioration, and erosion. This project will replace the existing bridge with a reinforced concrete box (RCB) culvert.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	315,000	0	0	315,000
Engineering - Design	0	50,000	0	0	0	50,000
Engineering - Construction Services	0	0	30,000	0	0	30,000
Land/ROW Acquisition	0	0	5,000	0	0	5,000
Total	0	50,000	350,000	0	0	400,000

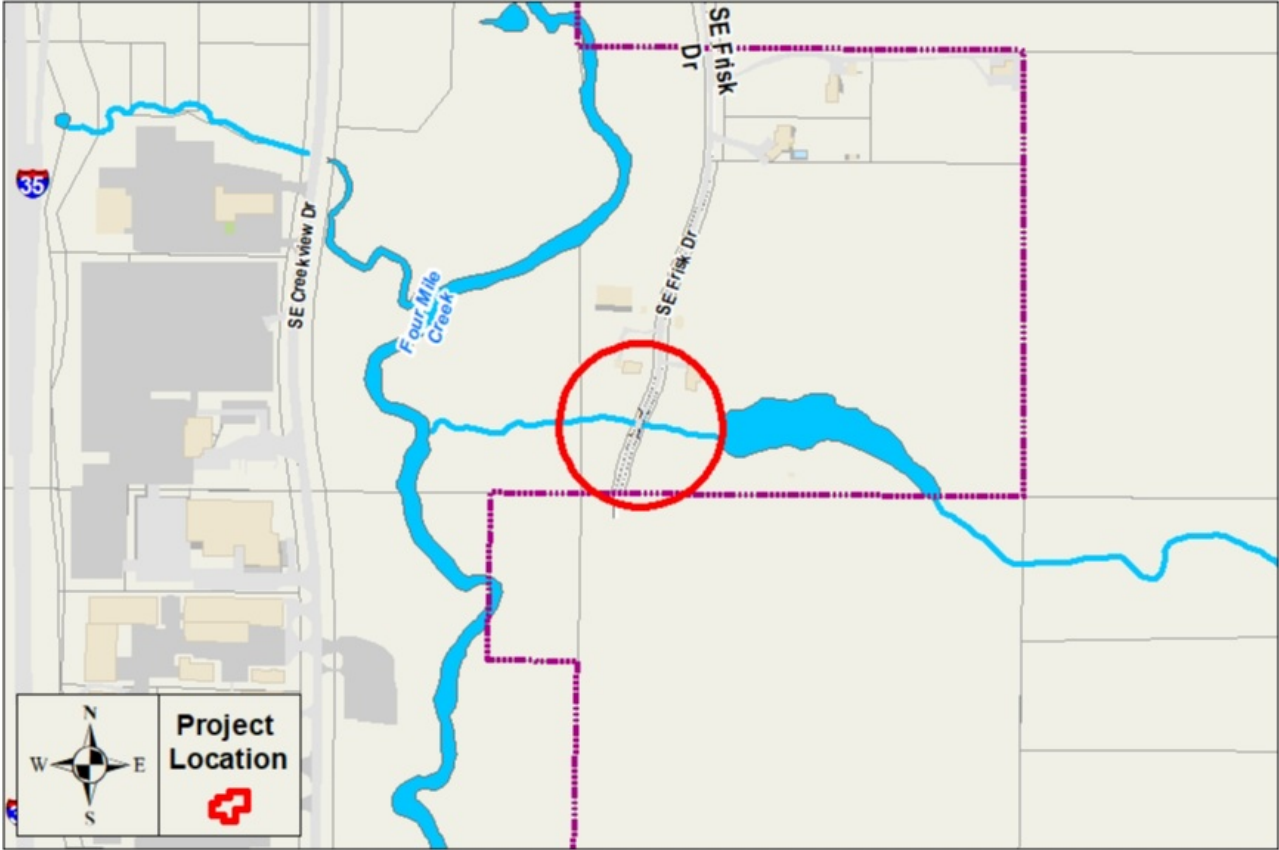
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	50,000	350,000	0	0	400,000
Total	0	50,000	350,000	0	0	400,000

Budget Impact

The new RCB culvert will have a negligible impact on the City's maintenance costs. The RCB culvert will be added to the Annual Bridge Inspection Program for monitoring purposes.

Capital Improvement Program
City of Ankeny

Project #	BRG-20-001	Contact	City Engineer
Project Name	SE Frisk Drive RCB Culvert for Four Mile Creek	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	BRG-22-002		
Project Name	NE 18th Street Bridge over Interstate 35		
Total Project Cost	\$16,700,000	Contact	City Engineer
Department	Public Works	Type	New Construction
Category	Bridge/Box Culvert	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Reconstruction and extension of NE 18th Street from NE Delaware Avenue across Interstate 35 to approximately 225 feet east of NE Frisk Drive, including the reconstruction of the NE 18th Street and NE Frisk Drive intersection. The new roadway will include a bridge over Interstate 35, a pedestrian bridge over Fourmile Creek, an 8-foot sidewalk on the south side, street lighting, and storm sewer improvements. The existing roadway bridge over Fourmile Creek, which was recently replaced by Polk County, will be utilized as constructed. The overall project will be completed through three separate bid packages as follows:

- Phase 1 (2028) – vegetation clearing and embankment construction
- Phase 2 (2029) – Interstate 35 bridge construction and Fourmile Creek pedestrian bridge construction
- Phase 3 (2030) – NE 18th Street roadway and storm sewer construction

The proposed project's construction schedule assumes completion of the topographic survey, initial environmental documentation, and preliminary design in 2026; additional environmental documentation, further preliminary design, and geotechnical investigation in 2027; and final design, right-of-way acquisition, and the purchase of wetland mitigation credits in the first half of 2028. It is anticipated that all three construction projects will be bid through the Iowa DOT letting process. The City has received \$250,000 in STBG funding for the bridge project through the Des Moines Area MPO.

Justification

This street extension and bridge will improve traffic mobility and support both current and future residential and commercial development in the northeast quadrant of the City, east of Interstate 35. The Deer Creek residential development, located between NE 18th Street and East 1st Street, currently includes several hundred residential properties, with several hundred more planned. The Spectrum 36 and Plaza 36 commercial developments, located along NE 36th Street east of Interstate 35, are expected to feature several big-box retail stores, multi-tenant strip malls, and restaurants over the next five to ten years. In addition, the Pine Lakes Estates development, north of NE 18th Street between Interstate 35 and NE Four Mile Drive, began constructing residential lots in 2025. Providing another access route to these properties east of Interstate 35 is essential to support the area's planned future growth.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	1,300,000	5,600,000	6,050,000	12,950,000
Engineering - Construction Services	0	0	550,000	700,000	425,000	1,675,000
Engineering - Design	700,000	700,000	0	0	0	1,400,000
Land/ROW Acquisition	0	0	550,000	0	0	550,000
Other Costs	0	0	125,000	0	0	125,000
Total	700,000	700,000	2,525,000	6,300,000	6,475,000	16,700,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - TIF Abated	700,000	700,000	2,525,000	6,050,000	6,475,000	16,450,000
MPO/STBG Grants	0	0	0	250,000	0	250,000
Total	700,000	700,000	2,525,000	6,300,000	6,475,000	16,700,000

Budget Impact

The added pavement and 8-foot sidewalk will increase the City's maintenance costs due to the additional winter maintenance and street sweeping required. The new streetlights will also result in increased electrical power costs for the City.

2026 thru 2030

Capital Improvement Program

City of Ankeny

Project #

BRG-22-002

Contact

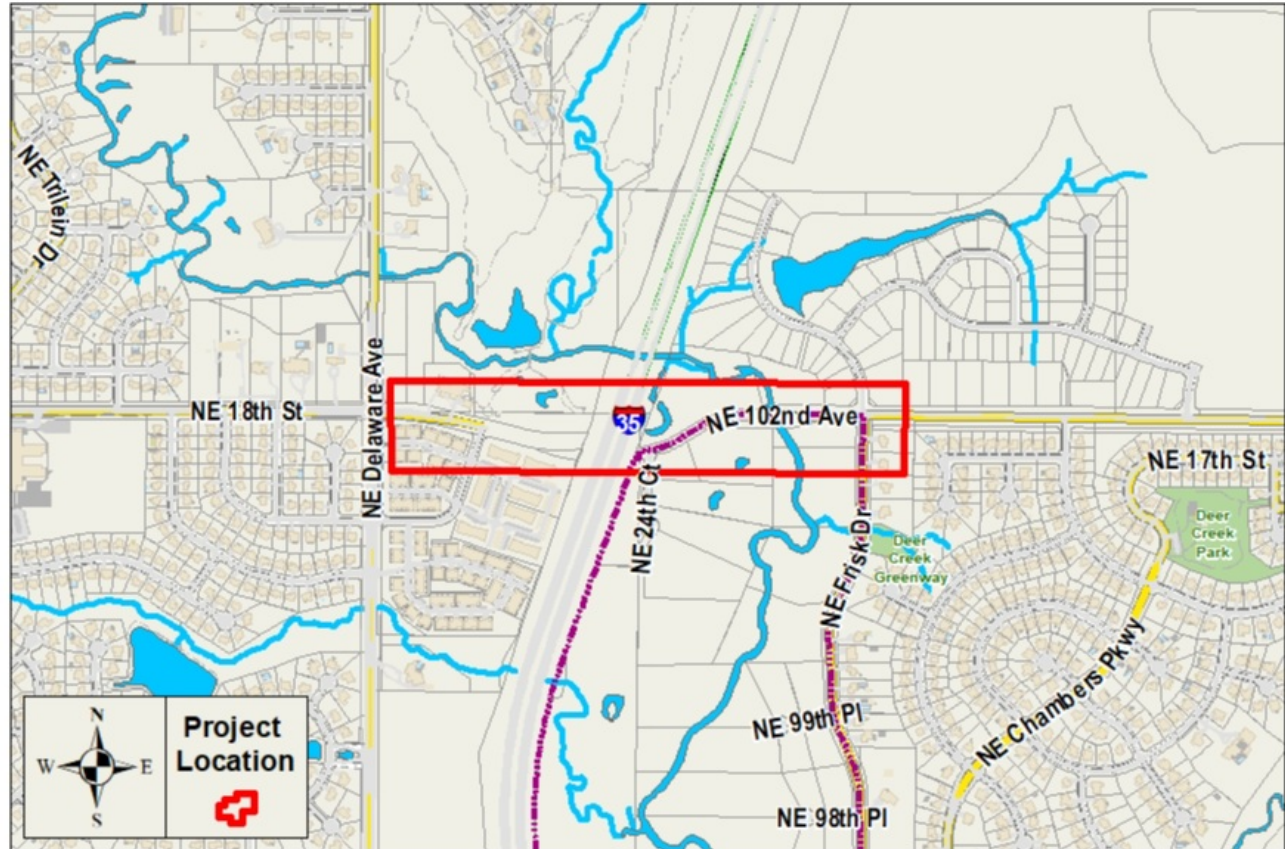
City Engineer

Project Name

NE 18th Street Bridge over Interstate
35

Department

Public Works



2026 thru 2030

Capital Improvement Program

City of Ankeny

Project #	BRG-22-004		
Project Name	NE Spectrum Drive RCB Culvert for Otter Creek		
Total Project Cost	\$1,500,000	Contact	City Engineer
Department	Public Works	Type	New Construction
Category	Bridge/Box Culvert	Status	Active
Useful Life	40 years	Council Goals:	Enhance Quality of Life

Description

Complete a hydraulic study, and the design and construction of a new reinforced concrete box (RCB) culvert to accommodate the future extension of NE Spectrum Drive across Otter Creek.

Justification

The purpose of the project is to study, design, and construct a new RCB culvert to convey flow from Otter Creek under the future NE Spectrum Drive extension. The culvert will support development east of Interstate 35, from NE 36th Street northward.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	1,040,000	0	0	0	1,040,000
Land/ROW Acquisition	0	200,000	0	0	0	200,000
Engineering - Construction Services	0	150,000	0	0	0	150,000
Engineering - Design	110,000	0	0	0	0	110,000
Total	110,000	1,390,000	0	0	0	1,500,000
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - TIF Abated	110,000	1,390,000	0	0	0	1,500,000
Total	110,000	1,390,000	0	0	0	1,500,000

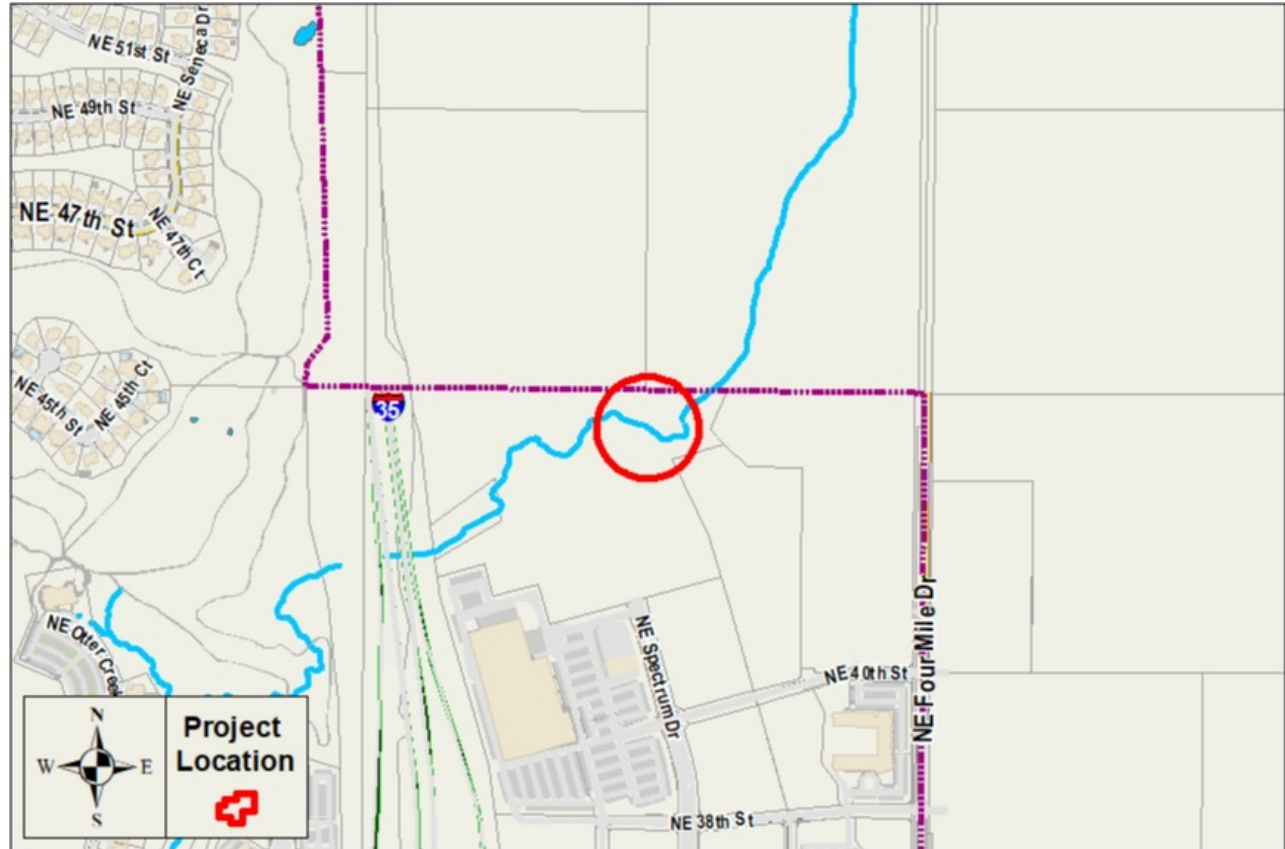
Budget Impact

The new RCB culvert will have a negligible impact on the City's maintenance costs. Following construction, it will be added to the Annual Bridge Inspection Program for monitoring purposes.

Capital Improvement Program

City of Ankeny

Project #	BRG-22-004	Contact	City Engineer
Project Name	NE Spectrum Drive RCB Culvert for Otter Creek	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	BRG-25-001
Project Name	SE Four Mile Drive RCB Culvert for Four Mile Creek

Total Project Cost	\$655,000	Contact	City Engineer
Department	Public Works	Type	Replacement
Category	Bridge/Box Culvert	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project will replace the existing reinforced concrete box (RCB) culvert. The current structure is an 8' x 8' single RCB constructed of concrete with timber wing walls. It is located north of SE 20th Street on SE Four Mile Drive, spanning a tributary of Four Mile Creek. The project includes survey, study, and consultant design engineering services in 2028, and consultant construction engineering services and construction in 2029.

Justification

The 2023 Iowa Structure Inventory and Appraisal, conducted by Calhoun-Burns & Associates, recommended replacing the bridge within the next several years due to cracks, deterioration, and erosion.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	525,000	0	525,000
Engineering - Design	0	0	75,000	0	0	75,000
Engineering - Construction Services	0	0	0	50,000	0	50,000
Land/ROW Acquisition	0	0	5,000	0	0	5,000
Total	0	0	80,000	575,000	0	655,000

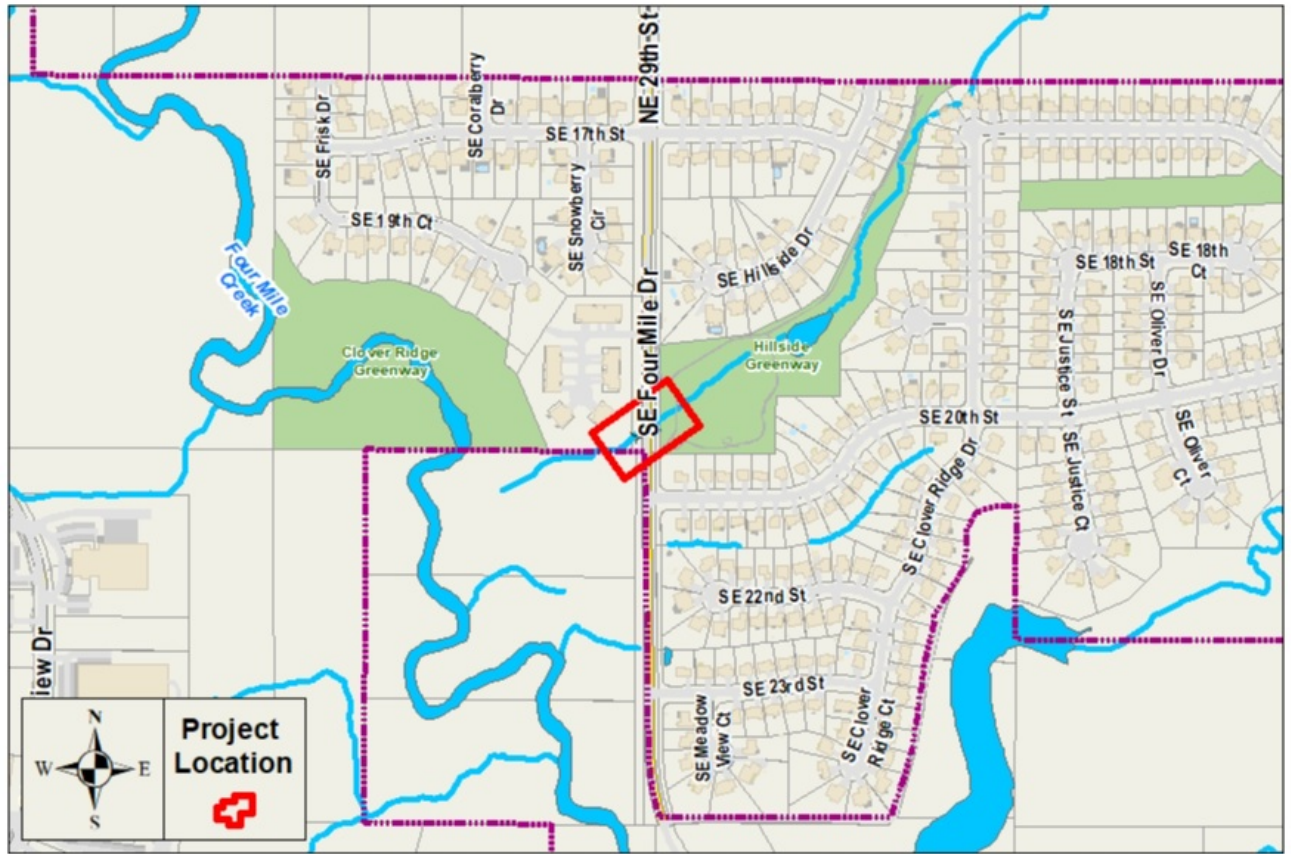
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	80,000	575,000	0	655,000
Total	0	0	80,000	575,000	0	655,000

Budget Impact

The new RCB culvert will have a negligible impact on the City's maintenance costs. It will be monitored every four years as part of the Annual Bridge Inspection Program.

Capital Improvement Program
City of Ankeny

Project #	BRG-25-001	Contact	City Engineer
Project Name	SE Four Mile Drive RCB Culvert for Four Mile Creek	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	BRG-26-001		
Project Name	NE 72nd Street Bridge Rehabilitation		
Total Project Cost	\$400,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Bridge/Box Culvert	Status	Active
Useful Life	25 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project will PCC patch the bridge deck, clean and reseal the relief joints at the ends of the bridge, patch the edge of the slab adjacent to the southeast deck drain, repair the northwest guardrail, and overlay the bridge deck. The bridge is located on NE 72nd Street, approximately 300 feet east of North Ankeny Boulevard/US Highway 69, and spans Fourmile Creek. Ownership and maintenance responsibilities for the bridge transferred from Polk County to the City in 2024 due to annexation. The project includes consultant design services in 2026, and consultant construction engineering services and construction in 2027. Work on this project will be coordinated to occur at the same time as work being performed by the Iowa DOT at the intersection of NE 72nd Street and North Ankeny Boulevard/US Highway 69 in 2027.

Justification

The 2025 annual bridge inspection, performed by Calhoun-Burns & Associates, recommends patching and overlaying the bridge deck. The bridge, built in 1972, has an estimated remaining service life of 15 years. Performing the proposed maintenance work could extend the bridge's service life by approximately 25 to 30 years.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	300,000	0	0	0	300,000
Engineering - Construction Services	0	50,000	0	0	0	50,000
Engineering - Design	50,000	0	0	0	0	50,000
Total	50,000	350,000	0	0	0	400,000
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	50,000	350,000	0	0	0	400,000
Total	50,000	350,000	0	0	0	400,000

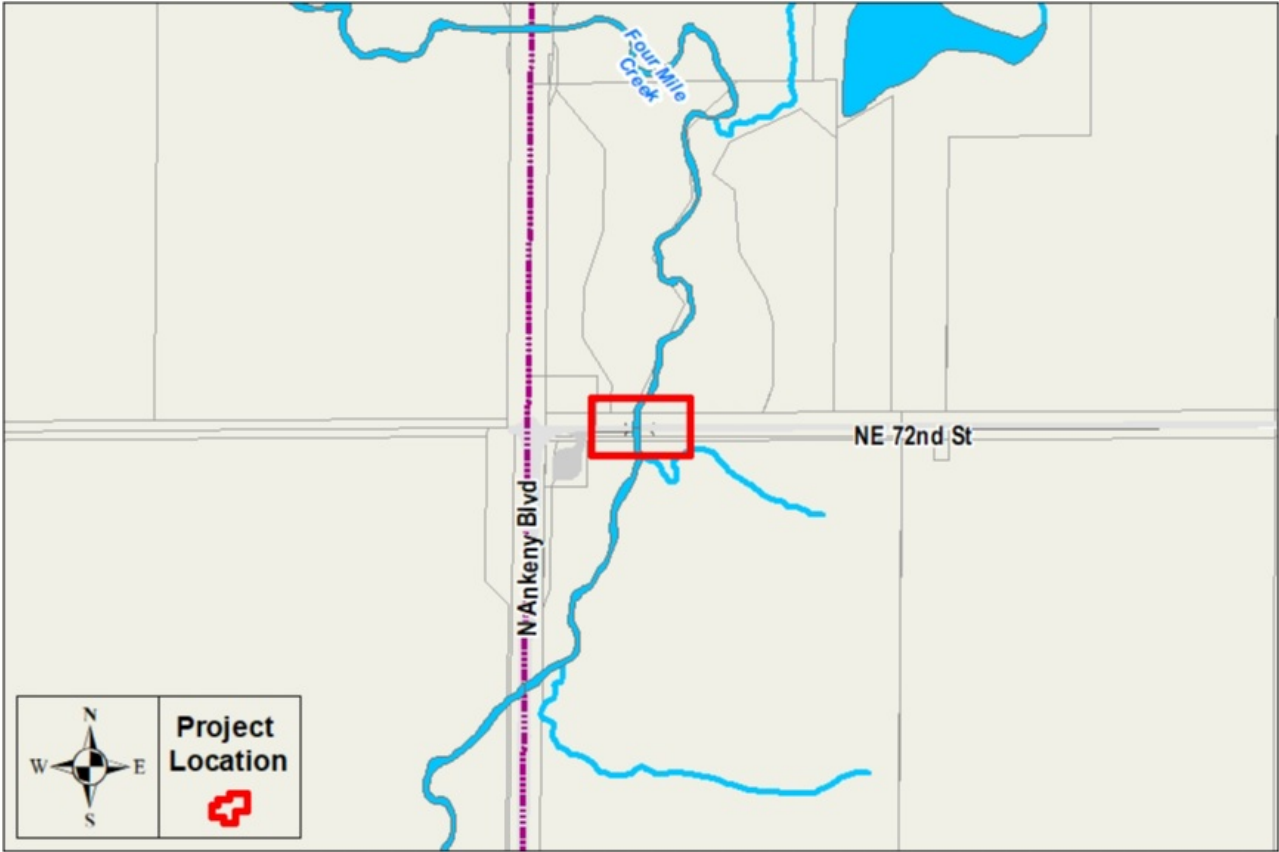
Budget Impact

This rehabilitation work will extend the service life of the bridge and reduce the City's annual maintenance costs, as the Public Works Department will no longer need to perform less effective ongoing preventative maintenance (e.g., cold patching and joint resealing) on the existing bridge deck.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	0	-1,000	-1,000	-1,000	-3,000
Total	0	0	-1,000	-1,000	-1,000	-3,000

Capital Improvement Program
City of Ankeny

Project #	BRG-26-001	Contact	City Engineer
Project Name	NE 72nd Street Bridge Rehabilitation	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	OEC 23-001
Project Name	Ladder Truck Replacement

Total Project Cost	\$2,530,000	Contact	Fire Chief
Department	Fire	Type	Purchase
Category	Operating/Construction Equipment	Status	Active
Useful Life	20 years	Council Goals:	Deliver Exceptional Service

Description

An order for a replacement ladder truck was approved at the January 20, 2025, council meeting. This apparatus will operate from Fire Station No. 1 as the primary response vehicle from this location and will include a fire pump and water tank. The apparatus was ordered in January 2025, with an expected delivery time of 48-52 months. The cost of the new ladder truck is \$2,380,000, with an additional \$150,000 required for radios, MDTs, and equipment to outfit the apparatus.

Justification

The purpose of this project is to increase the reliability of our single aerial ladder and to provide an opportunity to optimize the response capabilities of our front-line apparatus. Our current ladder truck sustained significant damage during the 2018 heavy rain event when it became submerged in floodwaters while performing water rescues of stranded citizens. Since being repaired, the apparatus has experienced a less-than-ideal reliability record.

Expenditures	2026	2027	2028	2029	2030	Total
Vehicle/Equipment	0	0	0	2,530,000	0	2,530,000
Total	0	0	0	2,530,000	0	2,530,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	0	2,530,000	0	2,530,000
Total	0	0	0	2,530,000	0	2,530,000

Budget Impact

The replacement ladder truck will reduce ongoing maintenance issues with our current aerial apparatus and the associated costs. There will be minimal impact on the operating budget, as the currently allocated funds should sufficiently support the new apparatus. The replacement truck will also provide an opportunity to evaluate fleet utilization for calls for service and to optimize response capabilities across all front-line apparatus.

Capital Improvement Program
City of Ankeny

Project #	OEC 23-001	Contact	Fire Chief
Project Name	Ladder Truck Replacement	Department	Fire



Capital Improvement Program**City of Ankeny**

Project # PRK-00-002
Project Name Annual Park Development Program

Total Project Cost \$5,990,000
Department Parks and Recreation
Category Park Facilities
Useful Life 20 years

Contact Parks and Recreation Director
Type Improvement
Status Active
Council Goals: Enhance Quality of Life

Description

The Annual Park Development Program includes improvements to existing park facilities as well as the construction of new parks. Improvements may include amenities such as shelters, play structures, picnic facilities, splash pads, trail connections, and landscaping.

2026: Crossings at Deer Creek Park – Phase 1: grading, utilities, parking lot, and trail loop
 2027: Crossings at Deer Creek Park – Phase 2: playground, shelter, restroom, splash pad, and landscaping
 2028: Kimberley Crossing Park: playground, shelter, trail loop, parking lot, and landscaping
 2029: Pine Lake Estates Park: playground, shelter, trail loop, parking lot, and landscaping
 2030: Other projects TBD

Justification

The estimated land costs in 2026 include the purchase of a small portion of land in the northwest corner of the park for an access point and trail connection.

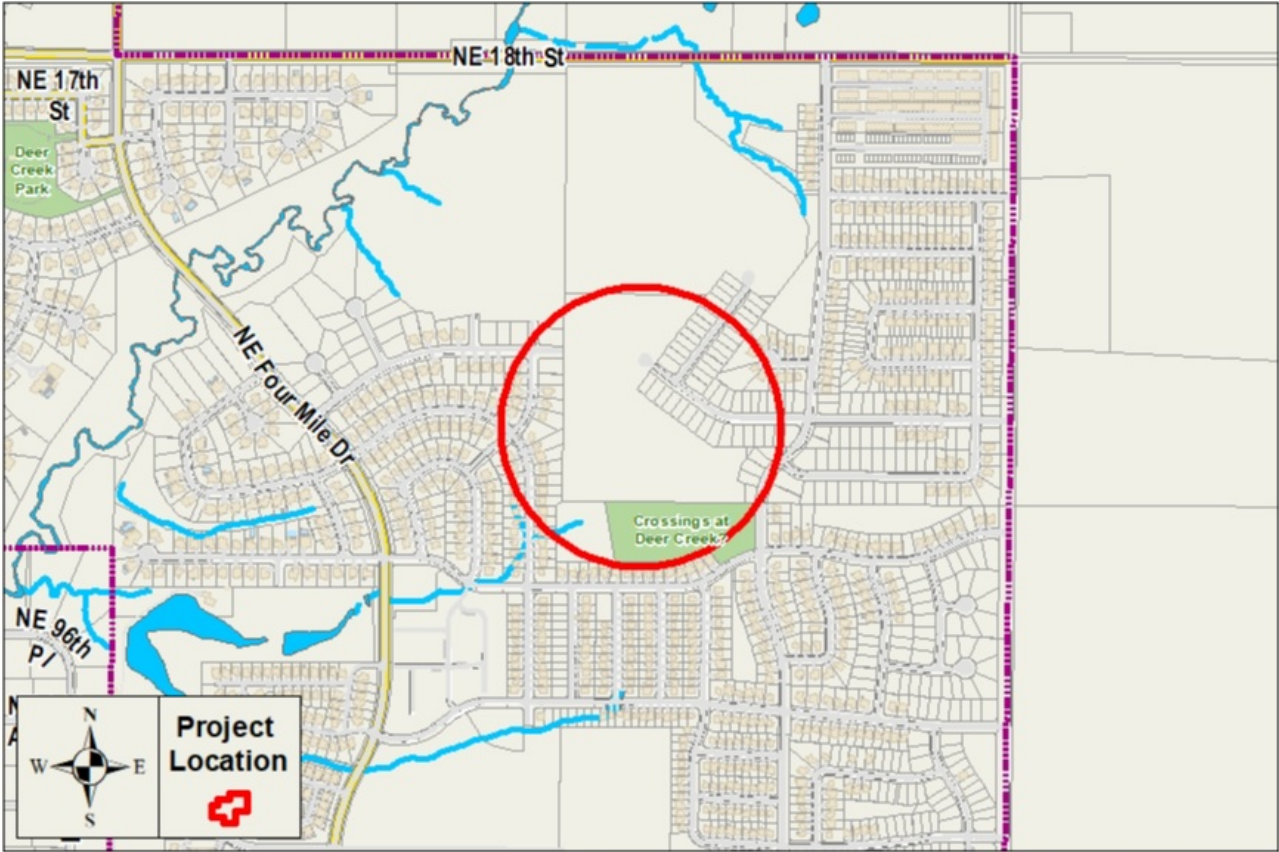
Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	750,000	900,000	1,600,000	850,000	1,600,000	5,700,000
Engineering - Design	90,000	20,000	50,000	50,000	50,000	260,000
Land/ROW Acquisition	30,000	0	0	0	0	30,000
Total	870,000	920,000	1,650,000	900,000	1,650,000	5,990,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	770,000	820,000	1,550,000	800,000	1,550,000	5,490,000
Park Dedication Fund	100,000	100,000	100,000	100,000	100,000	500,000
Total	870,000	920,000	1,650,000	900,000	1,650,000	5,990,000

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	12,000	12,000	12,000	12,000	12,000	60,000
Utilities	5,000	5,000	5,000	5,000	5,000	25,000
Personnel Costs	1,500	1,500	1,500	1,500	1,500	7,500
Total	18,500	18,500	18,500	18,500	18,500	92,500

Capital Improvement Program
City of Ankeny

Project #	PRK-00-002	Contact	Parks and Recreation Director
Project Name	Annual Park Development Program	Department	Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	PRK-18-003		
Project Name	Hawkeye Park Sports Complex Tennis Courts Reconstruction		
Total Project Cost	\$925,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	Improvement
Category	Park Facilities	Status	Active
Useful Life	20 years	Council Goals:	Enhance Quality of Life
Decision Package	Option 2		

Description

Hawkeye Park Sports Complex Tennis Courts Reconstruction.

Justification

The playing surface on the six tennis courts at Hawkeye Park Sports Complex is in fair condition. In 2008, the City contracted Tennis Surfaces of Iowa to install a temporary playing surface instead of the traditional asphalt overlay, which was typically replaced every 5-7 years. This temporary surfacing material, attached to the subsurface asphalt with fiberglass, has provided an adequate and safe playing surface but does not offer a true competitive tennis court experience. The Parks Department continues to receive numerous complaints regarding the current alternate court surfacing. Additionally, with high school tennis taking precedence in the spring at the Prairie Ridge Sports Complex, the tennis community has expressed concerns about congestion and the limited availability of quality courts for public use. The proposed project would remove the existing playing surface and subsurface asphalt, install a new rock subbase, a 5-inch asphalt playing surface, and new nets and posts. The new 5-inch asphalt depth would provide the community with a sufficient additional tennis option and extend the lifespan of the courts by reducing the need for repairs due to freeze/thaw cycles.

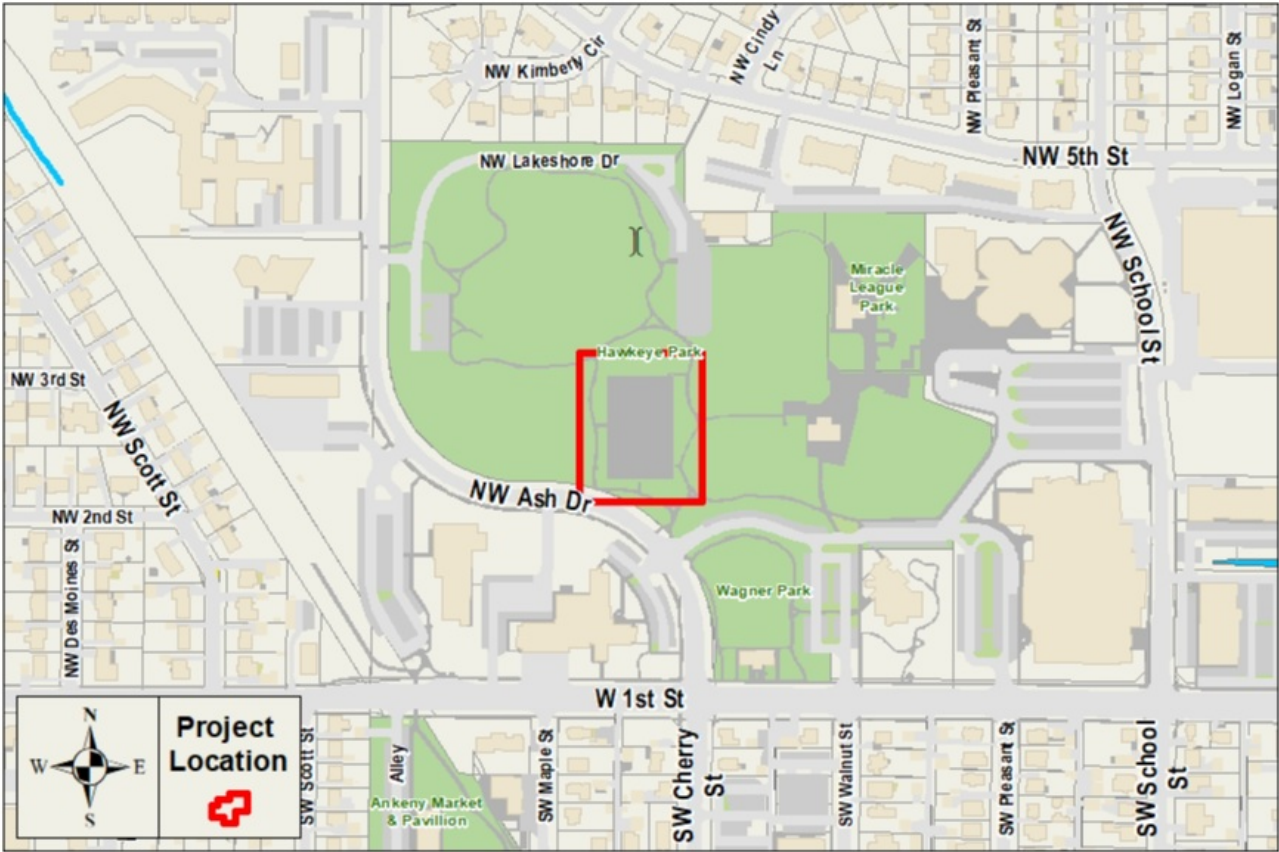
Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	850,000	0	0	0	0	850,000
Engineering - Design	75,000	0	0	0	0	75,000
Total	925,000	0	0	0	0	925,000
Funding Sources	2026	2027	2028	2029	2030	Total
Hotel/Motel Tax Fund	462,500	0	0	0	0	462,500
G.O. Bonds	462,500	0	0	0	0	462,500
Total	925,000	0	0	0	0	925,000

Budget Impact

This project renovates a current park facility.

Capital Improvement Program
City of Ankeny

Project #	PRK-18-003	Contact	Parks and Recreation Director
Project Name	Hawkeye Park Sports Complex Tennis Courts Reconstruction	Department	Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	PRK-22-005
Project Name	High Trestle Trail Experience Park

Total Project Cost	\$2,010,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	New Construction
Category	Park Facilities	Status	Active
Useful Life	40 years	Council Goals:	Enhance Quality of Life

Description

This phase of the project includes the construction of a 6-foot-wide, approximately 882-foot-long coaster trail/side path along the High Trestle Trail in the Experience Park, just south of Uptown and opposite the glow trail. The project also includes the construction of two natural play areas in the same location for children and families, each consisting of concrete borders and mulch play areas with nature-inspired play features. Benches and trash receptacles will be installed near the play areas and along the trail as part of this phase. Additional phases, planned and budgeted for 2027 and 2029, include using hotel/motel tax funding to leverage significant external grants and private donations for additional amenities identified in the High Trestle Trail Experience Plan. City funding is expected to be used primarily for park features, while external funding will be applied to public art features.

Justification

The purpose of the project is to continue the build-out of the High Trestle Trail Experience Park, creating a unique, centrally located park with new experiences for residents while leveraging external funding when feasible. An application for a \$100,000 grant through the Polk County Development Grant program was submitted in August 2025. This project is eligible for the funding, which requires a 1:1 match. A decision on the grant is expected in late 2025.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	117,000	800,000	0	1,000,000	0	1,917,000
Furniture, Fixtures & Equipment	67,000	0	0	0	0	67,000
Engineering - Construction Services	26,000	0	0	0	0	26,000
Total	210,000	800,000	0	1,000,000	0	2,010,000

Funding Sources	2026	2027	2028	2029	2030	Total
Hotel/Motel Tax Fund	10,000	400,000	0	500,000	0	910,000
Other Grants	0	400,000	0	500,000	0	900,000
Capital Project Fund	100,000	0	0	0	0	100,000
County Contributions	100,000	0	0	0	0	100,000
Total	210,000	800,000	0	1,000,000	0	2,010,000

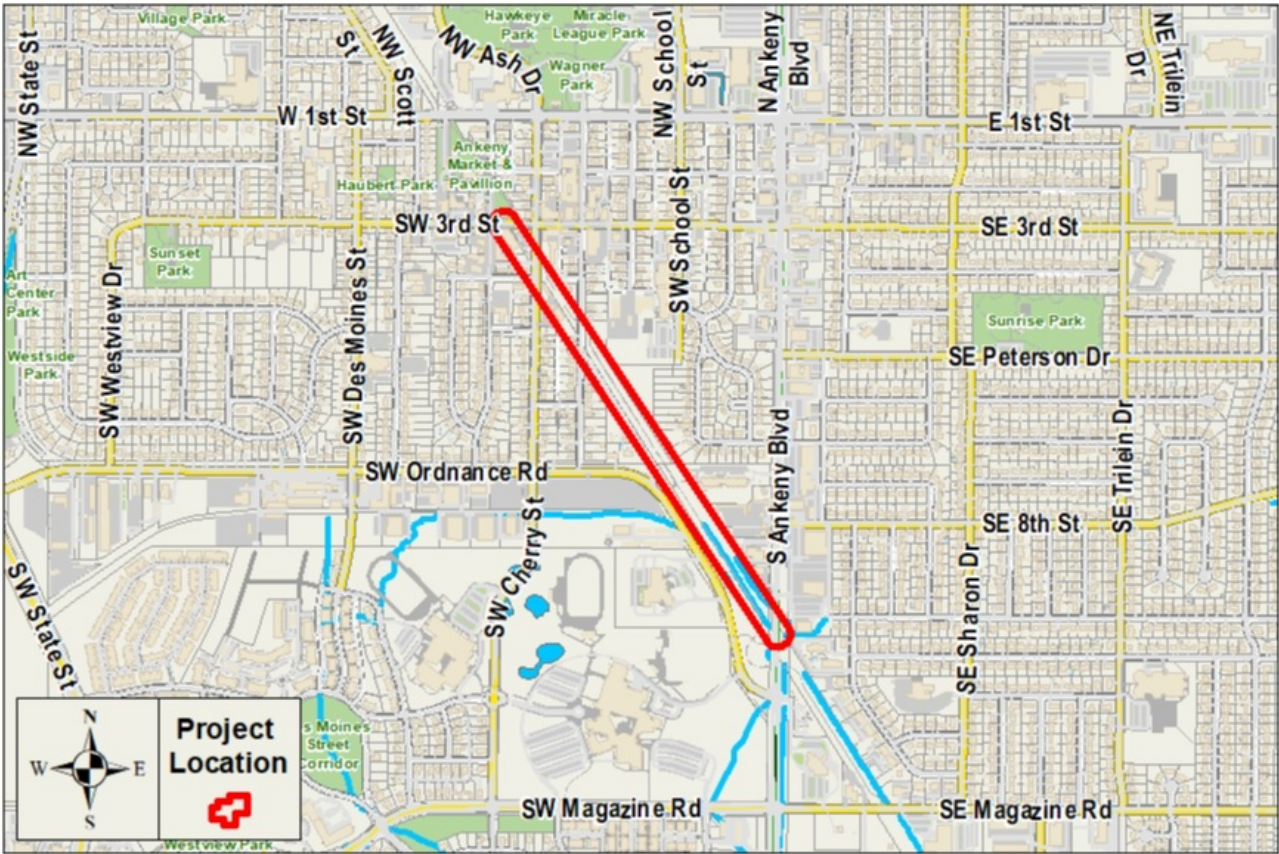
Budget Impact

The operating impact will be limited to maintaining the mulched play areas and emptying the trash receptacles.

Budget Items	2026	2027	2028	2029	2030	Total
Personnel Costs	1,000	1,500	0	1,500	0	4,000
Maintenance Costs	0	750	0	0	0	750
Utilities	0	0	0	750	0	750
Total	1,000	2,250	0	2,250	0	5,500

Capital Improvement Program
City of Ankeny

Project #	PRK-22-005	Contact	Parks and Recreation Director
Project Name	High Trestle Trail Experience Park	Department	Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	PRK-24-001		
Project Name	Sunrise Park Parking Lot Reconstruction		
Total Project Cost	\$200,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	Replacement
Category	Park Facilities	Status	Active
Useful Life	20 years	Council Goals:	Enhance Quality of Life

Description

Sunrise Park Parking Lot Reconstruction.

Justification

The Sunrise Park parking lot was approved in the 2025 Capital Improvement Program for an overlay. Upon further inspection and assessment of its current condition, it is recommended that the parking lot be reconstructed in concrete instead of receiving an overlay. The concrete reconstruction will significantly extend the life of the renovated lot and better protect the City's investment.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	175,000	0	0	0	0	175,000
Engineering - Construction Services	25,000	0	0	0	0	25,000
Total	200,000	0	0	0	0	200,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Project Fund	150,000	0	0	0	0	150,000
G.O. Bonds	50,000	0	0	0	0	50,000
Total	200,000	0	0	0	0	200,000

Budget Impact

This project renovates a current park facility.

Capital Improvement Program
City of Ankeny

Project #	PRK-24-001	Contact	Parks and Recreation Director
Project Name	Sunrise Park Parking Lot Reconstruction	Department	Parks and Recreation



2026 thru 2030

Capital Improvement Program

City of Ankeny

Project # PRK-24-002

Project Name Prairie Ridge Sports Complex North Parking Lot Overlay

Total Project Cost	\$1,830,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	Improvement
Category	Park Facilities	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Asphalt overlay of the north parking lot at the Prairie Ridge Sports Complex.

Justification

The north parking lot at the Prairie Ridge Sports Complex needs a maintenance overlay because the existing surface is no longer structurally sound, is well-aged, and has numerous cracks. The project includes a 3-inch mill and overlay, full-depth patching in multiple locations, gutter flowlines, and striping.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	1,750,000	0	0	1,750,000
Engineering - Construction Services	0	0	80,000	0	0	80,000
Total	0	0	1,830,000	0	0	1,830,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	1,830,000	0	0	1,830,000
Total	0	0	1,830,000	0	0	1,830,000

Budget Impact

This project renovates a current park facility.

Capital Improvement Program

City of Ankeny

Project #

PRK-24-002

Contact

Parks and Recreation Director

Project Name

Prairie Ridge Sports Complex North
Parking Lot Overlay

Department

Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	PRK-24-003		
Project Name	Prairie Ridge Sports Complex East Parking Lot Overlay		
Total Project Cost	\$1,680,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	Improvement
Category	Park Facilities	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Asphalt overlay of the east parking lot at the Prairie Ridge Sports Complex.

Justification

The east parking lot at the Prairie Ridge Sports Complex needs a maintenance overlay because the existing surface is no longer structurally sound, is well-aged, and has numerous cracks. The project includes a 3-inch mill and overlay, full-depth patching in multiple locations, gutter flowlines, and striping.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	0	1,600,000	1,600,000
Engineering - Design	0	0	0	0	80,000	80,000
Total	0	0	0	0	1,680,000	1,680,000
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	0	0	1,680,000	1,680,000
Total	0	0	0	0	1,680,000	1,680,000

Budget Impact

This project renovates a current park facility.

Capital Improvement Program

City of Ankeny

Project #

PRK-24-003

Contact

Parks and Recreation Director

Project Name

Prairie Ridge Sports Complex East
Parking Lot Overlay

Department

Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	PRK-25-001
Project Name	Prairie Ridge Sports Complex Softball Safety Netting

Total Project Cost	\$540,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	Improvement
Category	Park Facilities	Status	Active
Useful Life	20 years	Council Goals:	Enhance Quality of Life
Decision Package	Option 1		

Description

Install safety netting over the softball common areas at the Prairie Ridge Sports Complex.

Justification

The Ankeny Girls Softball Association (AGSA) has requested that the City install safety netting to the common areas near the softball fields. The goal is to protect spectators while they enjoy the game and to help catch high overhead foul balls above the chain-link backstops. The project would include the removal of the existing trees and retaining walls near the softball concession stand.

Safety netting is already installed in the common areas of the baseball fields at the Prairie Ridge Sports Complex.

AGSA plans to contribute 10% toward this project.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	500,000	0	0	500,000
Engineering - Design	0	0	40,000	0	0	40,000
Total	0	0	540,000	0	0	540,000

Funding Sources	2026	2027	2028	2029	2030	Total
Hotel/Motel Tax Fund	0	0	490,000	0	0	490,000
Private Contributions	0	0	50,000	0	0	50,000
Total	0	0	540,000	0	0	540,000

Budget Impact

When properly maintained, overhead netting should last approximately 12 years. Replacement netting is estimated to cost \$20,000.

Capital Improvement Program

City of Ankeny

Project #	PRK-25-001	Contact	Parks and Recreation Director
Project Name	Prairie Ridge Sports Complex Softball Safety Netting	Department	Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	PRK-25-003		
Project Name	Prairie Ridge Sports Complex Baseball Infield Reconstruction		
Total Project Cost	\$587,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	Improvement
Category	Park Facilities	Status	Active
Useful Life	20 years	Council Goals:	Enhance Quality of Life

Description

Reconstruct baseball infields at the Prairie Ridge Sports Complex.

Justification

The baseball fields at the Prairie Ridge Sports Complex are now more than 20 years old. Heavy use from club practices, games, and weekend tournaments has deteriorated the playing surfaces and negatively impacted play. With little downtime, the annual wear and tear on the fields has created bare spots, lip edges along the infields that pose safety concerns, the need to rebuild the clay plate and mound areas, and the need to add or replace subdrains in the aprons. Staff's biggest concern is that the infields now hold large amounts of water after rain events, creating extensive game and practice delays due to poor field drainage.

The infields and aprons need to be stripped, regraded, and sodded to reconstruct the playing surfaces and maintain the facility as the first-class complex it has become known for. This request is currently Little League's top priority for improvements at the complex.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	525,000	0	0	0	0	525,000
Engineering - Construction Services	62,000	0	0	0	0	62,000
Total	587,000	0	0	0	0	587,000

Funding Sources	2026	2027	2028	2029	2030	Total
Hotel/Motel Tax Fund	587,000	0	0	0	0	587,000
Total	587,000	0	0	0	0	587,000

Budget Impact

Operationally, this improvement would reduce the annual use of maintenance materials and staff time.

Capital Improvement Program
City of Ankeny

Project #	PRK-25-003	Contact	Parks and Recreation Director
Project Name	Prairie Ridge Sports Complex Baseball Infield Reconstruction	Department	Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	PRK-26-001
Project Name	High Trestle Trail Underpass Lighting

Total Project Cost	\$60,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	Improvement
Category	Park Facilities	Status	Active
Useful Life	20 years	Council Goals:	Enhance Quality of Life

Description

This project includes professionally designed, interactive LED lighting in the High Trestle Trail underpass at South Ankeny Boulevard. The lighting will be installed in the approximately 100-foot-long underpass on the wing walls at both entrances. The project scope includes design, LED lighting, electrical wiring, sensors, control systems, and installation to create a safe and unique experience for trail users.

Justification

The purpose of the project is to continue the build-out of the High Trestle Trail Experience Park and to leverage external funding when possible. This project will serve as a gateway to Uptown and the High Trestle Trail Experience Park for trail users approaching from the south, and as a bookend for users approaching from the north. An application for a \$45,000 grant through Bravo Greater Des Moines was submitted in September. The project is eligible for this funding, which requires a 25% match. A decision on the grant is expected in late 2025.

Expenditures	2026	2027	2028	2029	2030	Total
Furniture, Fixtures & Equipment	31,000	0	0	0	0	31,000
Construction Costs	22,600	0	0	0	0	22,600
Engineering - Construction Services	6,400	0	0	0	0	6,400
Total	60,000	0	0	0	0	60,000

Funding Sources	2026	2027	2028	2029	2030	Total
Other Grants	45,000	0	0	0	0	45,000
Hotel/Motel Tax Fund	15,000	0	0	0	0	15,000
Total	60,000	0	0	0	0	60,000

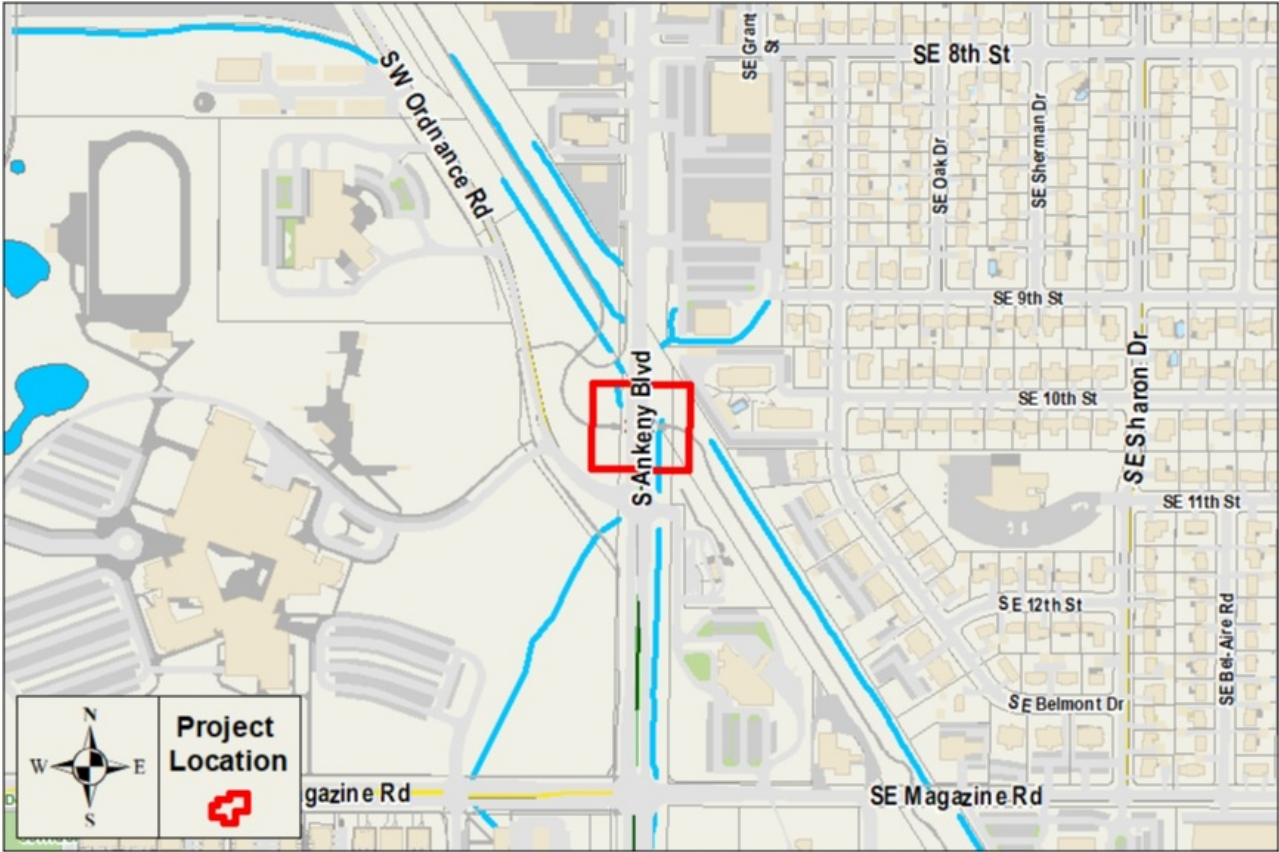
Budget Impact

The operating impact will be limited to maintenance of the LED lighting.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	500	0	0	0	0	500
Utilities	500	0	0	0	0	500
Total	1,000	0	0	0	0	1,000

Capital Improvement Program
City of Ankeny

Project #	PRK-26-001	Contact	Parks and Recreation Director
Project Name	High Trestle Trail Underpass Lighting	Department	Parks and Recreation



Capital Improvement Program
City of Ankeny

Project #	SDW-00-001
Project Name	Annual Sidewalk/Trail Construction Program

Total Project Cost	\$3,100,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Sidewalks/Trails	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

The Annual Sidewalk/Trail Construction Program includes constructing sidewalk improvements, such as ADA-compliant pedestrian ramps within existing neighborhoods, and filling sidewalk gaps adjacent to or within City-owned properties.

Pedestrian Ramp Improvements for ADA Compliance:

2026-2030 - \$400,000/year (construction)

Sidewalk Gaps along City Property and 8-Foot Sidewalk and 10-Foot Trail Panel Replacements:

- 2026 - \$140,000 (construction)
- 2027 - \$240,000 (construction, includes replacement of approximately 1,300 SF of 8-foot sidewalk/trail and installation of pipe culvert(s) at Watercrest Park)
- 2028-2030 - \$140,000/year (construction)

Development Sidewalk Oversizing:

2026-2030 - \$60,000/year (previous development agreements)

Projects constructed under this program are designed and inspected in-house by Public Works Engineering Division staff. Development sidewalk oversizing funds are set aside for reimbursement to developers constructing 8-foot sidewalks on one side of collector streets within subdivisions.

Justification

The purpose of this program is to bring existing pedestrian ramps into compliance with the Americans with Disabilities Act (ADA), as mandated by the Federal Government, and to construct new sections or replace deteriorated panels of 8-foot sidewalks and 10-foot trails adjacent to the City's arterial and collector streets and within City parks. The goal is to promote non-motorized travel and encourage a healthier lifestyle within the community. These projects are often completed in coordination with the Parks and Recreation Department to maximize connectivity within the overall sidewalk and trail system.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	600,000	700,000	600,000	600,000	600,000	3,100,000
Total	600,000	700,000	600,000	600,000	600,000	3,100,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	400,000	500,000	400,000	400,000	400,000	2,100,000
Road Use Tax Fund	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	600,000	700,000	600,000	600,000	600,000	3,100,000

Budget Impact

Upgrading existing pedestrian ramps and bringing them into ADA compliance may reduce the number of complaints City staff must address regarding non-compliant or hazardous ramps. The addition of 8-foot sidewalks will increase maintenance costs for the City due to the extra winter maintenance required. However, a more connected trail system should make winter maintenance operations more efficient for Parks and Recreation staff.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	3,800	4,200	4,600	5,000	5,400	23,000
Total	3,800	4,200	4,600	5,000	5,400	23,000

Capital Improvement Program
City of Ankeny

Project #	SDW-00-001	Contact	City Engineer
Project Name	Annual Sidewalk/Trail Construction Program	Department	Public Works



2026 thru 2030

Capital Improvement Program

City of Ankeny

Project # SDW-25-001
Project Name Trestle Point High Trestle Trail Connection

Total Project Cost	\$150,000	Contact	Parks and Recreation Director
Department	Parks and Recreation	Type	New Construction
Category	Sidewalks/Trails	Status	Active
Useful Life	20 years	Council Goals:	Enhance Quality of Life

Description

Trestle Point High Trestle Trail Connection.

Justification

Neighborhood trail connection to the High Trestle Trail. Community trail connections are among the top priorities identified by residents. This project would connect the surrounding neighborhood to the popular High Trestle Trail.

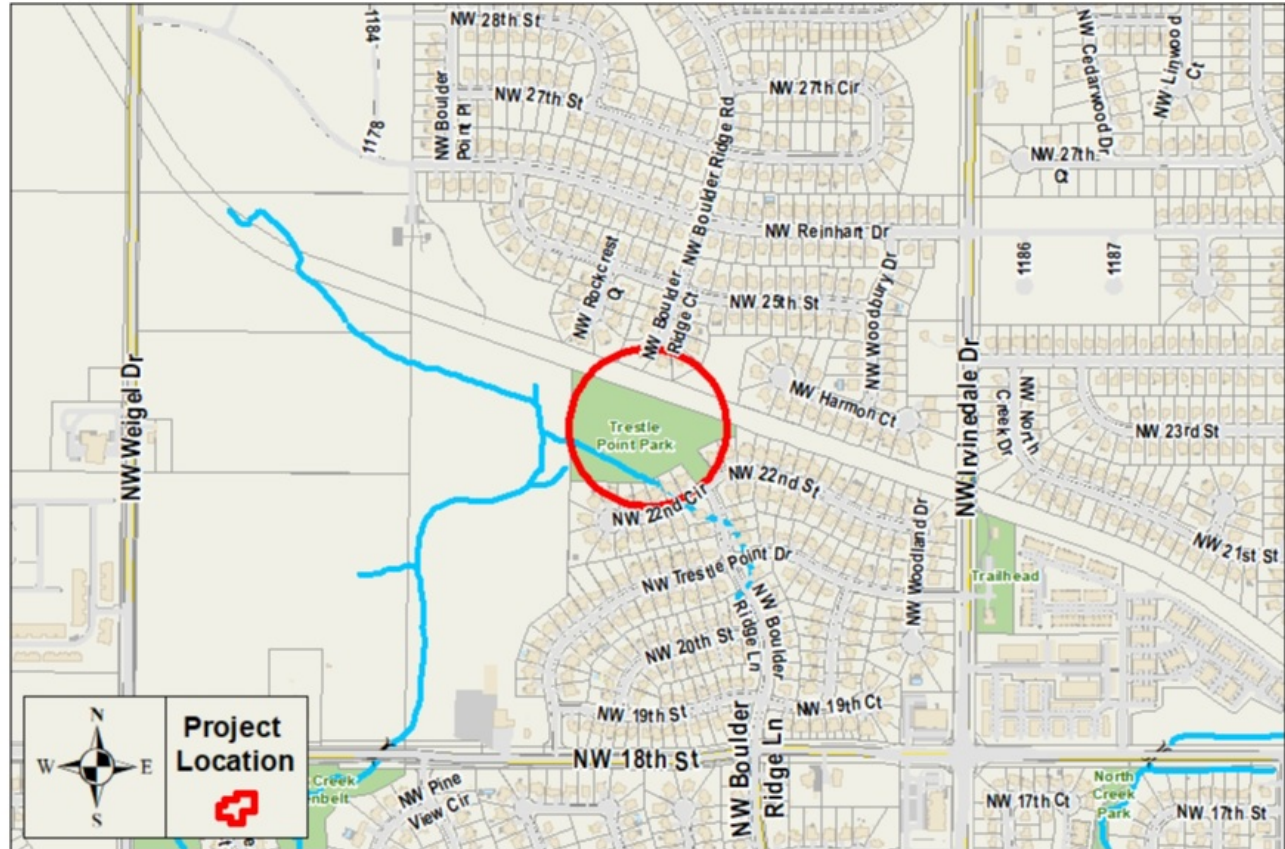
Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	125,000	0	0	125,000
Engineering - Construction Services	0	0	25,000	0	0	25,000
Total	0	0	150,000	0	0	150,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	150,000	0	0	150,000
Total	0	0	150,000	0	0	150,000

Capital Improvement Program

City of Ankeny

Project #	SDW-25-001	Contact	Parks and Recreation Director
Project Name	Trestle Point High Trestle Trail Connection	Department	Parks and Recreation



Capital Improvement Program**City of Ankeny****Project #** SNS-00-001**Project Name** Annual Sanitary Sewer Replacement Program**Total Project Cost** \$10,270,000**Department** Sewer Utility**Category** Sanitary Sewers**Useful Life** 40 years**Contact** Municipal Utilities Director**Type** Improvement**Status** Active**Council Goals:** Upgrade Essential Infrastructure**Description**

Annual allocation of capital improvement funding for repair and replacement of sanitary sewer utility infrastructure and the Sewer Fund's portion of the neighborhood projects.

Specific projects for 2026 - 2030 include the following:

Sanitary sewer oversizing: 2026 to 2030 - \$50,000 for 2026; \$30,000 for each year following

Bi-annual CIPP sanitary sewer lining: 2026, 2028, 2030 - \$650,000

Bi-annual manhole repairs: 2027, 2029 - \$500,000

Sanitary sewer spot repairs: 2026 - 2030 - \$75,000

The Annual Sanitary Sewer Replacement Program, along with the Annual Water Main Replacement Program, the Annual PCC Street Patching Program, and the Annual Storm Water Replacement Program, funds one-quarter of the annual neighborhood utility improvements project within the Westlawn Place neighborhood.

The Westlawn Place Area Utility Improvements will occur in 16 Phases over 9 Years (2026-2034).

- 2026 - \$1,550,000 (Phase 1 Construction) and \$155,000 (Phase 1/2A/2B Engineering) and \$20,000 (Phase 2 Acquisitions)
- 2027 - \$1,075,000 (Phase 2A/2B Construction) and \$145,000 (Phase 2A/2B/3A/3B Engineering) and \$5,000 (Phase 3 Acquisitions)
- 2028 - \$1,150,000 (Phase 3A/3B Construction) and \$125,000 (Phase 3A/3B/4A/4B Engineering)
- 2029 - \$1,150,000 (Phase 4A/4B Construction) and \$125,000 (Phase 4A/4B/5A/5B Engineering)
- 2030 - \$1,150,000 (Phase 5A/5B Construction) and \$125,000 (Phase 5A/5B/6A/6B Engineering)

Justification

The City's sanitary sewer system is routinely inspected and monitored by Municipal Utilities staff in order to assess the condition of the infrastructure and identify any portions that may need to be repaired or replaced. Municipal Utilities staff has determined the projects in this program by visual inspection of the sanitary sewer system, including manholes and pipes and from investigations following resident complaints. The projects in this program are justified by the need to maintain a functional sanitary sewer system, reduce inflow and infiltration, reduce long-term maintenance issues and address resident complaints. CIPP lining reduces approximately 20% of the Inflow and Infiltration (I & I) in the line segment it is installed in and it also prevents root intrusion within City mains, which is a major contributor to sewer backups and service calls. This CIPP lining however, does not prevent I & I or root issues within private lines or services. The manhole repair projects will also reduce I & I from structures and includes lining the manholes or grouting joints based on recommendations from the SSES studies as well as staff observations of our system.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	2,325,000	1,680,000	1,905,000	1,755,000	1,905,000	9,570,000
Engineering - Design	100,000	100,000	75,000	75,000	75,000	425,000
Engineering - Construction Services	55,000	45,000	50,000	50,000	50,000	250,000
Land/ROW Acquisition	20,000	5,000	0	0	0	25,000
Total	2,500,000	1,830,000	2,030,000	1,880,000	2,030,000	10,270,000

Funding Sources	2026	2027	2028	2029	2030	Total
Sewer Fund	1,300,000	1,500,000	1,700,000	1,880,000	2,030,000	8,410,000
Capital Project Fund	1,200,000	330,000	330,000	0	0	1,860,000
Total	2,500,000	1,830,000	2,030,000	1,880,000	2,030,000	10,270,000

Budget Impact

The operating impact for this project will provide a cost savings over time due to the replacement of old and deteriorating sanitary sewer with new PVC mains, relined mains and repaired pipes. This will reduce the I & I and lower our WRA flow. These areas will be placed on our routine pipe cleaning and inspection programs. The number of Sanitary Sewer Overflows (SSO) and basement back-ups that Municipal Utilities staff will have to respond to should be reduced in the near term, with the upgraded infrastructure. There will be staff time in sewer video reviews, locating services, and field inspections.



2026 thru 2030

Capital Improvement Program

City of Ankeny

Project #	SNS-12-001		
Project Name	Otter Creek Trunk Sewer - Phase 4		
Total Project Cost	\$1,700,000	Contact	Municipal Utilities Director
Department	Sewer Utility	Type	New Construction
Category	Sanitary Sewers	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Install approximately 3,600 LF of 24" diameter sanitary trunk sewer from the north end of Otter Creek Trunk Sewer – Phase 3 north to NE 54th Street along the creek west of NE Four Mile Drive.

Justification

The purpose of this project is to extend sanitary sewer service north to the area around NE 54th Street and NE Four Mile Drive. The timing of this project will depend upon development in the area of the NE 36th Street interchange.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	1,525,000	0	0	0	0	1,525,000
Engineering - Construction Services	100,000	0	0	0	0	100,000
Land/ROW Acquisition	75,000	0	0	0	0	75,000
Total	1,700,000	0	0	0	0	1,700,000

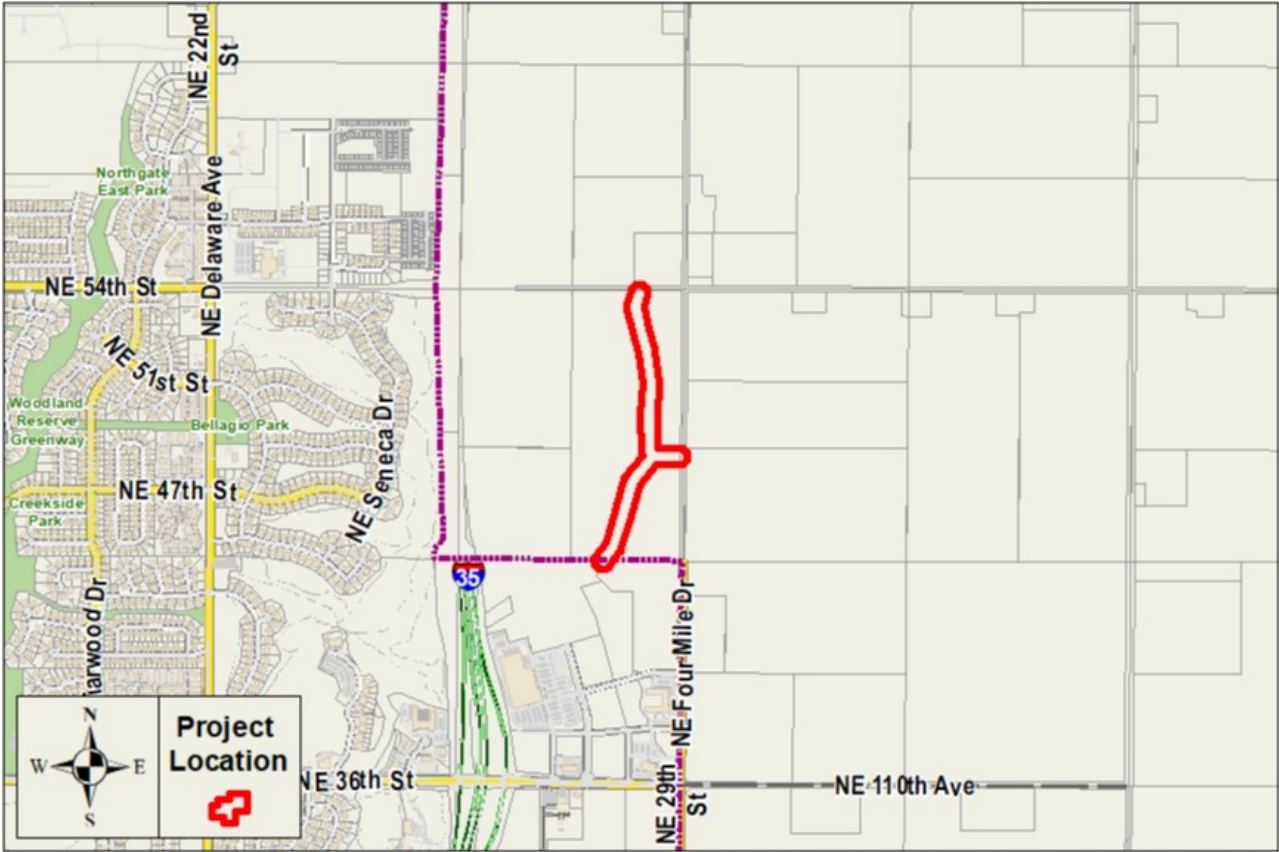
Funding Sources	2026	2027	2028	2029	2030	Total
Sewer Fund	1,700,000	0	0	0	0	1,700,000
Total	1,700,000	0	0	0	0	1,700,000

Budget Impact

Since this is new trunk sewer, it is not anticipated that there will be any maintenance required initially. It will be added to our routine pipe cleaning and inspection programs once the maintenance bond period has passed. However, being large diameter trunk sewer, this would have a lower frequency of maintenance and it would likely be hired out as we do not have equipment to televise this size of active sewer.

Capital Improvement Program
City of Ankeny

Project #	SNS-12-001	Contact	Municipal Utilities Director
Project Name	Otter Creek Trunk Sewer - Phase 4	Department	Sewer Utility



Capital Improvement Program
City of Ankeny

Project #	SNS-22-001		
Project Name	Trestle Ridge Trunk Sewer Cost Share		
Total Project Cost	\$750,000	Contact	Municipal Utilities Director
Department	Sewer Utility	Type	New Construction
Category	Sanitary Sewers	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

The Trestle Ridge Trunk Sewer Cost Share project will include installation of approximately 1,600 linear feet of 24" sanitary line in 2026 and approximately 2,700 linear feet of 21" sanitary line in 2027. The Phase 1 trunk line will connect at an existing manhole at the northwest corner of Trestle Ridge Estates Plat 6 and this line will continue north under NW 36th Street, terminating just north of NW 36th Street. Phase 2 will start at the north end of the Phase 1 limits to approximately 2,700 feet north of NW 36th Street and 1,400 feet west of NW Irvinedale Drive.

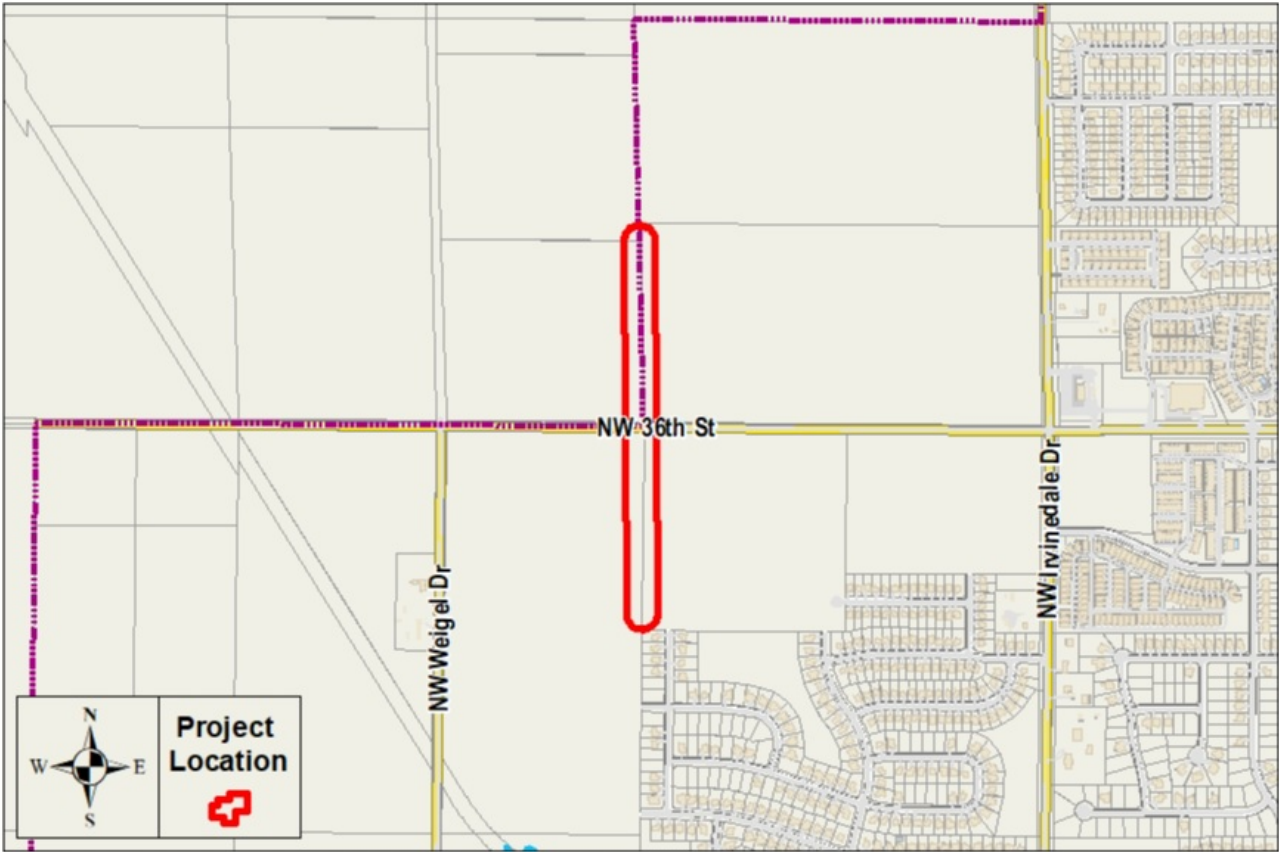
Justification

The Trestle Ridge Trunk Sewer Cost Share project is being proposed due to the developer potentially planning to provide sanitary service to a subdivision north of NW 36 Street and west of NW Irvinedale Drive. The sanitary (Phase 1 & 2) is approximately 4,300 feet short of serving this subdivision. We are proposing to pay the cost difference of upsizing from an 8" line in order to avoid creating a development agreement that will result in hundreds of acres of credit due to the developer that will take an unknown amount of time to pay out. This method should be cost beneficial for both the City and developer in the long run. This project was proposed for 2025 but the development project didn't occur so this cost share is being proposed for 2026 in anticipation the development occurs next year. We are splitting this project into two phases in 2026 and 2027 to account for the possibility that the land along this trunk line gets developed in phases similar to what we have shown.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	325,000	425,000	0	0	0	750,000
Total	325,000	425,000	0	0	0	750,000
Funding Sources	2026	2027	2028	2029	2030	Total
Capital Project Fund	325,000	275,000	0	0	0	600,000
Sewer Fund	0	150,000	0	0	0	150,000
Total	325,000	425,000	0	0	0	750,000

Capital Improvement Program
City of Ankeny

Project #	SNS-22-001	Contact	Municipal Utilities Director
Project Name	Trestle Ridge Trunk Sewer Cost Share	Department	Sewer Utility



Capital Improvement Program
City of Ankeny

Project # SNS-22-003
Project Name Clover Ridge Trunk Sewer Extension

Total Project Cost	\$1,025,000	Contact	Municipal Utilities Director
Department	Sewer Utility	Type	New Construction
Category	Sanitary Sewers	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Install approximately 890 LF of 24" diameter sanitary trunk sewer extending east from the existing WRA manhole at the west end of NE 86th Avenue (NE Magazine Road). Stubs will be placed north and east from the terminal manhole for future extensions. The majority of the project will utilize open-cut construction; a portion of the sewer will be bored to accommodate a creek crossing.

Justification

This project has become a need due to recent interest in the development of land and potential annexations within the vicinity of the East 1st Street/NE 29th Street intersection. This trunk line will serve a large portion of developable land south of East 1st Street. The timing of this project is dependent upon the annexation of much of the land within this area.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	0	837,000	837,000
Engineering - Design	0	0	0	100,000	0	100,000
Engineering - Construction Services	0	0	0	0	83,000	83,000
Land/ROW Acquisition	0	0	0	5,000	0	5,000
Total	0	0	0	105,000	920,000	1,025,000

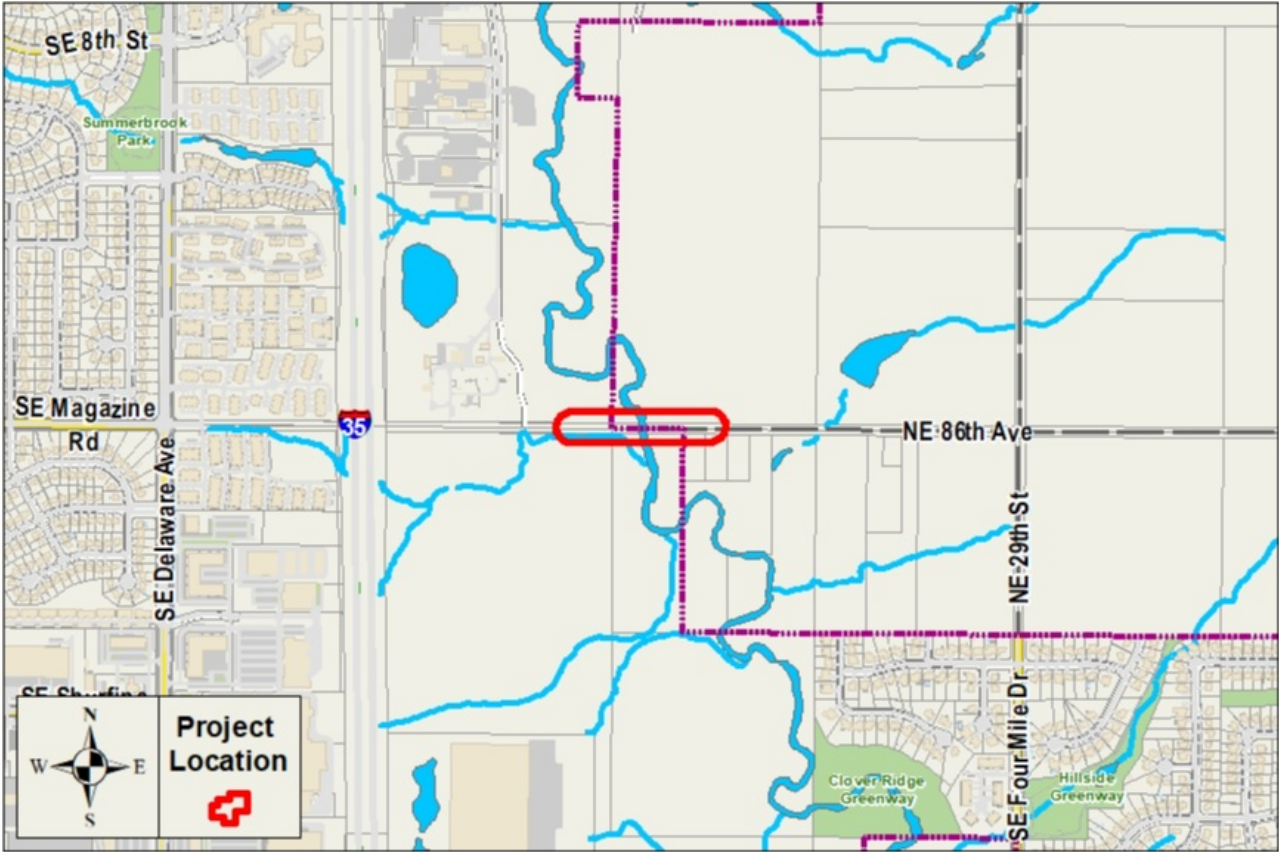
Funding Sources	2026	2027	2028	2029	2030	Total
Sewer Fund	0	0	0	105,000	920,000	1,025,000
Total	0	0	0	105,000	920,000	1,025,000

Budget Impact

Since this is a new trunk sewer, it is not anticipated that there will be any maintenance required initially. It will be added to our routine pipe cleaning and inspection programs once the maintenance bond period has passed. However, being large diameter trunk sewer, this would have a lower frequency of maintenance and it would likely be hired out as we do not have equipment to televise this size of active sewer.

Capital Improvement Program
City of Ankeny

Project #	SNS-22-003	Contact	Municipal Utilities Director
Project Name	Clover Ridge Trunk Sewer Extension	Department	Sewer Utility



Capital Improvement Program
City of Ankeny

Project #	SNS-23-002		
Project Name	SW Irvinedale Drive Sanitary Sewer Replacement		
Total Project Cost	\$117,000	Contact	Municipal Utilities Director
Department	Sewer Utility	Type	Replacement
Category	Sanitary Sewers	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Installation of approximately 200 linear feet of 8-inch sanitary sewer west of SW Irvinedale Drive and south of West 1st Street. This replacement project will utilize open-cut construction.

Justification

This project is necessary due to a roughly 40% sag in the existing segment of pipe. Replacement is necessary in order to eliminate future backups and reduce the amount of maintenance the City currently performs on the line. This is a small project so staff will design and inspect this project saving \$23,000.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	116,000	0	0	0	116,000
Land/ROW Acquisition	0	1,000	0	0	0	1,000
Total	0	117,000	0	0	0	117,000
Funding Sources	2026	2027	2028	2029	2030	Total
Sewer Fund	0	117,000	0	0	0	117,000
Total	0	117,000	0	0	0	117,000

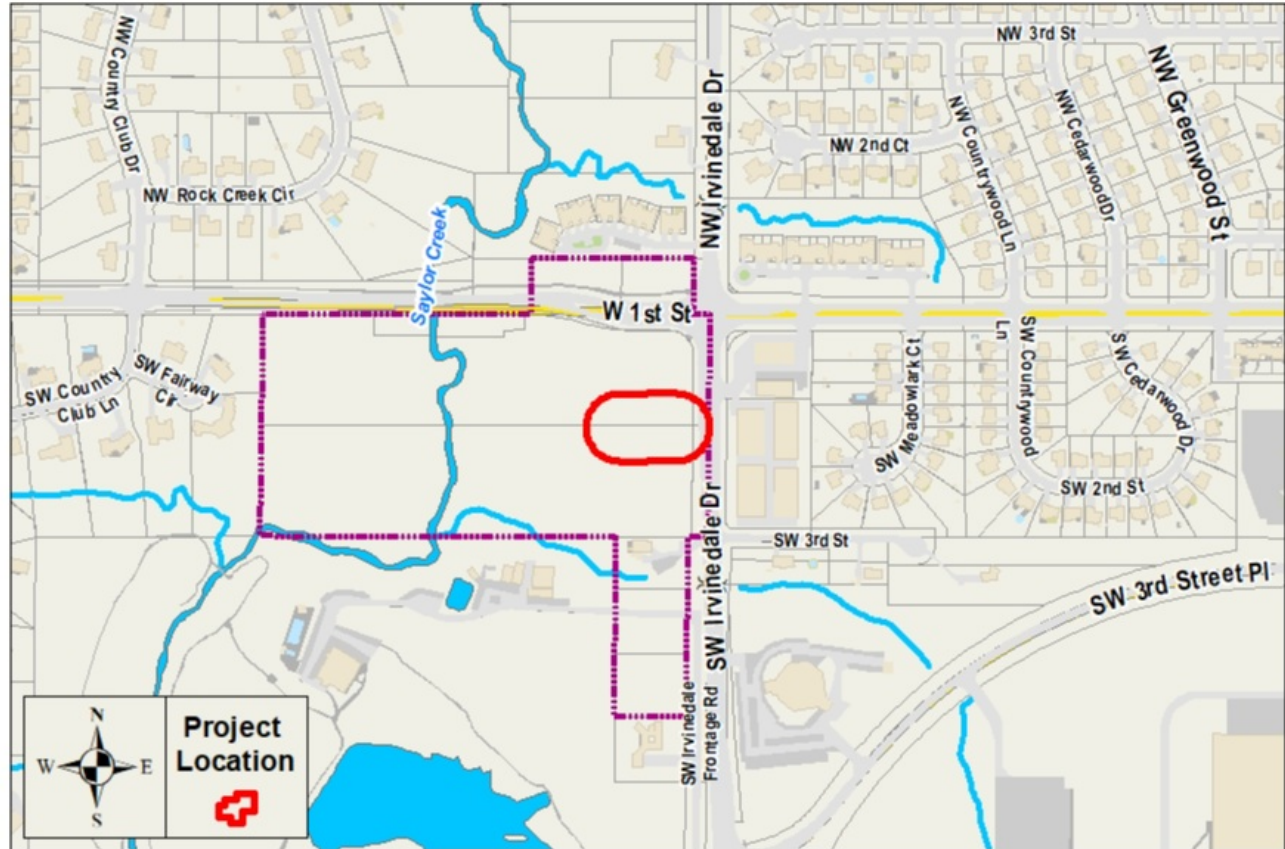
Budget Impact

It is anticipated that construction of this project should have an immediate benefit to the sanitary sewer within this area by increasing system capacity, and reducing the frequency of basement backups. This should result in a reduced need for inspection and maintenance.

Capital Improvement Program

City of Ankeny

Project #	SNS-23-002	Contact	Municipal Utilities Director
Project Name	SW Irvinedale Drive Sanitary Sewer Replacement	Department	Sewer Utility



Capital Improvement Program
City of Ankeny

Project #	SNS-23-003		
Project Name	Deer Creek Trunk Sewer Extension - Phase 1		
Total Project Cost	\$1,845,000	Contact	Municipal Utilities Director
Department	Sewer Utility	Type	New Construction
Category	Sanitary Sewers	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Install approximately 2,900 LF of 30" diameter sanitary trunk sewer from the existing 30" sanitary line from the south side of NE 18th Street to about 2,800 feet north of NE 18th Street.

Justification

This project will cover sanitary needs for future land to be annexed and developed north of NE 18th Street. This trunk line will serve a large portion of development land north of NE 18th Street and east of NE 29th Street (county) to our 2040 projected growth boundary. City staff will perform the on-site construction inspection, which will save the City roughly \$85,000 in engineering fees in 2026. Nilles Associates estimated the easement acquisition cost to be \$60,000.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	1,700,000	0	0	0	0	1,700,000
Engineering - Design	85,000	0	0	0	0	85,000
Land/ROW Acquisition	60,000	0	0	0	0	60,000
Total	1,845,000	0	0	0	0	1,845,000

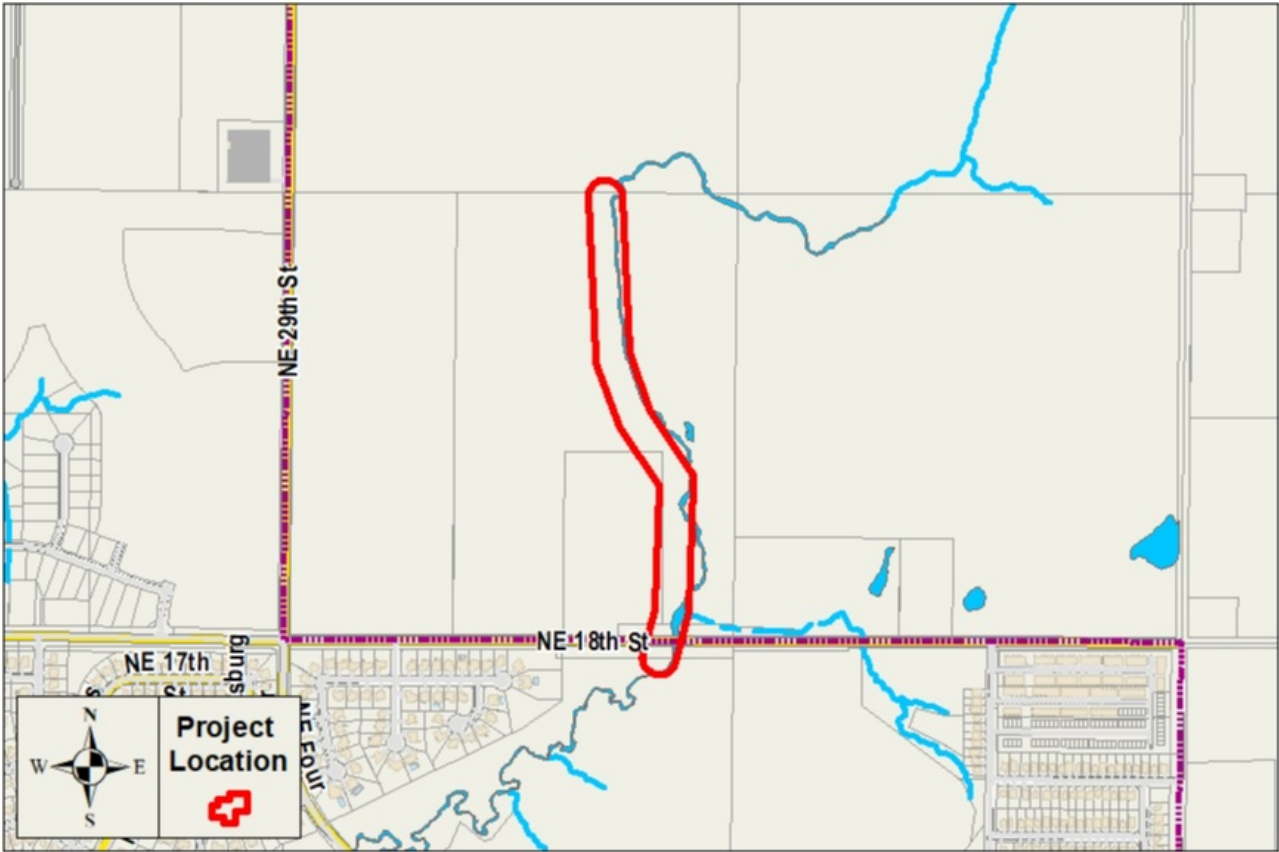
Funding Sources	2026	2027	2028	2029	2030	Total
Sewer Fund	1,845,000	0	0	0	0	1,845,000
Total	1,845,000	0	0	0	0	1,845,000

Budget Impact

Since this is new trunk sewer, it is not anticipated that there will be any maintenance required initially. It will be added to our routine pipe cleaning and inspection programs once the maintenance bond period has passed. However, being large diameter trunk sewer, this would have a lower frequency of maintenance and it would likely be hired out as we do not have equipment to televise this size of active sewer.

Capital Improvement Program
City of Ankeny

Project #	SNS-23-003	Contact	Municipal Utilities Director
Project Name	Deer Creek Trunk Sewer Extension - Phase 1	Department	Sewer Utility



Capital Improvement Program
City of Ankeny

Project # SNS-25-001
Project Name Sanitary Sewer Dead-End Elimination

Total Project Cost	\$750,000	Contact	Municipal Utilities Director
Department	Sewer Utility	Type	Improvement
Category	Sanitary Sewers	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project consists of the construction/placement of 13 manholes at the end of dead-end sanitary sewer mains that currently terminate with cleanouts or stubs. Also included with this project is the adjustment to finished grade of manholes that are buried more than 18". Approximately 40 manholes will need adjustment. City staff will perform the design and on-site construction inspection, which will save the City approximately \$132,000 in engineering fees in 2028.

Justification

The existing dead-end mains make it difficult for City staff to perform maintenance. Providing manholes at these locations will make it easier for cleaning and televising purposes.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	750,000	0	0	750,000
Total	0	0	750,000	0	0	750,000

Funding Sources	2026	2027	2028	2029	2030	Total
Sewer Fund	0	0	750,000	0	0	750,000
Total	0	0	750,000	0	0	750,000

Budget Impact

It is anticipated that City staff will be able to more efficiently perform routine maintenance on these segments of pipe.

Capital Improvement Program
City of Ankeny

Project #	SNS-25-001	Contact	Municipal Utilities Director
Project Name	Sanitary Sewer Dead-End Elimination	Department	Sewer Utility



Capital Improvement Program
City of Ankeny

Project #	SNS-25-002		
Project Name	Deer Creek Trunk Sewer Extension - Phase 2		
Total Project Cost	\$3,200,000	Contact	Municipal Utilities Director
Department	Sewer Utility	Type	New Construction
Category	Sanitary Sewers	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Install approximately 4,500 LF of 30" diameter sanitary trunk sewer from the existing 30" sanitary line from the end of Deer Creek Trunk Sewer Extension Phase 1 to the west side of the NE 38th Street (county) right-of-way. This project will be designed in 2026 and constructed in 2027.

Justification

Phase 2 continues to cover sanitary needs for future land to be annexed and developed north of NE 18th Street. This trunk line will serve a large portion of development land north of NE 18th Street and east of NE 29th Street (county) to our 2040 projected growth boundary. Phase 2 is all within developer owned land so it could become a project completed by development agreement and installed by developers. Due to the large amount of land controlled by one developer, a development agreement would be an acceptable and possibly more efficient way to construct this section of sewer. City staff will perform the on-site construction inspection, which will save the City roughly \$125,000 in engineering fees in 2027.

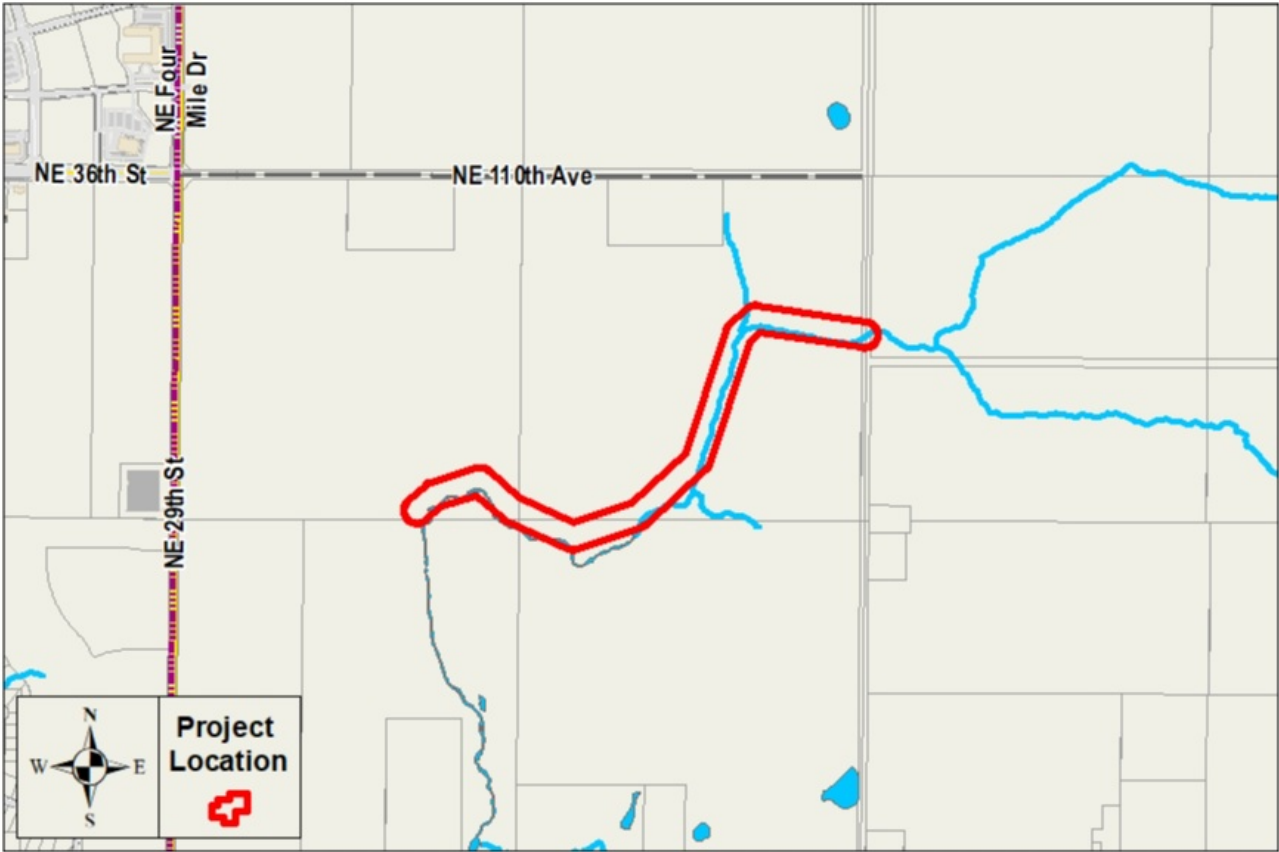
Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	2,825,000	0	0	0	2,825,000
Engineering - Design	250,000	125,000	0	0	0	375,000
Total	250,000	2,950,000	0	0	0	3,200,000
Funding Sources	2026	2027	2028	2029	2030	Total
Sewer Fund	250,000	2,950,000	0	0	0	3,200,000
Total	250,000	2,950,000	0	0	0	3,200,000

Budget Impact

Since this is new trunk sewer, it is not anticipated that there will be any maintenance required initially. It will be added to our routine pipe cleaning and inspection programs once the maintenance bond period has passed. However, being large diameter trunk sewer, this would have a lower frequency of maintenance and it would likely be hired out as we do not have equipment to televise this size of active sewer.

Capital Improvement Program
City of Ankeny

Project #	SNS-25-002	Contact	Municipal Utilities Director
Project Name	Deer Creek Trunk Sewer Extension - Phase 2	Department	Sewer Utility



Capital Improvement Program**City of Ankeny**

Project #	STM-00-001
Project Name	Annual Storm Water Replacement Program

Total Project Cost	\$10,025,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Annual allocation of capital improvement funds for repair and replacement of storm sewer pipes, structures, channels, etc. Specific projects, listed in order of priority, for 2026 include: 1) Storm Water Structure Replacement and Repairs (includes work at 3 sites) - \$111,000; 2) Storm Water Subdrain Repairs (includes work at 6 sites) – \$110,000; 3) Storm Water Erosion Repairs (includes work at 4 sites) - \$226,000; 4) Gay Lea Wilson Trail CMP Culvert Lining - \$60,000; and 5) Minor storm water management and storm sewer improvements and repairs (locations TBD) – \$43,000. It is assumed Storm Water Division staff will complete the design and construction engineering on these storm water repair and replacement projects.

The Annual Storm Water Replacement Program, along with the Annual Sanitary Sewer Replacement Program, the Annual Water Main Replacement Program, and the Annual PCC Street Patching Program, funds one-quarter of the annual neighborhood utility improvements project within the Westlawn Place neighborhood.

The Westlawn Place Area Utility Improvements will occur in 16 Phases over 9 Years (2026-2034).

- 2026 - \$1,550,000 (Phase 1 Construction) and \$155,000 (Phase 1/2A/2B Engineering) and \$20,000 (Phase 2 Acquisitions)
- 2027 - \$1,075,000 (Phase 2A/2B Construction) and \$145,000 (Phase 2A/2B/3A/3B Engineering) and \$5,000 (Phase 3 Acquisitions)
- 2028 - \$1,150,000 (Phase 3A/3B Construction) and \$125,000 (Phase 3A/3B/4A/4B Engineering)
- 2029 - \$1,150,000 (Phase 4A/4B Construction) and \$125,000 (Phase 4A/4B/5A/5B Engineering)
- 2030 - \$1,150,000 (Phase 5A/5B Construction) and \$125,000 (Phase 5A/5B/6A/6B Engineering)

Justification

The purpose of these projects is to repair or improve stormwater infrastructure and associated areas to manage storm water more effectively; stabilize and repair areas of erosion or structural issues; and/or address public safety concerns. The open cut repairs will repair or replace failed or damaged storm sewers and/or structures. Throughout the year, additional locations for minor storm water management and storm sewer improvements and repairs will likely be identified and need to be addressed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	2,100,000	1,675,000	1,800,000	1,850,000	1,900,000	9,325,000
Engineering - Construction Services	155,000	145,000	125,000	125,000	125,000	675,000
Land/ROW Acquisition	20,000	5,000	0	0	0	25,000
Total	2,275,000	1,825,000	1,925,000	1,975,000	2,025,000	10,025,000

Funding Sources	2026	2027	2028	2029	2030	Total
Storm Water Fund	2,175,000	1,825,000	1,925,000	1,975,000	2,025,000	9,925,000
Capital Project Fund	100,000	0	0	0	0	100,000
Total	2,275,000	1,825,000	1,925,000	1,975,000	2,025,000	10,025,000

Budget Impact

Repairing and improving the storm water management system will reduce the annual maintenance costs for the City because the Public Works Department will not have to continue regularly addressing the maintenance issues caused by deficiencies in the storm water management system.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	-12,000	-14,000	-16,000	-18,000	-20,000	-80,000
Total	-12,000	-14,000	-16,000	-18,000	-20,000	-80,000

Capital Improvement Program
City of Ankeny

Project #	STM-00-001	Contact	City Engineer
Project Name	Annual Storm Water Replacement Program	Department	Storm Water Utility



Capital Improvement Program
City of Ankeny

Project #	STM-20-001		
Project Name	Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street		
Total Project Cost	\$950,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Improvements to address safety, capacity, functionality, sedimentation, erosion, and associated issues within Four Mile Creek between NE 47th Street and NE 54th Street and the tributary to Four Mile Creek east of St. James Place between NE 47th Street and NE 54th Street. The improvements may include clearing and grubbing to remove flow impediments and significant invasive tree growth; reshaping of the channel to establish stable slopes; reconnection to the floodplain; repairing and modifying an existing stormwater detention basin; repairing a horseshoe bend at risk of eroding and causing a shortened flow path; and establishing native/wetland plantings.

Justification

The purpose of this project is to stabilize the channel, repair gully erosion and a horseshoe meander, repair and modify a storm water detention basin, and repair outlet structures which have caused safety and functionality concerns. The project costs are shown for construction in 2026. This project will receive funding from Polk County to pay for 75% of the construction and 75% of the construction administration and observation costs.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	800,000	0	0	0	0	800,000
Engineering - Construction Services	150,000	0	0	0	0	150,000
Total	950,000	0	0	0	0	950,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Project Fund	536,500	0	0	0	0	536,500
G.O. Bonds - Storm Water Abated	413,500	0	0	0	0	413,500
Total	950,000	0	0	0	0	950,000

Budget Impact

The annual maintenance costs will be reduced because the City will not have to perform spot repairs within the existing channel to protect infrastructure. Maintenance costs associated with the native vegetation, however, will increase for several years after the project due to the labor and materials required to fully establish the native vegetation. The costs associated with establishing the native vegetation should reduce three (3) years post construction.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	20,000	20,000	20,000	0	60,000
Total	0	20,000	20,000	20,000	0	60,000

Capital Improvement Program
City of Ankeny

Project #	STM-20-001	Contact	City Engineer
Project Name	Four Mile Creek and Tributary Channel Stabilization - NE 47th Street to NE 54th Street	Department	Storm Water Utility



Capital Improvement Program**City of Ankeny**

Project #	STM-21-001
Project Name	SE 3rd Street Area Collection Storm Sewer Improvements

Total Project Cost	\$3,010,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Construction of storm sewer infrastructure improvements in underserved sections of the SE 3rd Street area, which is located south of East 1st Street, north of SE Peterson Drive, east of South Ankeny Boulevard, and west of SE Trilein Drive. The proposed storm sewer infrastructure improvements will include footing drain/sump collector lines, storm sewer pipe, and associated intakes, utility accesses, and related pavement removal and replacement necessary to install collection storm sewer in the area. The proposed improvements schedule will include constructing new storm sewer along SE 4th Street from SE Grant Street to SE Sharon Drive and along SE Lawrence Drive from SE Sharon Drive to SE Trilein Drive in 2027. New storm sewer along SE Uehlammar Drive from SE Grant Street to SE Sharon Drive and along SE 2nd Street from SE Sharon Drive to SE Trilein Drive is being proposed for construction in 2028.

Justification

The purpose of the project is to address areas that lack storm sewer infrastructure or have known capacity issues within the existing storm sewer network. The June 30, 2018 extreme flash flooding event and other high intensity rainfall events in the past several years have demonstrated the need for adding storm sewer infrastructure in this low-lying area with poorly-drained soils. Adding sump collector lines and storm sewer will help reduce drainage issues and minor flooding on public and private properties. The project's proposed schedule includes survey and design work in 2026 through 2027 and construction of the projects in 2027 through 2028. The construction cost estimate for 2027 includes \$100,000 of water main replacement (upgrade existing 4-inch to new 8-inch) along SE 4th Street.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	1,240,000	1,360,000	0	0	2,600,000
Engineering - Construction Services	0	210,000	0	0	0	210,000
Engineering - Design	200,000	0	0	0	0	200,000
Total	200,000	1,450,000	1,360,000	0	0	3,010,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Storm Water Abated	200,000	1,350,000	1,360,000	0	0	2,910,000
Water Revenue Bonds	0	100,000	0	0	0	100,000
Total	200,000	1,450,000	1,360,000	0	0	3,010,000

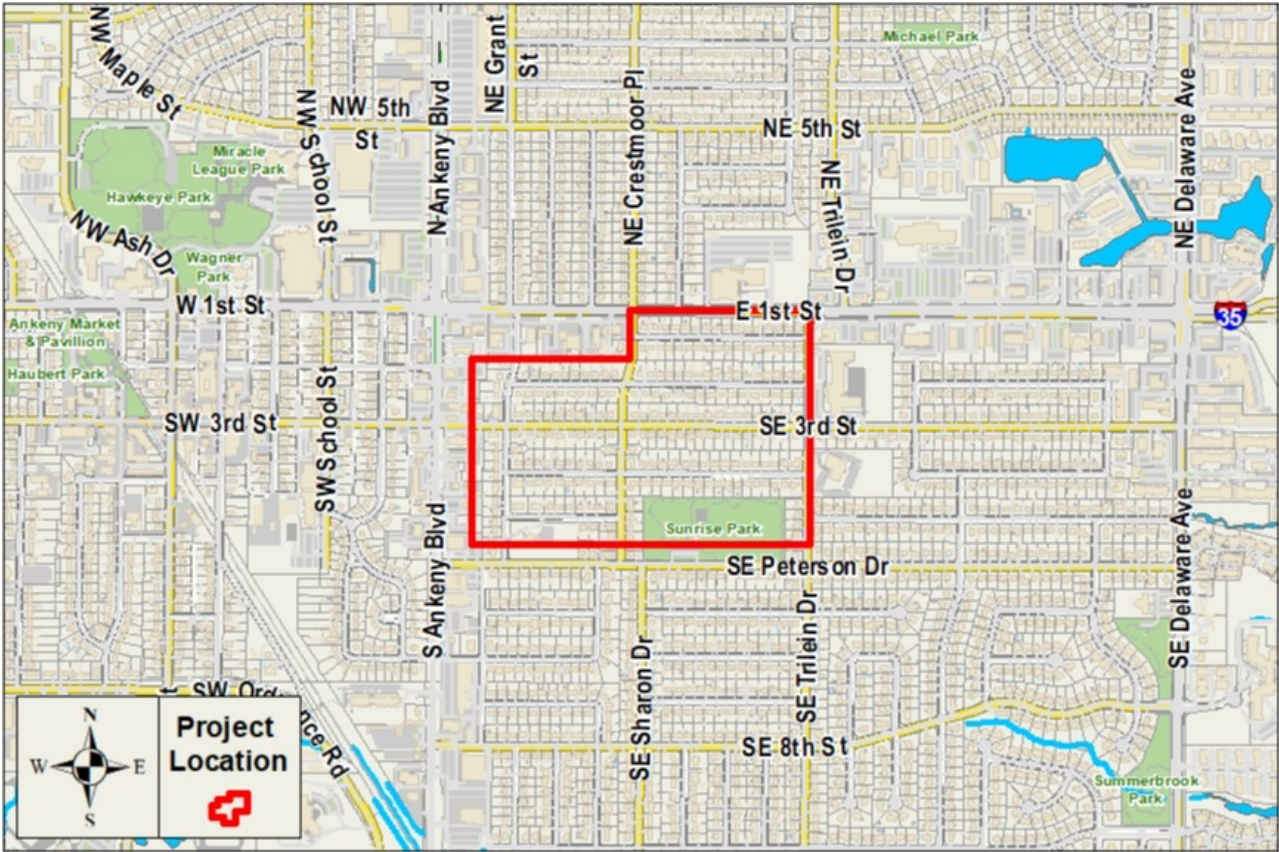
Budget Impact

In the long term, adding new storm sewer infrastructure to the City's storm water management system will reduce annual maintenance costs for the Public Works and Municipal Utilities Departments, and it should reduce the amount of Storm Water Division staff time needed to address drainage issues and concerns in this area of the City.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	0	-1,000	-2,000	-2,000	-5,000
Total	0	0	-1,000	-2,000	-2,000	-5,000

Capital Improvement Program
City of Ankeny

Project #	STM-21-001	Contact	City Engineer
Project Name	SE 3rd Street Area Collection Storm Sewer Improvements	Department	Storm Water Utility



Capital Improvement Program**City of Ankeny**

Project #	STM-22-002
Project Name	Diamond Hills Greenway Stream Stabilization

Total Project Cost	\$2,250,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Comprehensive improvements to address safety, capacity, functionality, sedimentation, erosion, and associated issues within a tributary to Saylor Creek, between SW Applewood Street and Sawgrass Park. The improvements will include clearing and grubbing to remove flow impediments and provide access to culverts for maintenance; reshaping the channel to establish stable slopes; re-establishing the channel bottom; providing toe protection; repairing gully erosion; repairing undermined outlet structures; extending storm sewer; and where possible, establishing native/wetland plantings. Temporary easements may need to be acquired in conjunction with this project. This project will also include repairing two sags in the existing sanitary sewer pipe that crosses the greenway.

Justification

The purpose of this project is to stabilize the channel, repair gully erosion, and extend and repair outlet structures which have caused safety and functionality concerns. The project costs are shown for the concept study, survey, and preliminary design to occur in 2027; final design in 2028; and construction in 2029. It is assumed that the estimated \$100,000 cost to repair the two sags in the existing sanitary sewer pipe will be paid for with Sanitary Sewer Utility funds.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	2,000,000	0	2,000,000
Engineering - Design	0	100,000	70,000	0	0	170,000
Engineering - Construction Services	0	0	0	80,000	0	80,000
Total	0	100,000	70,000	2,080,000	0	2,250,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Storm Water Abated	0	100,000	70,000	1,980,000	0	2,150,000
Sewer Fund	0	0	0	100,000	0	100,000
Total	0	100,000	70,000	2,080,000	0	2,250,000

Budget Impact

After the channel is improved, the annual maintenance costs for the City will be reduced because the Public Works Department will not have to perform spot repairs within the existing channel to protect infrastructure. Also, repairing the sags in the existing sanitary sewer pipe will reduce annual maintenance costs for the Municipal Utilities Department in the long term.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	0	0	0	-2,000	-2,000
Total	0	0	0	0	-2,000	-2,000

Capital Improvement Program
City of Ankeny

Project #	STM-22-002	Contact	City Engineer
Project Name	Diamond Hills Greenway Stream Stabilization	Department	Storm Water Utility



Capital Improvement Program
City of Ankeny

Project #	STM-22-003
Project Name	Four Mile Creek Channel Stabilization - East 1st Street

Total Project Cost	\$1,500,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Improvements to address safety, functionality, sedimentation, erosion, and associated issues within Four Mile Creek, located downstream of East 1st Street for approximately one-quarter (¼) of a mile. The improvements may include clearing and grubbing; reshaping the channel to establish stable slopes; reconnection to the floodplain; re-establishing the channel bottom; providing toe protection; repairing gully erosion; repairing undermined outlet structures; and where possible, establishing native/wetland plantings. Permanent drainage easements may need to be acquired in conjunction with this project.

Justification

The purpose of this project is to stabilize the channel, repair gully erosion, extend and repair outlet structures which have caused safety and functionality concerns. The project costs are shown for the survey and preliminary design to be completed in 2028, permitting to be completed in 2028 through 2029, final design in 2029, and construction in 2030.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	0	1,100,000	1,100,000
Engineering - Design	0	0	150,000	125,000	0	275,000
Engineering - Construction Services	0	0	0	0	125,000	125,000
Total	0	0	150,000	125,000	1,225,000	1,500,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Storm Water Abated	0	0	150,000	125,000	1,225,000	1,500,000
Total	0	0	150,000	125,000	1,225,000	1,500,000

Budget Impact

The annual maintenance costs will be reduced because the City will not have to perform spot repairs within the existing channel to protect infrastructure. Maintenance costs associated with the native vegetation, however, will increase for several years after the project due to the labor and materials required to fully establish the native vegetation. The costs associated with establishing the native vegetation should reduce three (3) years post construction.

2026 thru 2030

Capital Improvement Program

City of Ankeny

Project #

STM-22-003

Contact

City Engineer

Project Name

Four Mile Creek Channel
Stabilization - East 1st Street

Department

Storm Water Utility



Capital Improvement Program**City of Ankeny**

Project #	STM-22-004
Project Name	Four Mile Creek Channel Stabilization - NE 36th Street to NE 47th Street

Total Project Cost	\$900,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Improvements to address safety, functionality, sedimentation, erosion, and associated issues within Four Mile Creek, between NE 36th Street and NE 47th Street. The improvements include clearing and grubbing; reshaping the channel to establish stable slopes; re-connection to the floodplain; re-establishing the channel bottom; providing toe protection; repairing gully erosion; repairing undermined outlet structures; and where possible, establishing native/wetland plantings. Permanent drainage easements may need to be acquired in conjunction with this project.

Justification

The purpose of this project is to stabilize the channel, repair gully erosion, and repair outlet structures which have caused safety and functionality concerns. The project costs are shown for construction in 2026. This project will receive funding from Polk County to pay for 75% of the construction and 75% of the construction administration and observation costs.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	750,000	0	0	0	0	750,000
Engineering - Construction Services	150,000	0	0	0	0	150,000
Total	900,000	0	0	0	0	900,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Storm Water Abated	461,000	0	0	0	0	461,000
Capital Project Fund	439,000	0	0	0	0	439,000
Total	900,000	0	0	0	0	900,000

Budget Impact

The annual maintenance costs will be reduced because the City will not have to perform spot repairs within the existing channel to protect infrastructure. Maintenance costs associated with the native vegetation, however, will increase for several years after the project due to the labor and materials required to fully establish the native vegetation. The costs associated with establishing the native vegetation should reduce three (3) years post construction.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	15,000	15,000	15,000	0	45,000
Total	0	15,000	15,000	15,000	0	45,000

Capital Improvement Program

City of Ankeny

Project #	STM-22-004	Contact	City Engineer
Project Name	Four Mile Creek Channel Stabilization - NE 36th Street to NE 47th Street	Department	Storm Water Utility



Capital Improvement Program
City of Ankeny

Project #	STM-22-005
Project Name	Saylor Creek Tributary Channel Improvements

Total Project Cost	\$4,200,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Comprehensive improvements to address safety, capacity, functionality, sedimentation, erosion, and associated issues within a tributary to Saylor Creek, between SW State Street and SW Oralabor Road. The improvements may include clearing and grubbing to remove flow impediments; reshaping the channel to establish stable slopes; reconnection to the floodplain; re-establishing the channel bottom; providing toe protection; repairing gully erosion; repairing undermined outlet structures; and where possible, establishing native/wetland plantings. Permanent drainage easements may need to be acquired in conjunction with this project.

Justification

The purpose of this project is to stabilize the channel, repair gully erosion, and repair outlet structures which have caused safety and functionality concerns. The project costs are shown for the concept study, survey, and preliminary design to be completed in 2026; and the final design and permitting to be completed in 2027. Construction (including construction administration and observation) is anticipated to occur in 2028 and 2029.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	1,650,000	1,650,000	0	3,300,000
Engineering - Design	330,000	220,000	0	0	0	550,000
Engineering - Construction Services	0	0	175,000	175,000	0	350,000
Total	330,000	220,000	1,825,000	1,825,000	0	4,200,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Storm Water Abated	330,000	220,000	1,825,000	1,825,000	0	4,200,000
Total	330,000	220,000	1,825,000	1,825,000	0	4,200,000

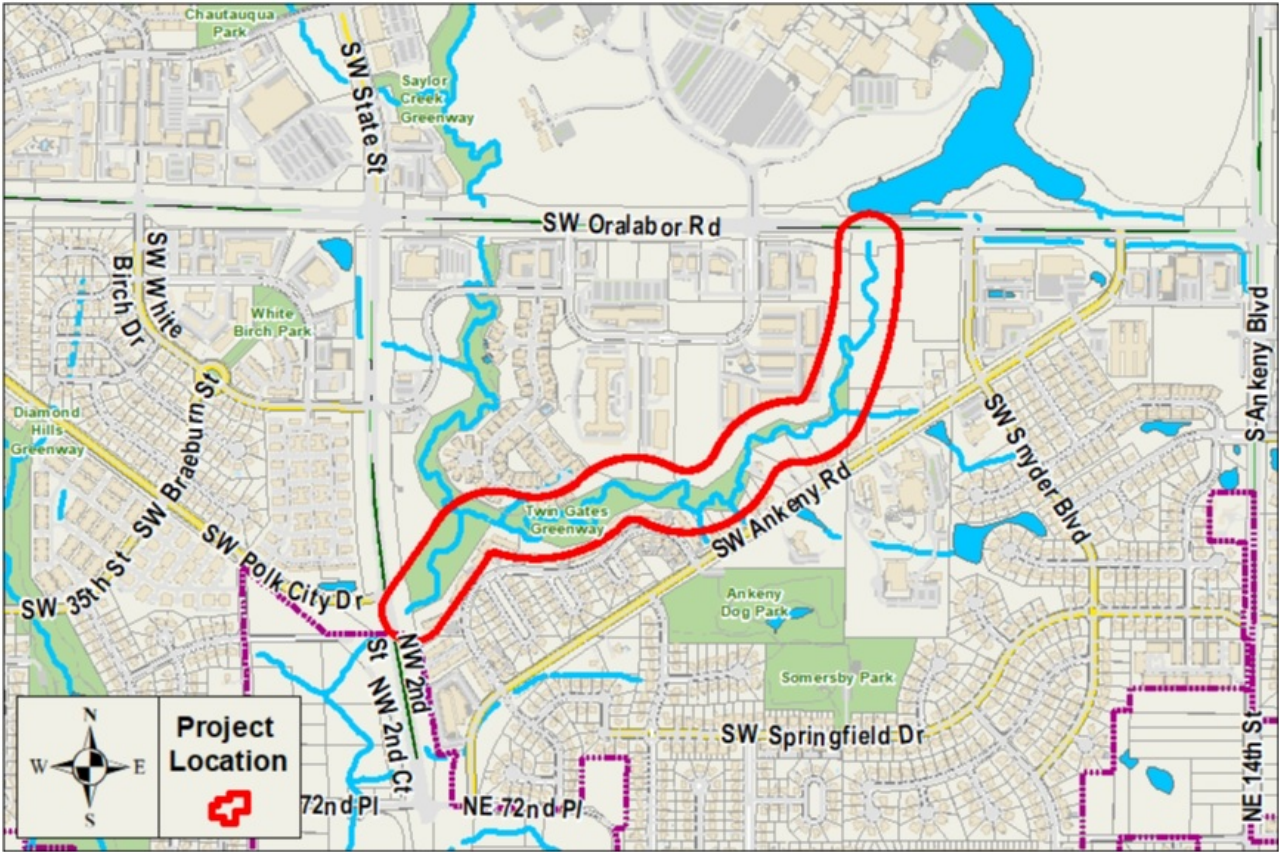
Budget Impact

After the channel is improved, the annual maintenance costs for the City will be reduced because the Public Works Department will not have to perform spot repairs within the existing channel to protect infrastructure. The maintenance costs associated with establishing the native vegetation should reduce significantly three (3) years post construction.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	0	0	0	15,000	15,000
Total	0	0	0	0	15,000	15,000

Capital Improvement Program
City of Ankeny

Project #	STM-22-005	Contact	City Engineer
Project Name	Saylor Creek Tributary Channel Improvements	Department	Storm Water Utility



Capital Improvement Program**City of Ankeny**

Project #	STM-23-001
Project Name	Four Mile Creek Channel Stabilization - Heritage Park

Total Project Cost	\$304,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Improvements to address safety, functionality, sedimentation, erosion and associated issues within Four Mile Creek, located through Heritage Park. The improvements include clearing and grubbing; reshaping the channel to establish stable slopes; reconnection to the floodplain; re-establishing the channel bottom; providing toe protection; repairing gully erosion; repairing undermined outlet structures; and where possible, establishing native/wetland plantings. Permanent drainage easements may need to be acquired in conjunction with this project.

Justification

The purpose of this project is to stabilize the channel, repair gully erosion, and repair structures which have caused safety and functionality concerns. The project costs are shown for construction in 2026. This project will receive funding from Polk County to pay for 75% of the construction and 75% of the construction administration and observation costs.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	279,000	0	0	0	0	279,000
Engineering - Construction Services	25,000	0	0	0	0	25,000
Total	304,000	0	0	0	0	304,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Storm Water Abated	166,000	0	0	0	0	166,000
Capital Project Fund	138,000	0	0	0	0	138,000
Total	304,000	0	0	0	0	304,000

Budget Impact

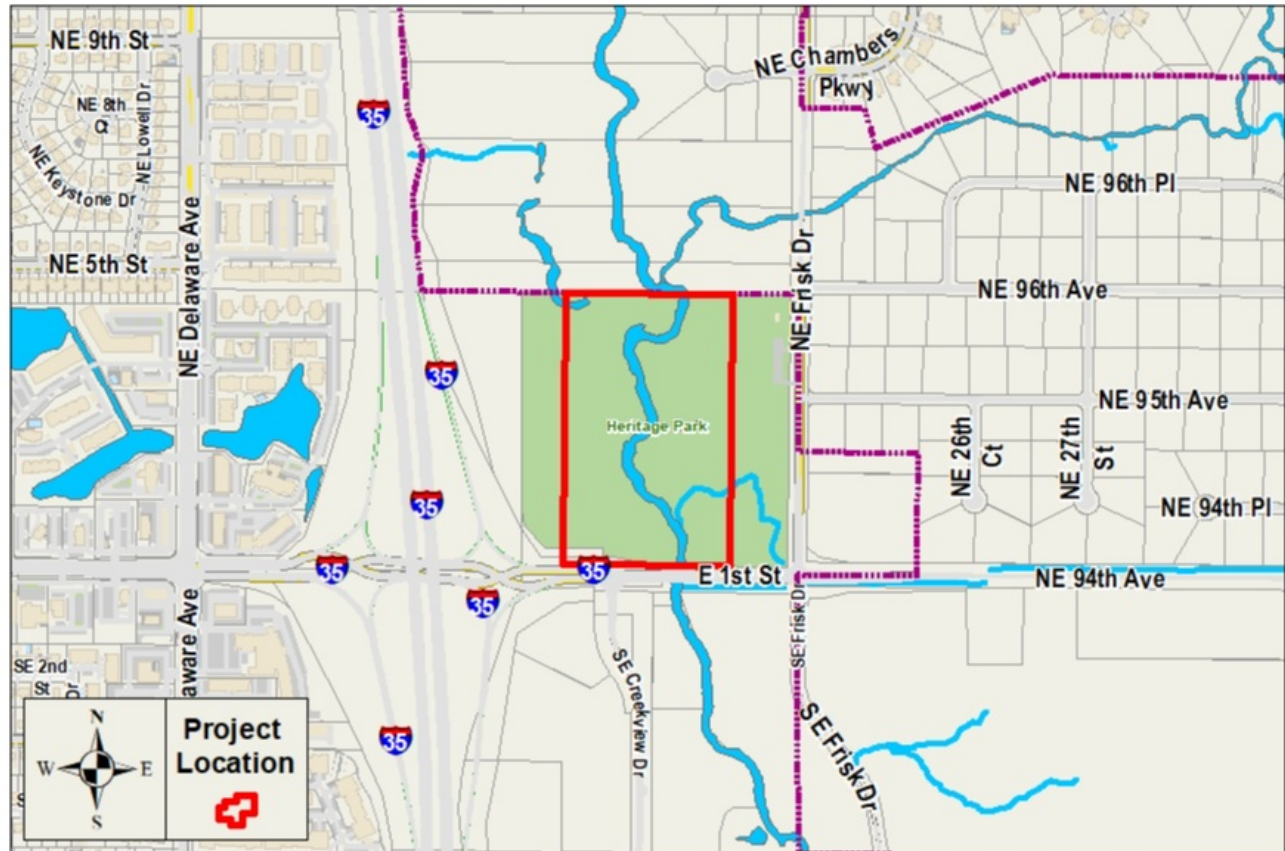
The annual maintenance costs will be reduced because the City will not have to perform spot repairs within the existing channel to protect infrastructure. Maintenance costs associated with the native vegetation, however, will increase for several years after the project due to the labor and materials required to fully establish the native vegetation. The costs associated with establishing the native vegetation should reduce three (3) years post construction.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	15,000	15,000	15,000	0	45,000
Total	0	15,000	15,000	15,000	0	45,000

Capital Improvement Program

City of Ankeny

Project #	STM-23-001	Contact	City Engineer
Project Name	Four Mile Creek Channel Stabilization - Heritage Park	Department	Storm Water Utility



Capital Improvement Program**City of Ankeny**

Project #	STM-24-001
Project Name	NW 17th Street Storm Sewer and Pavement Improvements

Total Project Cost	\$1,000,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Replace deteriorated storm sewer intakes and storm sewer pipes on NW 17th Street between the 2400 block of NW 17th Street and the 1300 block of NW Linden Street. Pavement reconstruction with rock subbase and longitudinal subdrains will also be included within the limits of the storm sewer improvements.

The breakdown of the estimated project costs are as follows:

- \$394,000 (approximately 39%) of the total project cost is associated with the stormwater infrastructure improvements.
- \$606,000 (approximately 61%) of the total project cost is associated with the street pavement infrastructure improvements.

Justification

The storm sewer intake structures and storm sewer pipes within the project limits have been identified by City staff as needing to be replaced in the near term. Many of the structures have significant cracks, voids, and eroded bases. In addition, the pavement within the project limits was identified by the Iowa Pavement Management Program (IPMP) 2021 City PCI Ratings as being in "poor" condition. It is assumed the engineering design and construction inspection for the project will be primarily completed by Public Works Stormwater Division staff, with some work (such as construction staking) being completed by an engineering consultant.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	980,000	0	0	0	0	980,000
Engineering - Construction Services	20,000	0	0	0	0	20,000
Total	1,000,000	0	0	0	0	1,000,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	606,000	0	0	0	0	606,000
G.O. Bonds - Storm Water Abated	394,000	0	0	0	0	394,000
Total	1,000,000	0	0	0	0	1,000,000

Budget Impact

The storm sewer replacement work will reduce the annual maintenance costs for the City because the Public Works Department will not have to repair existing storm sewer intakes and pipes. Also, the pavement replacement will reduce the annual maintenance costs for the City because the Public Works Department will not have to do less effective preventative maintenance (e.g. cold patching) on the existing pavement.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	-6,000	-6,000	-6,000	-6,000	-24,000
Total	0	-6,000	-6,000	-6,000	-6,000	-24,000

Capital Improvement Program

City of Ankeny

Project #	STM-24-001	Contact	City Engineer
Project Name	NW 17th Street Storm Sewer and Pavement Improvements	Department	Storm Water Utility



Capital Improvement Program**City of Ankeny**

Project #	STM-24-002
Project Name	SW Des Moines Street Utility Improvements

Total Project Cost	\$705,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Construction of storm sewer infrastructure improvements along SW Des Moines Street between SW Kenworthy Drive and SW Ordinance Road. The project includes replacing the existing sanitary sewer and constructing a new sanitary sewer at a lower depth; replacing the existing 4-inch water main with 8-inch water main; constructing footing drain/sump pump collector lines; and replacing the existing 30' wide street with new 31' wide PCC pavement and associated driveway and sidewalk replacement. The project is being coordinated with the Municipal Utilities Department. The project is under construction and will be completed in 2026.

Justification

The primary purpose of this project is to replace the existing storm sewer infrastructure that was constructed in the 1940's and 1950's and has significantly deteriorated. Adding sump pump collector lines and storm sewer will help reduce drainage issues and minor flooding on public and private properties. Replacing the existing sanitary sewer at a lower depth will help reduce maintenance issues with the sanitary sewer. Replacing the existing water main with 8-inch PVC will provide adequate fire flows and help reduce maintenance issues. The existing right-of-way along the project corridor varies from 49 feet to 58 feet. Additional sidewalk easement was acquired to have a uniform right-of-way width. The pavement within the project limits was identified by the Iowa Pavement Management Program (IPMP) 2021 City PCI Ratings as being in "poor" condition. The project schedule includes construction in 2025 and 2026. The funding breakdown proposed for this project is 33.33% storm water, 33.34% sanitary sewer, and 33.33% water funds.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	600,000	0	0	0	0	600,000
Engineering - Construction Services	105,000	0	0	0	0	105,000
Total	705,000	0	0	0	0	705,000

Funding Sources	2026	2027	2028	2029	2030	Total
Sewer Fund	235,000	0	0	0	0	235,000
Water Revenue Bonds	235,000	0	0	0	0	235,000
G.O. Bonds - Storm Water Abated	235,000	0	0	0	0	235,000
Total	705,000	0	0	0	0	705,000

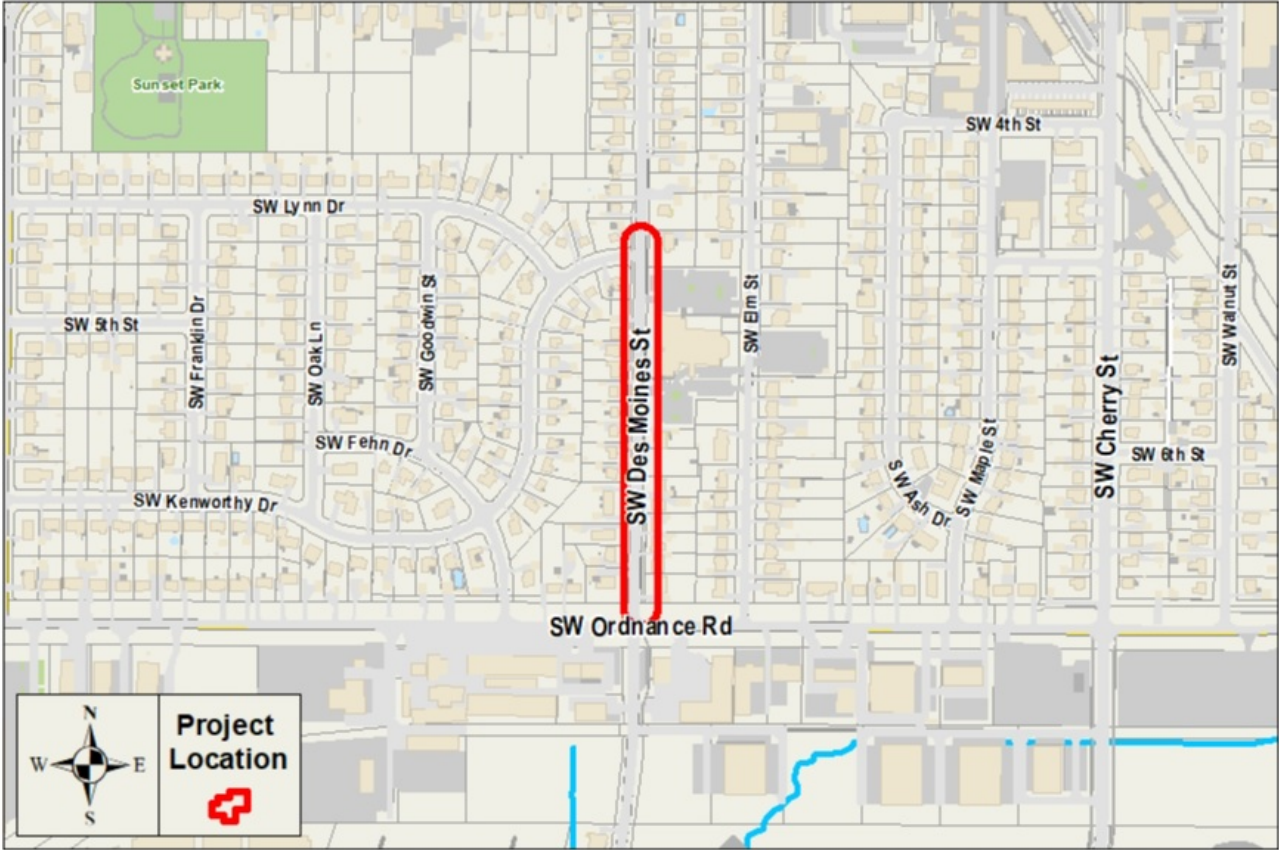
Budget Impact

In the long term, replacing the deteriorated storm sewer infrastructure, sanitary sewer, water main, and street pavement will reduce annual maintenance costs for the Public Works and Municipal Utilities Departments.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	-9,000	-9,000	-9,000	0	-27,000
Total	0	-9,000	-9,000	-9,000	0	-27,000

Capital Improvement Program
City of Ankeny

Project #	STM-24-002	Contact	City Engineer
Project Name	SW Des Moines Street Utility Improvements	Department	Storm Water Utility



Capital Improvement Program
City of Ankeny

Project # STM-26-001
Project Name SE Four Mile Drive Culvert Repair

Total Project Cost	\$125,000	Contact	City Engineer
Department	Storm Water Utility	Type	Replacement
Category	Storm Water	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

A shared jurisdictional culvert located just north of 4780 SE Four Mile Drive is in poor condition. The 120-inch diameter corrugated metal pipe (CMP) has buckled and has significant corrosion on the floor. Polk County will lead the design and construction of the repair project. Polk County proposes to line the pipe with steel reinforced polyethylene pipe (SRPE), with grout between the CMP and SRPE. The new pipe will have less friction, so the reduction in internal diameter will not reduce the capacity of the culvert.

Justification

Polk County has estimated the project's construction will cost \$250,000. The City will cost share 50% of the construction of the proposed project. The flowline of the culvert is approximately 20 feet below the road elevation, so a full replacement would cost significantly more, and take more time to design and construct.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	125,000	0	0	0	0	125,000
Total	125,000	0	0	0	0	125,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Storm Water Abated	125,000	0	0	0	0	125,000
Total	125,000	0	0	0	0	125,000

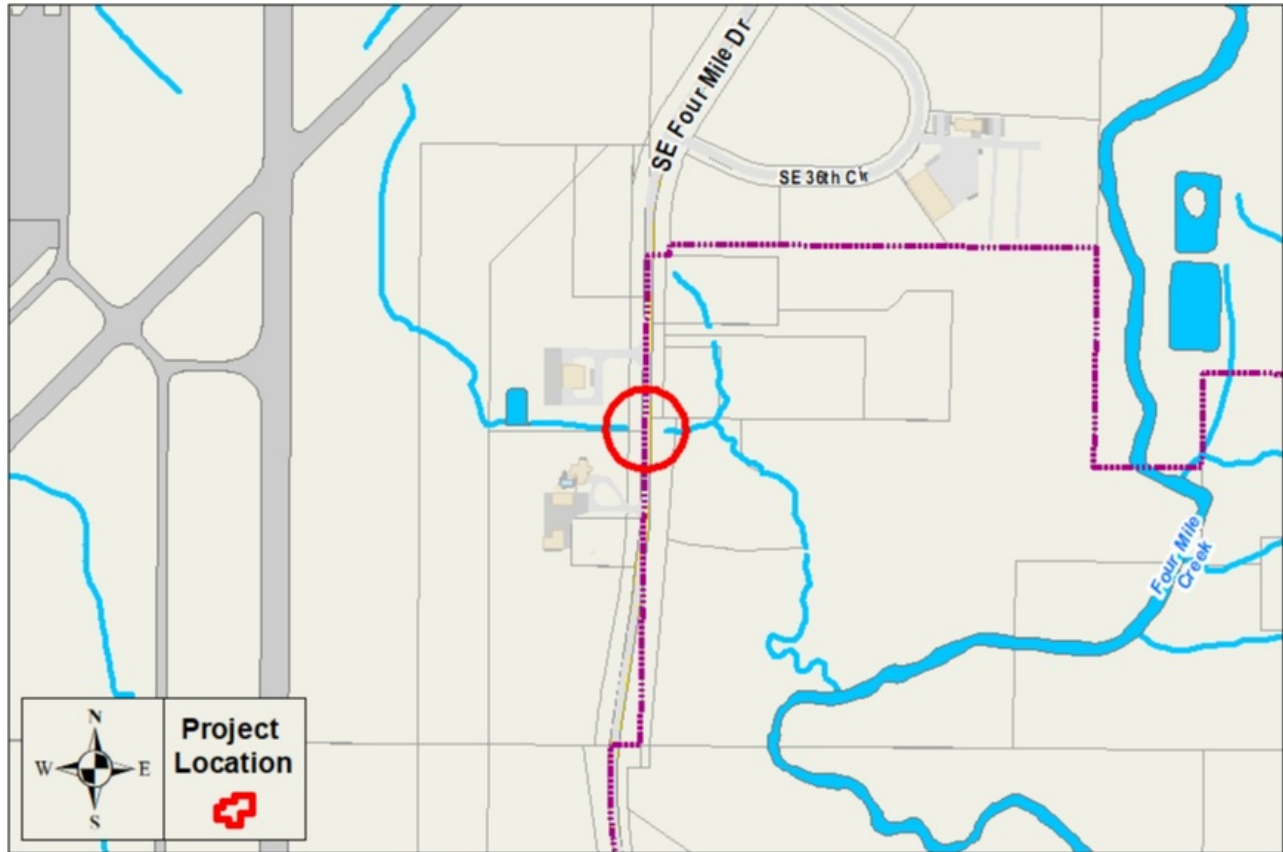
Budget Impact

This project will reduce future maintenance and repair costs for the culvert.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	-2,000	-2,000	-2,000	-2,000	-8,000
Total	0	-2,000	-2,000	-2,000	-2,000	-8,000

Capital Improvement Program
City of Ankeny

Project #	STM-26-001	Contact	City Engineer
Project Name	SE Four Mile Drive Culvert Repair	Department	Storm Water Utility



Capital Improvement Program
City of Ankeny

Project #	STM-26-002
Project Name	SW Linden Street Storm Sewer Improvements

Total Project Cost	\$1,875,000	Contact	City Engineer
Department	Storm Water Utility	Type	Improvement
Category	Storm Water	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

The West 1st Street Widening and Improvements - Phase 2 project that will be constructed in 2026 and 2027 is adjacent to SW Linden Street and will include replacing the 60 year old storm sewers. In order to provide storm sewer capacity utilizing the current design guidelines for the West 1st Street Widening and Improvements - Phase 2 project, a larger diameter storm sewer will be required in the downstream corridor, which is located along SW Linden Street between West 1st Street and SW 3rd Street.

Justification

This project will allow for full utilization of the new storm sewer along West 1st Street from approximately SW Linden Street to just west of NW/SW State Street. The project will increase the downstream storm sewer capacity located along SW Linden Street. The current West 1st Street Widening and Improvements - Phase 2 project has been designed to match this future project.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	1,550,000	0	0	1,550,000
Engineering - Design	0	200,000	0	0	0	200,000
Engineering - Construction Services	0	0	125,000	0	0	125,000
Total	0	200,000	1,675,000	0	0	1,875,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - Storm Water Abated	0	200,000	1,675,000	0	0	1,875,000
Total	0	200,000	1,675,000	0	0	1,875,000

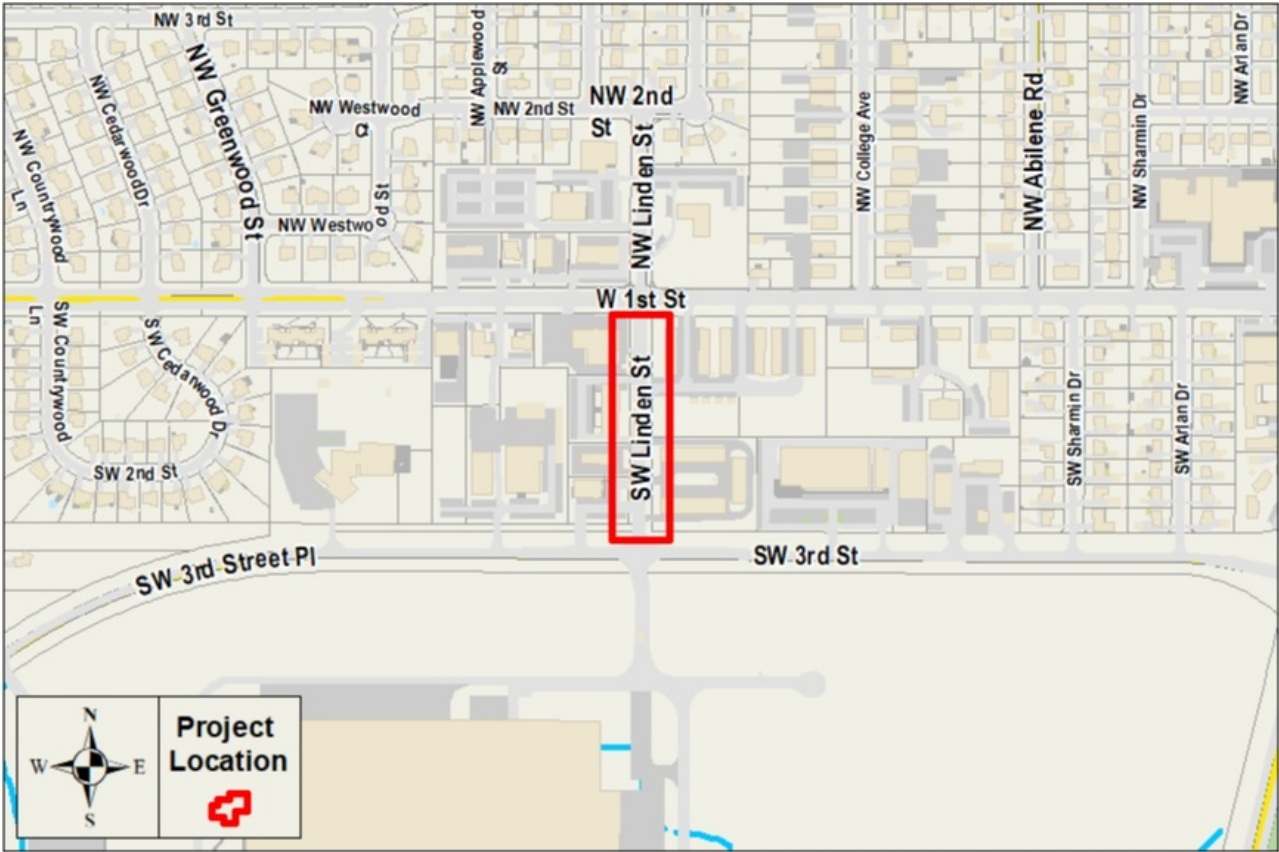
Budget Impact

The street pavement will be replaced with this project, which will reduce minor repairs and patching of the existing street pavement. In addition, replacing the aging existing storm sewer infrastructure will reduce annual maintenance costs for the City's Public Works Department.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	0	0	-2,000	-2,000	-4,000
Total	0	0	0	-2,000	-2,000	-4,000

Capital Improvement Program
City of Ankeny

Project #	STM-26-002	Contact	City Engineer
Project Name	SW Linden Street Storm Sewer Improvements	Department	Storm Water Utility



Capital Improvement Program**City of Ankeny**

Project #	STR-00-001
Project Name	Annual PCC Street Patching Program

Total Project Cost	\$12,275,000	Contact	City Engineer
Department	Public Works	Type	Maintenance
Category	Streets	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

This program includes both small-scale and large-scale PCC street patches on local, collector, and arterial streets along with potential manhole boxout repairs throughout the City. The Annual PCC Street Patching Program is designed and inspected in-house by Public Works Engineering Division staff. Patching locations are selected based on an annual field assessment of existing deteriorated street conditions.

The Annual PCC Street Patching Program, along with the Annual Sanitary Sewer Replacement Program, the Annual Water Main Replacement Program, and the Annual Storm Water Replacement Program, funds one-quarter of the annual neighborhood utility improvements project within the Westlawn Place neighborhood. The Westlawn Place Area Utility Improvements will occur in 16 phases over 9 years (2026-2034).

- 2026 - \$1,550,000 (Phase 1 Construction) and \$155,000 (Phase 1/2A/2B Engineering) and \$20,000 (Phase 2 Acquisitions)
- 2027 - \$1,075,000 (Phase 2A/2B Construction) and \$145,000 (Phase 2A/2B/3A/3B Engineering) and \$5,000 (Phase 3 Acquisitions)
- 2028 - \$1,150,000 (Phase 3A/3B Construction) and \$125,000 (Phase 3A/3B/4A/4B Engineering)
- 2029 - \$1,150,000 (Phase 4A/4B Construction) and \$125,000 (Phase 4A/4B/5A/5B Engineering)
- 2030 - \$1,150,000 (Phase 5A/5B Construction) and \$125,000 (Phase 5A/5B/6A/6B Engineering)

Justification

The Annual PCC Street Patching Program addresses the City's most critical street defects. When streets deteriorate beyond the point where preventative maintenance, such as crack and joint sealing or diamond grinding, is effective, proactive rehabilitation becomes essential to delay costly full street reconstruction. The types of patching included in the annual program range from small-scale isolated patches (three panels or fewer) to large-scale truss screed patches (up to one city block in length).

The funding allocated for the Annual PCC Street Patching Program, as shown in the table below, assumes a \$1,000,000 patching project in 2026, with incremental increases of \$50,000 per year, reaching \$1,200,000 in 2030.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	2,550,000	2,125,000	2,250,000	2,300,000	2,350,000	11,575,000
Engineering - Design	100,000	100,000	75,000	75,000	75,000	425,000
Engineering - Construction Services	55,000	45,000	50,000	50,000	50,000	250,000
Land/ROW Acquisition	20,000	5,000	0	0	0	25,000
Total	2,725,000	2,275,000	2,375,000	2,425,000	2,475,000	12,275,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	2,725,000	2,275,000	2,375,000	2,425,000	2,475,000	12,275,000
Total	2,725,000	2,275,000	2,375,000	2,425,000	2,475,000	12,275,000

Budget Impact

The utility and pavement improvement projects will replace and upgrade existing sanitary sewer, water main, storm sewer, and pavement infrastructure, thereby reducing annual maintenance costs for the City's Public Works and Municipal Utilities Departments. The street patching will extend the service life of existing concrete streets and further reduce annual maintenance costs, as the Public Works Department will no longer need to perform less effective maintenance methods (e.g., asphalt cold patching) on the existing pavements.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	-84,000	-96,000	-120,000	-144,000	-168,000	-612,000
Total	-84,000	-96,000	-120,000	-144,000	-168,000	-612,000

Capital Improvement Program
City of Ankeny

Project #	STR-00-001	Contact	City Engineer
Project Name	Annual PCC Street Patching Program	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-00-002		
Project Name	Annual Asphalt Street Resurfacing Program		
Total Project Cost	\$2,950,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

The Annual Asphalt Street Resurfacing Program has historically focused on HMA overlays of former Polk County rural roadways that were annexed into the City of Ankeny corporate limits. More recent projects have concentrated on overlaying existing asphalt streets within the interior of the City. These projects are typically designed and administered by the Public Works Engineering Division staff. This program also funds cost-sharing for asphalt overlays with Polk County on roadways jointly administered by the County and the City. The 2023 Pavement Management Study and Master Plan will assist in determining future project priorities.

The specific projects identified for 2026 include:

- SW Ankeny Road from approximately 700 feet west of SW Snyder Boulevard to SW School Lane, HMA overlay (\$250,000 construction)
- NE Delaware Avenue from NE Bellagio Circle to NE 54th Street, HMA repairs and overlay (\$700,000 construction)

Potential project for 2027:

- NW 5th Street from NW Weigel Drive to NW Irvinedale Drive, HMA overlay

Justification

Significant progress has been made in overlaying existing asphalt rural roadways along the exterior of the City. More recent projects have primarily focused on overlaying existing asphalt streets within older areas of the City. With recent annexations, additional asphalt rural roadways have been incorporated into the City limits, and these roadways will require asphalt rehabilitation (crack sealing, patching, and/or overlay) in the near future.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	950,000	500,000	500,000	500,000	500,000	2,950,000
Total	950,000	500,000	500,000	500,000	500,000	2,950,000
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	950,000	500,000	500,000	500,000	500,000	2,950,000
Total	950,000	500,000	500,000	500,000	500,000	2,950,000

Budget Impact

This program will extend the service life of existing asphalt streets and reduce annual maintenance costs for the City, as the Public Works Department will no longer need to perform less effective preventative maintenance (e.g., asphalt cold patching) on the existing pavements.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	-16,000	-19,000	-22,000	-25,000	-28,000	-110,000
Total	-16,000	-19,000	-22,000	-25,000	-28,000	-110,000

Capital Improvement Program
City of Ankeny

Project #	STR-00-002	Contact	City Engineer
Project Name	Annual Asphalt Street Resurfacing Program	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-00-003		
Project Name	Annual Pavement Preservation Program		
Total Project Cost	\$4,550,000	Contact	City Engineer
Department	Public Works	Type	Maintenance
Category	Streets	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

The Annual Pavement Preservation Program addresses the need for routine preventative maintenance of the City's existing concrete streets. In general, pavement preservation work consists of crack and joint refilling, diamond grinding, and partial-depth repair. The pavement preservation work planned for 2026 consists of:

- Crack and joint refilling project – Sawing, cleaning, and refilling existing cracks and joints within residential subdivisions: \$600,000 (construction)
- Diamond grinding project – SE Magazine Road from 400' east of South Ankeny Boulevard to SE Delaware Avenue: \$250,000 (construction)

Public Works Engineering Division staff complete the design and administer construction for the projects in this program. Locations for crack and joint refilling, diamond grinding, and potential partial-depth repairs are determined by Engineering Division staff based on an annual field assessment of deteriorated street conditions throughout the City. Staff also utilize Pavement Condition Index (PCI) ratings for City streets, which are received biannually from the Concrete Pavement Technology Center (CP Tech Center) at Iowa State University, as a baseline for determining areas requiring field review.

Justification

The Annual Pavement Preservation Program is very important in extending the useful life of the City's concrete streets. These preventative maintenance measures are the primary and most cost-effective means of prolonging street life and maintaining the Pavement Condition Index (PCI), thereby reducing the need for more expensive pavement repair methods, such as full-depth patching and complete reconstruction. PCI ratings are based on five categories: Excellent (81–100), Good (61–80), Fair (41–60), Poor (21–40), and Very Poor (0–20). The Annual Pavement Preservation Program focuses on City streets that are in Good or Fair condition.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	850,000	850,000	900,000	950,000	1,000,000	4,550,000
Total	850,000	850,000	900,000	950,000	1,000,000	4,550,000
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	850,000	850,000	900,000	950,000	1,000,000	4,550,000
Total	850,000	850,000	900,000	950,000	1,000,000	4,550,000

Budget Impact

This program will extend the service life of existing concrete streets and reduce annual maintenance costs for the City, as the Public Works Department will no longer need to perform less effective preventative maintenance (e.g., asphalt cold patching) on the existing pavements.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	-20,000	-25,000	-30,000	-35,000	-40,000	-150,000
Total	-20,000	-25,000	-30,000	-35,000	-40,000	-150,000

Capital Improvement Program
City of Ankeny

Project #	STR-00-003	Contact	City Engineer
Project Name	Annual Pavement Preservation Program	Department	Public Works



Capital Improvement Program**City of Ankeny**

Project #	STR-00-004
Project Name	Annual Street Replacement Program

Total Project Cost	\$11,440,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Full-depth pavement removal and replacement of concrete streets determined to be in poor to very poor condition as rated by the Pavement Condition Index (PCI). Locations are identified using the 2023 Pavement Management Study and Master Plan, in conjunction with field evaluations conducted by the Public Works Engineering Division. Projects include pavement reconstruction with C-SUD concrete mix, rock subbase, and longitudinal subdrain, along with spot replacement of deteriorated storm or sanitary sewer and/or undersized water mains.

Public Works Engineering Division staff coordinate with the Stormwater Division and the Municipal Utilities Department to determine whether existing public utilities within the street reconstruction corridor require repair or replacement. Engineering design and construction inspection for this program are completed by Engineering Division staff.

Future projects identified include:

2026:

- NW 9th Street – 400 ft west of NW School Street to NW Logan Street: \$1,425,000 (construction)
- NE Trilein Drive – NE 18th Street to NE Cambridge Court: \$1,275,000 (construction)
- NE Chambers Parkway – 200 ft south of NE Williamsburg Drive to NE 16th Street: \$850,000 (construction)
- NE Four Mile Drive Widening – NE 3rd Street to NE 6th Street: \$140,000 (cost-share)

2027:

- NE Trilein Drive – NE 3rd Street to NE 7th Street: \$1,125,000 (construction)
- NW 9th Street – NW Maple Street to 400 ft west of NW School Street: \$900,000 (construction)

2028:

- NE Trilein Drive – East 1st Street to NE 3rd Street: \$600,000 (construction)
- TBD: \$1,125,000 (construction)

2029–2030: TBD based on the Pavement Management Study and Public Works field evaluations

Justification

The older (1970s) sections of Ankeny have streets deteriorating due to their age. Many of these streets exhibit significant cracks, spalls, poor subgrade, and other issues. The newer (1990s) sections of Ankeny have streets deteriorating at an accelerated rate due to the concrete mixes used at the time, which perform poorly when exposed to salt and brine. Many of these streets show significant joint failures, asphalt cold patching, lack of rock subbase, longitudinal subdrains, and other deficiencies. The Public Works Engineering Division has identified these locations, along with additional streets, for replacement.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	3,690,000	2,025,000	1,725,000	2,000,000	2,000,000	11,440,000
Total	3,690,000	2,025,000	1,725,000	2,000,000	2,000,000	11,440,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	2,065,000	2,025,000	1,725,000	2,000,000	2,000,000	9,815,000
Capital Project Fund	1,625,000	0	0	0	0	1,625,000
Total	3,690,000	2,025,000	1,725,000	2,000,000	2,000,000	11,440,000

Budget Impact

This program will reduce annual maintenance costs for the City, as the Public Works Department will no longer need to perform less effective preventative maintenance (e.g., cold patching) on existing pavements. Projects that include proposed utility repair and/or replacement will further reduce maintenance costs, as the Public Works and Municipal Utilities Departments will not have to repair deteriorated structures or pipes.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	-35,000	-40,000	-45,000	-50,000	-55,000	-225,000
Total	-35,000	-40,000	-45,000	-50,000	-55,000	-225,000



Capital Improvement Program
City of Ankeny

Project #	STR-16-003		
Project Name	SW Oralabor Road Intersection Improvements		
Total Project Cost	\$15,250,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Full and/or partial reconstruction of the SW Oralabor Road (IA Highway 415) intersections at SW Irvinedale Drive, SW Glenbrooke Boulevard/SW Westwinds Boulevard, and SW College Avenue. Based on the results of the traffic study and conceptual design completed in 2025, it is anticipated that there will be two separate projects: (1) 2027 - intersection of SW Glenbrooke Boulevard/SW Westwinds Boulevard and intersection of SW College Avenue and (2) 2028 - intersection of SW Irvinedale Drive.

The 2027 project would consist of constructing a roundabout or traffic signal at the SW Glenbrooke Boulevard/SW Westwinds Boulevard intersection along with the installation of a traffic signal at the SW College Avenue intersection plus associated lane improvements. The 2028 project would consist of constructing additional lanes on the west and south legs of the SW Irvinedale Drive intersection plus associated pavement reconstruction and traffic signal and trail modifications.

The topographic survey for both projects would occur in 2026. Preliminary design, final design, right-of-way acquisition, and utility relocations for the first project would occur in 2026. Preliminary design, final design, right-of-way acquisition, and utility relocations for the second project would occur in 2027. Construction engineering services would be included for both projects in 2027 and 2028. Due to SW Oralabor Road (IA Highway 415) being a joint jurisdictional roadway, the proposed improvements will need to be coordinated with the Iowa DOT.

Justification

The primary purpose of this project is to improve traffic safety, operations, and mobility at the SW Oralabor Road and SW Irvinedale Drive intersection by modifying the configuration of the traffic lanes. From 2020-2024, there were 45 crashes at this intersection. The intersection is also rated "High" for Potential Crash Reduction (PCR) in both the "All Crashes" category (#6 out of 111 similar intersections within the State of Iowa) and in the "Severe Crashes" category (#3 out of 111 similar intersections within the State of Iowa) based on 2018-2022 crash history. The secondary purpose of this project is to improve traffic safety, operations, and mobility at the SW Oralabor Road intersections with SW Glenbrooke Boulevard/SW Westwinds Boulevard and SW College Avenue. It is anticipated that the City would apply for Traffic Safety Improvement Program (TSIP) and Urban-State Traffic Engineering Program (U-STEP) funding through the Iowa DOT.

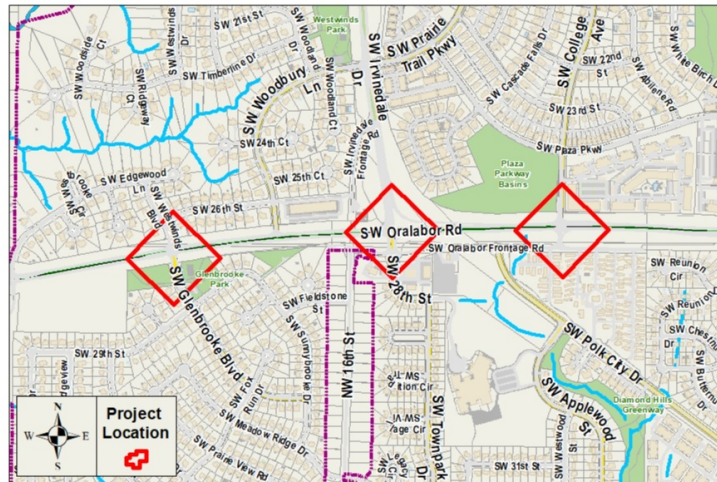
Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	6,400,000	5,600,000	0	0	12,000,000
Engineering - Construction Services	0	1,500,000	550,000	0	0	2,050,000
Engineering - Design	950,000	0	0	0	0	950,000
Street Lighting	0	50,000	100,000	0	0	150,000
Land/ROW Acquisition	50,000	50,000	0	0	0	100,000
Total	1,000,000	8,000,000	6,250,000	0	0	15,250,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - TIF Abated	0	7,600,000	5,550,000	0	0	13,150,000
FHWA/IDOT Grants	0	400,000	700,000	0	0	1,100,000
Capital Project Fund	1,000,000	0	0	0	0	1,000,000
Total	1,000,000	8,000,000	6,250,000	0	0	15,250,000

Budget Impact

The additional street pavement on the three City-owned streets (SW Irvinedale Drive, SW Glenbrooke Boulevard/SW Westwinds Boulevard, and SW College Avenue) will increase maintenance costs for the City due to the additional winter maintenance and street sweeping that will be required. The additional traffic signal and the additional streetlights will increase electric power costs for the City. The Iowa DOT maintains SW Oralabor Road (IA Highway 415).

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	0	1,000	2,500	2,500	6,000
Maintenance Costs	0	0	1,000	2,000	2,000	5,000
Total	0	0	2,000	4,500	4,500	11,000



Capital Improvement Program
City of Ankeny

Project #	STR-18-004		
Project Name	NW 18th Street Extension - NW Spruce Drive to Iowa Highway 415		
Total Project Cost	\$1,050,000	Contact	City Engineer
Department	Public Works	Type	New Construction
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Extension of NW 18th Street from NW Spruce Drive west approximately 2,700 feet to IA Highway 415. It is proposed to be a 41-foot wide concrete street with a two-way left turn lane and curb and gutter. The project will also include 8-foot wide sidewalk on the south side, sanitary sewer, storm sewer, water main, street lighting, fiber optic and conduit, signing, and street trees. In addition, the proposed project includes a traffic signal at the intersection of NW 18th Street and IA Highway 415, and northbound and southbound turn lanes from IA Highway 415 onto NW 18th Street.

Approximately \$2,100,000 of the estimated \$7,950,000 total construction cost is associated with the construction work on IA Highway 415. It is anticipated that the engineering and construction work on IA Highway 415 would be cost-shared with Polk County and the Iowa DOT. The proposed project schedule assumes consultant survey and preliminary design in 2029; right-of-way acquisition and final design in 2030; construction, consultant inspection, and street lighting of NW 18th Street in 2031 and 2032 (equal costs in both years); and construction and consultant inspection of IA Highway 415 and street trees in 2033.

Justification

This street extension will improve traffic mobility and support the current and anticipated future development in the northwest quadrant of the City. The west portion of this project, where it ties into IA Highway 415, is currently outside the existing City limits. It is assumed special assessments will be used to partially fund the NW 18th Street portion of the project, similar to the NW 18th Street Extension project from NW Spruce Drive to NW Weigel Drive that was completed in 2022.

Expenditures	2026	2027	2028	2029	2030	Total
Engineering - Design	0	0	0	300,000	650,000	950,000
Land/ROW Acquisition	0	0	0	0	100,000	100,000
Total	0	0	0	300,000	750,000	1,050,000
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	0	300,000	750,000	1,050,000
Total	0	0	0	300,000	750,000	1,050,000

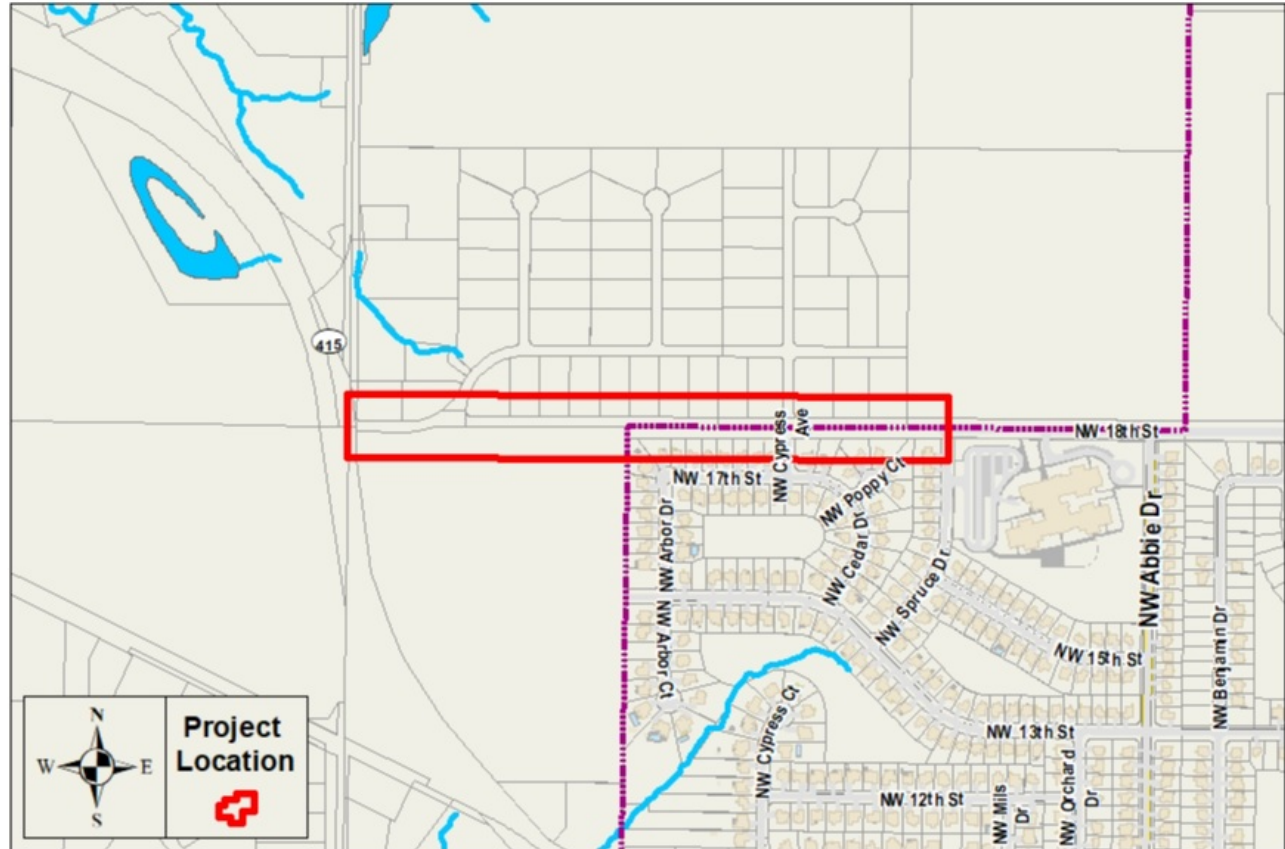
Budget Impact

The added public street pavement and 8-foot sidewalk will increase maintenance costs for the City due to the additional winter maintenance and street sweeping that will be required. In the long-term, the additional sanitary sewer, storm sewer, and water main infrastructure will add annual maintenance costs for the City's Public Works and Municipal Utilities Departments. The new streetlights will result in additional electric power costs to the City.

Capital Improvement Program

City of Ankeny

Project #	STR-18-004	Contact	City Engineer
Project Name	NW 18th Street Extension - NW Spruce Drive to Iowa Highway 415	Department	Public Works



Capital Improvement Program

City of Ankeny

Project #	STR-21-005
Project Name	South Ankeny Boulevard and SE Oralabor Road Intersection Improvements

Total Project Cost	\$13,450,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

The proposed project will add much-needed capacity to the intersection. A concept study to be completed in 2025 will review the benefits and costs of a non-traditional intersection configuration versus a traditional widening project (which the construction cost estimate in this request reflects). The project includes construction of a grade-separated crossing at the south leg of the intersection for the Oralabor Gateway Trail.

Justification

The South Ankeny Boulevard and SE Oralabor Road intersection was listed in the Iowa Department of Transportation's (DOT) Top 200 Safety Improvement Location Candidates in recent consecutive years. The City's safety study in 2020 found that the traffic demand on the intersection exceeds its capacity during peak periods and identified a pattern of correctable congestion-related crashes. The project will address the safety issues by providing additional capacity. These roads are joint jurisdictional with the Iowa DOT as U.S. Highway 69 and IA Highway 160, and Iowa DOT concurs with the study findings. An additional study to be completed in 2025 will determine which intersection configuration will be constructed. The Oralabor Gateway Trail is a regional trail connection between the Neal Smith Trail system (to the west) and the Gay Lea Wilson Trail system (to the east). The trail is a 10-foot wide PCC trail that runs along the south side of Oralabor Road and is popular with recreational users and commuters. The intersection carries high traffic volumes at high speeds, and the current at-grade trail crossing is wide, difficult to maneuver and has a higher probability of conflicts between vehicles and pedestrians. A grade-separated crossing at this location would improve safety for trail users and improve traffic flow for drivers. The grade-separated crossing has received \$1,720,000 of STBG-TAP funding from the Des Moines Area MPO and \$1,500,000 of Carbon Reduction Program (CRP) funding from the Iowa DOT. Funding applications to the Iowa Clean Air Attainment Program (ICAAP), Traffic Safety Improvement Program (TSIP), and Urban-State Traffic Engineering Program (U-STEP) are anticipated. The proposed project schedule has funding applications and preliminary design in 2026; final design, right-of-way acquisition and utility relocations in 2027; and construction with consultant inspection in 2028 and 2029.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	5,275,000	5,325,000	0	10,600,000
Engineering - Construction Services	0	0	525,000	550,000	0	1,075,000
Engineering - Design	475,000	525,000	0	0	0	1,000,000
Land/ROW Acquisition	0	600,000	0	0	0	600,000
Street Lighting	0	0	0	175,000	0	175,000
Total	475,000	1,125,000	5,800,000	6,050,000	0	13,450,000

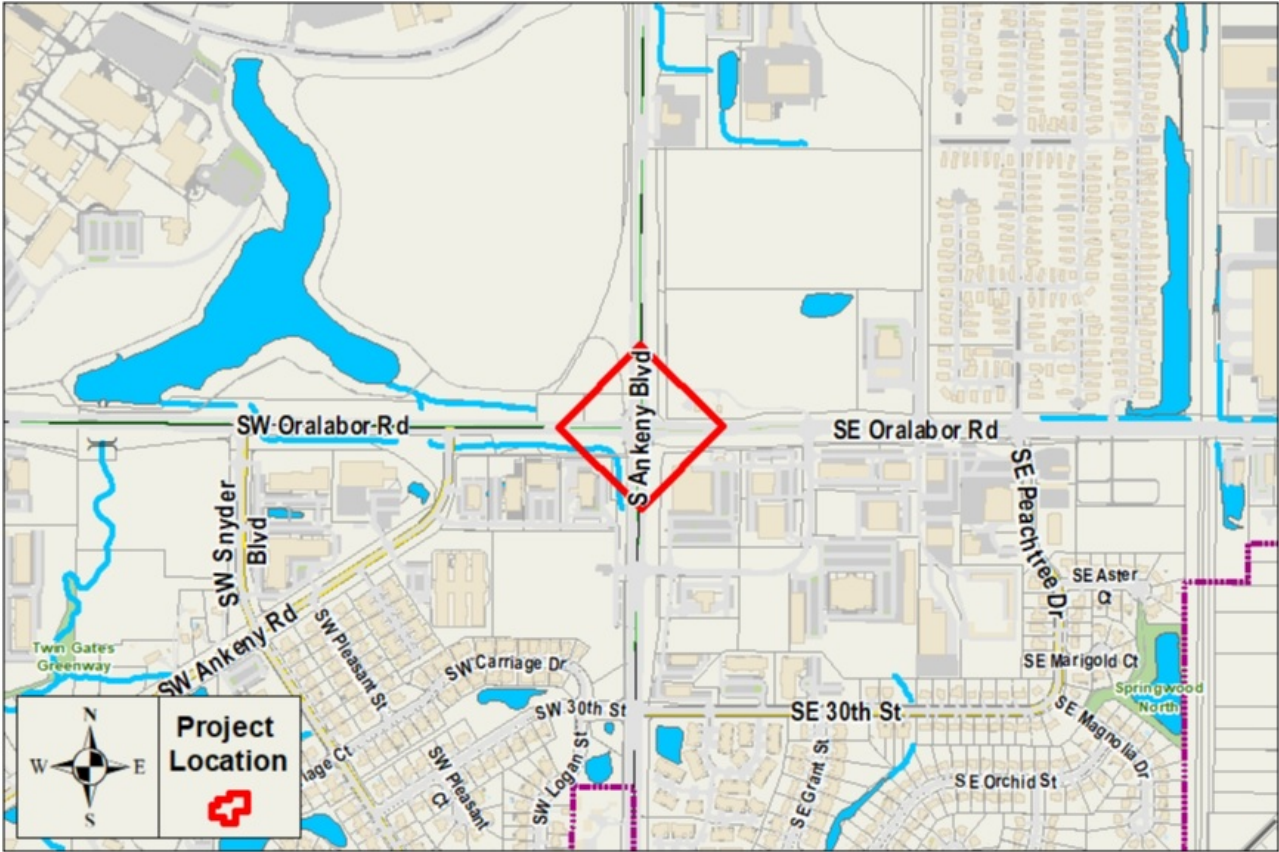
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - TIF Abated	431,000	1,125,000	4,200,000	4,230,000	0	9,986,000
MPO/STBG Grants	0	0	1,500,000	1,720,000	0	3,220,000
FHWA/IDOT Grants	0	0	100,000	100,000	0	200,000
Capital Project Fund	44,000	0	0	0	0	44,000
Total	475,000	1,125,000	5,800,000	6,050,000	0	13,450,000

Budget Impact

Iowa DOT maintains U.S. Highway 69 and Iowa Highway 160, so they would be responsible for snow removal and maintenance of the additional street pavement at all of the intersection's approaches. The traffic signal improvements will replace existing City-owned infrastructure, so impacts to utility and maintenance costs will be negligible, or may be reduced with use of low-voltage equipment. The new grade-separated structure should require only a minor amount of maintenance each year. The Parks & Recreation Department would be required to maintain the structure during the winter months when plowing snow for the Oralabor Gateway Trail. If a tunnel is used, electricity and maintenance for lighting will be the City's responsibility.

Capital Improvement Program
City of Ankeny

Project #	STR-21-005	Contact	City Engineer
Project Name	South Ankeny Boulevard and SE Oralabor Road Intersection Improvements	Department	Public Works



Capital Improvement Program**City of Ankeny**

Project #	STR-22-003
Project Name	West 1st Street Widening and Improvements - Phase 2

Total Project Cost	\$8,805,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Reconstruction of West 1st Street from approximately 250' east of NW Greenwood Street to just west of NW/SW State Street. The existing four-lane street is only 41-ft. wide and is proposed to be removed and replaced with a new five-lane street that includes a center two-way left turn lane. Additional improvements include water main and storm sewer upgrades to replace the 50-year-old underground infrastructure; the addition of a new traffic signal at the West 1st Street and NW/SW Linden Street intersection; and the addition of approximately 13 streetlights. Unlike the West 1st Street Widening and Improvements – Phase 1 project which was completed in 2022, a joint utility trench will not be constructed in advance of this project. It is assumed that the existing overhead electric on wood poles would remain in their current locations and that any underground utilities that are in conflict with construction would be relocated within the City's right-of-way. Construction is currently scheduled to occur in 2026 and 2027 with an Iowa Department of Transportation (DOT) letting date currently programmed for December 2025.

Justification

The existing four-lane undivided street has operational and safety issues because the left-turning vehicles block the inside through traffic lanes. This results in traffic backups and increased accident potential along the corridor. West 1st Street carries heavy daily traffic, and the pavement requires regular concrete patching and asphalt cold patching and at 50 years old is at the end of its service life. In addition, the existing 10-ft. wide lanes do not meet the minimum acceptable widths per SUDAS design standards. It is anticipated that the project's construction will be completed over the course of two years due to the overall duration needed to reconstruct ½-mile of urban arterial street and the time constraints necessitated by maintaining a minimum two lanes of traffic flow at all times along the major arterial corridor. The City has been awarded \$2,846,500 in STBG funding through the Des Moines Area MPO and \$500,000 in funding through the Iowa DOT's Traffic Safety Improvement Program (TSIP).

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	3,500,000	4,100,000	0	0	0	7,600,000
Engineering - Construction Services	500,000	575,000	0	0	0	1,075,000
Street Lighting	70,000	60,000	0	0	0	130,000
Total	4,070,000	4,735,000	0	0	0	8,805,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - TIF Abated	2,570,000	2,888,500	0	0	0	5,458,500
MPO/STBG Grants	1,500,000	1,346,500	0	0	0	2,846,500
FHWA/IDOT Grants	0	500,000	0	0	0	500,000
Total	4,070,000	4,735,000	0	0	0	8,805,000

Budget Impact

The additional street pavement will increase maintenance costs for the City due to the additional winter maintenance and street sweeping that will be required. In the mid-term and long-term, replacing the existing street will reduce annual maintenance costs for the City because the Public Works Department will not have to do less effective preventative maintenance (e.g. cold patching) on the existing pavement. In addition, replacing the deteriorating underground infrastructure will reduce annual maintenance costs for the City because the Municipal Utilities Department will not have to perform as much water maintenance and repairs (e.g. water main breaks on existing ductile iron water pipe). The new traffic signal and streetlights will result in additional electric power costs to the City.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	1,000	2,250	2,250	2,250	7,750
Maintenance Costs	0	0	1,000	1,000	1,000	3,000
Total	0	1,000	3,250	3,250	3,250	10,750

Capital Improvement Program

City of Ankeny

Project #	STR-22-003	Contact	City Engineer
Project Name	West 1st Street Widening and Improvements - Phase 2	Department	Public Works



Capital Improvement Program**City of Ankeny**

Project #	STR-22-004
Project Name	NW 18th Street Reconstruction - NW State Street to NW Ash Drive

Total Project Cost	\$7,220,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project includes the reconstruction of the existing street pavement on NW 18th Street from approximately 450 feet west of NW State Street to approximately 350 feet west of NW Ash Drive. The project also includes reconstruction of approximately 600 feet of NW State Street south of NW 18th Street. The project will include removing and replacing existing pavement, storm sewer intakes, and some sidewalk. New PCC pavement, modified subbase, subdrains, pavement markings, and left and right turn lanes will be constructed. The project also includes a new traffic signal on NW 18th Street at the intersections of NW State Street and the football/baseball parking lot access for the Prairie Ridge Sports Complex (PRSC). The traffic and concept studies will determine the proposed cross-section and geometry for the street. The project includes consultant design and construction engineering services. The concept study is currently being completed for the project. During the preliminary design phase, the extent of pavement replacement on NW State Street at the NW 18th Street intersection will be determined and recommendations from the NW State Street Corridor Study will also be considered.

Justification

The purpose of the project is to replace the deteriorated pavement along the NW 18th Street corridor from west of NW State Street to west of NW Ash Drive, along with providing additional turning capacity to improve traffic safety and mobility at the intersections. The project will also improve mobility for ingress and egress traffic using the PRSC football/baseball parking lot at its access point on NW 18th Street. The concept study completed in 2021 identified the preferred improvements as adding an eastbound right turn lane on NW 18th Street, a northbound right turn lane on the PRSC football/baseball access, and a traffic signal at the intersection of NW 18th Street and the PRSC access. The traffic signal will operate in coordination with the existing traffic signals on NW 18th Street at the NW State Street and NW Ash Drive intersections. In 2025, the consultant updated the traffic study, completed the conceptual design, and surveyed the corridor. The anticipated project schedule includes preliminary and final design, right-of-way acquisitions, and utility relocations in 2026; and construction and consultant inspection in 2027. An estimated \$100,000 is anticipated for aesthetic enhancements at the PRSC football/baseball access (e.g. landscaping and a monument sign) in 2028.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	5,850,000	75,000	0	0	5,925,000
Engineering - Design	600,000	0	0	0	0	600,000
Engineering - Construction Services	0	500,000	25,000	0	0	525,000
Street Lighting	0	120,000	0	0	0	120,000
Land/ROW Acquisition	50,000	0	0	0	0	50,000
Total	650,000	6,470,000	100,000	0	0	7,220,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	650,000	6,470,000	100,000	0	0	7,220,000
Total	650,000	6,470,000	100,000	0	0	7,220,000

Budget Impact

The project will reduce the annual maintenance costs for the City because the Public Works Department will not have to do frequent preventative maintenance (e.g. cold patching) on the existing pavement. Widening the PRSC football/baseball access will add pavement maintenance costs for the Parks & Recreation Department. Adding turn lanes on NW 18th Street will increase snow removal costs for the Public Works Department, and the new traffic signal will increase maintenance costs in the long-term. The new traffic signal and street lights will increase electric power costs for the City.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	0	2,000	2,000	2,000	6,000
Maintenance Costs	0	0	-9,000	-9,000	-9,000	-27,000
Total	0	0	-7,000	-7,000	-7,000	-21,000

Capital Improvement Program
City of Ankeny

Project #	STR-22-004	Contact	City Engineer
Project Name	NW 18th Street Reconstruction - NW State Street to NW Ash Drive	Department	Public Works



Capital Improvement Program**City of Ankeny**

Project #	STR-23-001
Project Name	North Ankeny Boulevard Improvements - 1st Street to 11th Street

Total Project Cost	\$1,315,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This is a joint project with the Iowa Department of Transportation (DOT) to add right-turn lanes, repair failing pavement, replace aged traffic signal infrastructure, upgrade pedestrian ramps, and replace existing landscaping at the intersections with low maintenance plantings on North Ankeny Boulevard between 1st Street and 11th Street.

Justification

The Iowa DOT had already planned for a PCC inlay of northbound North Ankeny Boulevard between 1st Street and 5th Street along with a PCC inlay of southbound North Ankeny Boulevard between 1st Street and 11th Street in 2025. The Iowa DOT agreed to expand the scope of their project to include right-turn lanes on North Ankeny Boulevard and the side streets, in conjunction with the City's streetscaping and traffic signal improvements at the 5th, 9th, and 11th Street intersections. The Iowa DOT was responsible for the costs associated with designing and constructing the PCC inlays and right-turn lanes on North Ankeny Boulevard. The City was responsible for the costs associated with designing and constructing the right-turn lanes on the side streets and the landscaping and traffic signal improvements at the intersections. The DOT is also responsible for the construction administration and construction observation on the project except for the traffic signal work and the City owned utilities. The Iowa DOT and City improvements, minus the landscaping, was bid as one project with an Iowa DOT letting utilizing separate divisions for construction staging efficiency and economy of scale. The City's cost for the project's construction includes approximately \$180,000 of water main improvements, \$685,000 of storm sewer improvements, and \$960,000 of traffic signal improvements. Paving of North Ankeny Boulevard and NW 9th Street and traffic signal installation is expected to be completed in 2025. Work in 2026 includes paving on the side streets and installation of irrigation and landscaping at the intersections.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	1,225,000	0	0	0	0	1,225,000
Engineering - Construction Services	90,000	0	0	0	0	90,000
Total	1,315,000	0	0	0	0	1,315,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	1,008,955	0	0	0	0	1,008,955
G.O. Bonds - Storm Water Abated	195,000	0	0	0	0	195,000
FHWA/IDOT Grants	91,045	0	0	0	0	91,045
Water Fund	20,000	0	0	0	0	20,000
Total	1,315,000	0	0	0	0	1,315,000

Budget Impact

The Iowa DOT is responsible for maintenance and snow removal on North Ankeny Boulevard, so additional pavement maintenance and snow removal costs for the City will be limited to the new right-turn lanes on the side streets. Replacing the traffic signal equipment with more energy efficient equipment may reduce maintenance and electric utility costs in the long term. The existing landscaping in the medians is difficult to maintain, and the proposed landscaping at the intersections is low maintenance. Therefore, the additional landscape maintenance cost for the Public Works Operations Division is considered negligible. The new irrigation system will require normal maintenance, and irrigating the intersection corners will result in additional water usage by the City during the spring and summer months.

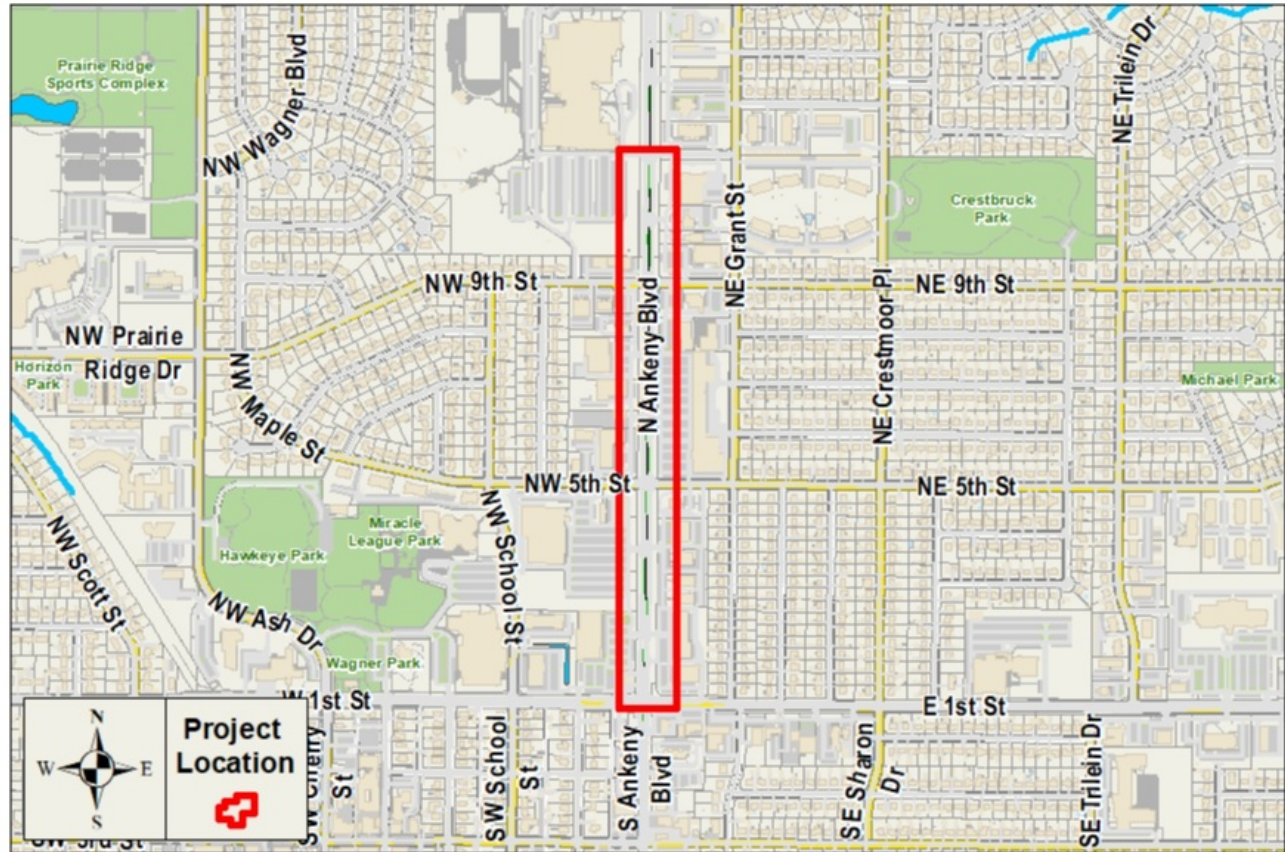
Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	1,000	1,000	1,000	1,000	4,000
Maintenance Costs	0	750	750	750	750	3,000
Total	0	1,750	1,750	1,750	1,750	7,000

Capital Improvement Program

City of Ankeny

Project # STR-23-001
Project Name North Ankeny Boulevard
Improvements - 1st Street to 11th Street

Contact City Engineer
Department Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-23-002		
Project Name	NE Delaware Avenue Reconstruction - Four Mile Creek to NE 36th Street		
Total Project Cost	\$1,000,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Reconstruction of NE Delaware Avenue from a two-lane rural roadway to an urban section (either three-lane or five-lane) with two-way left turn lanes from Fourmile Creek to NE 36th Street, depending upon the results of a consultant-prepared traffic study in conjunction with the conceptual design of the project. For the purposes of the 2026-2030 CIP, it is assumed that this section of NE Delaware Avenue will be three lanes if the NE 18th Street Overpass is completed.

The project may also include either a new Rectangular Rapid Flashing Beacon (RRFB) or a High Intensity Activated Crosswalk (HAWK) signal at the NE Delaware Avenue and NE 28th Street intersection. It is currently assumed that the existing traffic signal at the NE Delaware Avenue and NE 36th Street intersection would not be modified or replaced, and that no other traffic signals would be necessary along the corridor as a part of the improvements. Other construction improvements are expected to include storm sewer and subdrain. It is anticipated that sanitary sewer and water main improvements would be minimal.

NE Delaware Avenue from Fourmile Creek to NE 36th Street received extensive patching and an asphalt overlay in 2025. This interim project was necessary due to the very deteriorated condition of the existing pavement along this section of NE Delaware Avenue. It is anticipated that these interim improvements will last approximately eight years. At that time, it is proposed that the reconstruction of this rural roadway to a wider urban street be completed.

Justification

The previous traffic study completed by Snyder & Associates, Inc. in 2013 did not show a need to widen this street based on then-current traffic volumes. However, having this street widened with two-way left turn lanes will allow for improved traffic safety and mobility as the City continues to grow both to the north of NE 36th Street and also to the east of Interstate 35. The project is planned for the consultant-led traffic study, conceptual design, and survey to occur in 2029; preliminary design, final design, right-of-way acquisitions, and utility re-locations in 2030; construction in 2031 and 2032; and landscaping improvements in 2033. Property acquisitions are assumed to be limited to temporary construction easements only for a three-lane section, and would also include fee title acquisitions for a five-lane section.

Expenditures	2026	2027	2028	2029	2030	Total
Engineering - Design	0	0	0	250,000	650,000	900,000
Land/ROW Acquisition	0	0	0	0	100,000	100,000
Total	0	0	0	250,000	750,000	1,000,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	0	250,000	750,000	1,000,000
Total	0	0	0	250,000	750,000	1,000,000

Budget Impact

The additional pavement will increase maintenance costs due to additional winter maintenance and street sweeping. In the long-term, replacing the existing pavement will reduce annual maintenance costs as Public Works will not have to do patching and crack and joint sealing. The new pedestrian signal and public utility infrastructure will add annual maintenance costs. The new pedestrian signal and streetlights will also result in additional electric power costs.

2026 thru 2030

Capital Improvement Program

City of Ankeny

Project #

STR-23-002

Contact

City Engineer

Project Name

NE Delaware Avenue Reconstruction
- Four Mile Creek to NE 36th Street

Department

Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-23-005		
Project Name	South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street		
Total Project Cost	\$4,350,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This is a joint project with the Iowa Department of Transportation (DOT) to reconstruct South Ankeny Boulevard (U.S. Highway 69) from SE Peterson Drive to 1st Street. The anticipated work will include the replacement of the aging 4-lane undivided urban section with a 5-lane divided urban section and right turn lanes where applicable. The project will include the replacement of pavement, sidewalk, water main, sanitary sewer, and storm sewer along with the traffic signal at 3rd Street and subsequent fiber optic interconnect. A raised median will be installed from SE Peterson Drive to 3rd Street and from 3rd Street to 1st Street.

Consultant-led survey, preliminary design, and final design has occurred from 2023 to 2025. Land acquisition is occurring during the last half of 2025. Joint utility trench (JUT) construction, private utility relocation, and City utility (storm sewer, water main, sanitary sewer, and fiber optic) construction is anticipated to occur in 2026. Iowa DOT roadway (South Ankeny Boulevard/U.S. Highway 69) construction and City side street construction are anticipated to occur in 2027. Permanent steel streetlights are anticipated to be installed in late 2027/early 2028. The project will be a DOT letting in late fall 2025.

The Iowa DOT has identified the following funding sources to be used for the roadway construction: NR, HSIPX, TSIP, U-STEP (Linear Improvement), and U-STEP (Spot Improvement). The JUT's construction cost and all land acquisition costs will be funded by the Iowa DOT. MidAmerican Energy Company's (MEC) overhead to underground electric conversion will be funded by MEC. The City is responsible for the cost of the installation of new streetlights. The project has an estimated construction cost of \$11,125,000 including the streetlights. The estimated portion that will be funded by the DOT is \$7,475,000.

Justification

A study was completed in 2020 documenting the traffic operations and safety issues and recommended improvements to South Ankeny Boulevard from SW Ordinance Road to 1st Street. The study also recommended improving access management and safety along the corridor due to the frequency of access points to adjacent properties. The Iowa DOT and the City of Ankeny have agreed that the City would manage and pay for the consultant-led survey, design, and utility relocation coordination, and the Iowa DOT would manage and pay for the right-of-way acquisition and most of the construction inspection. Due to the City owning their utilities, traffic signals, pedestrian ramps, and decorative sidewalks within the DOT's right-of-way, it is anticipated that the City will have an agreement with a consultant to assist with construction engineering services in 2026 and 2027 and with record drawing preparation in 2028.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	2,150,000	1,625,000	0	0	0	3,775,000
Engineering - Construction Services	150,000	100,000	50,000	0	0	300,000
Street Lighting	0	0	275,000	0	0	275,000
Total	2,300,000	1,725,000	325,000	0	0	4,350,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	1,725,000	325,000	0	0	2,050,000
Sewer Fund	1,200,000	0	0	0	0	1,200,000
Water Revenue Bonds	1,100,000	0	0	0	0	1,100,000
Total	2,300,000	1,725,000	325,000	0	0	4,350,000

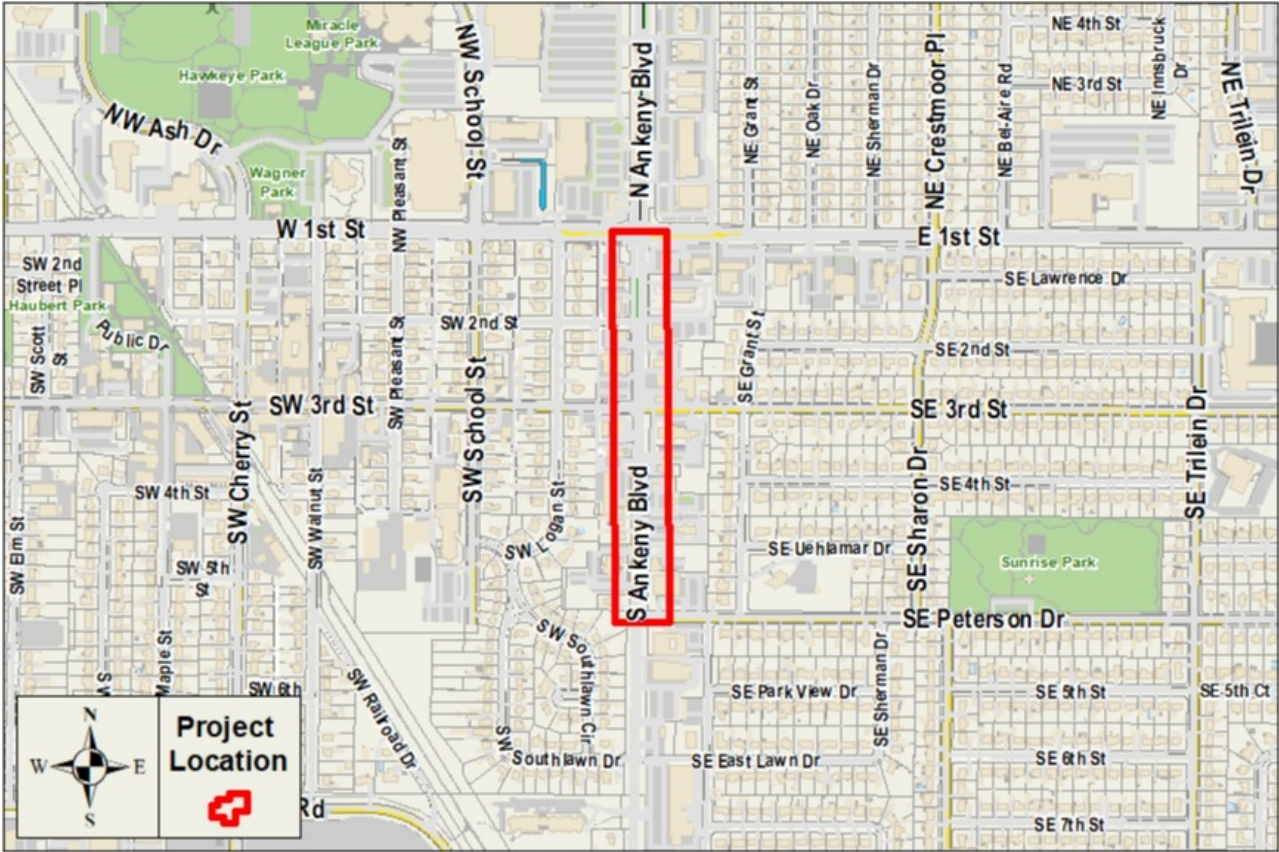
Budget Impact

The Iowa DOT maintains South Ankeny Boulevard (U.S. Highway 69); therefore, it is anticipated that the project will not have an operating impact to the City. Due to City utility (storm, water, sanitary, and fiber) improvements being made to upgrade and replace existing aging City utility infrastructure, it is anticipated that the project will have a negligible operating impact. The additional streetlighting will result in a minor increase to the City's electric costs.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	0	0	2,500	2,500	5,000
Total	0	0	0	2,500	2,500	5,000

Capital Improvement Program
City of Ankeny

Project #	STR-23-005	Contact	City Engineer
Project Name	South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-24-001
Project Name	NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive Intersection Improvements

Total Project Cost	\$3,555,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project will reconstruct and widen the intersection of NW Prairie Ridge Drive, NW 9th Street and NW Ash Drive. The intersection will include left-turn lanes on all legs; right-turn lanes on all legs except the east leg; a new traffic signal to replace all-way stop control; converting NW Maple Street into a right-in/right-out at NW 9th Street; pedestrian improvements and drainage improvements.

Justification

This intersection serves a large volume of traffic in the northwest part of the City given its proximity to schools, commercial properties, and City facilities. During peak hours, each leg of the intersection has long queues, and traffic volumes at the intersection are projected to increase in the future. Also, NW Maple Street is approximately 200-ft. east of this intersection, and it contributes to the queueing issues. This project will improve traffic capacity, mobility and safety. City staff and the engineering consultant studied the intersection in 2023 to determine the recommended improvements. Survey and preliminary design began in summer 2024 and will be completed in winter 2025; final design, right-of-way acquisition, and utility relocations are planned for 2027; and construction is planned for 2028.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	3,050,000	0	0	3,050,000
Engineering - Construction Services	0	0	240,000	0	0	240,000
Street Lighting	0	0	120,000	0	0	120,000
Engineering - Design	0	85,000	0	0	0	85,000
Land/ROW Acquisition	0	60,000	0	0	0	60,000
Total	0	145,000	3,410,000	0	0	3,555,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	145,000	3,410,000	0	0	3,555,000
Total	0	145,000	3,410,000	0	0	3,555,000

Budget Impact

The additional pavement will increase maintenance costs for the City due to the additional winter maintenance and street sweeping that will be required. In the long-term, the additional pavement and storm sewer infrastructure will add annual maintenance costs for the City's Public Works Department. The additional streetlights and traffic signal will increase electric power costs for the City.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	0	0	1,300	1,300	2,600
Maintenance Costs	0	0	0	500	500	1,000
Total	0	0	0	1,800	1,800	3,600

Capital Improvement Program
City of Ankeny

Project #	STR-24-003		
Project Name	SE Creekview Drive Extension		
Total Project Cost	\$1,462,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Ensure Economic Development

Description

This project will extend SE Creekview Drive from the current existing north limit near Tones to approximately 1,300 feet north. Proposed improvements include two-lane PCC curb-and-gutter paving, storm sewers, sidewalks, and streetlights.

Justification

This project will help stimulate potential business growth along SE Creekview Drive. The tax base and new jobs generated by these developments will be substantial. Elwell Company and Civil Design Advantage applied for and were granted an Iowa DOT Revitalize Iowa's Sound Economy (RISE) grant. The City will oversee the design and construction of the project in accordance with the RISE eligibility requirements, but a portion of the street project costs will be funded by the Iowa DOT RISE grant and the remaining will be funded by Elwell Company. The design was completed in 2025 and construction will occur in 2026. CDA's amendment to the original design Professional Services Agreement (PSA) shows \$140,000 for construction administration and observation services. Bids for this project were opened on October 14, 2025.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	1,250,000	0	0	0	0	1,250,000
Engineering - Construction Services	140,000	0	0	0	0	140,000
Land/ROW Acquisition	72,000	0	0	0	0	72,000
Total	1,462,000	0	0	0	0	1,462,000
Funding Sources	2026	2027	2028	2029	2030	Total
Private Contributions	783,110	0	0	0	0	783,110
FHWA/IDOT Grants	678,890	0	0	0	0	678,890
Total	1,462,000	0	0	0	0	1,462,000

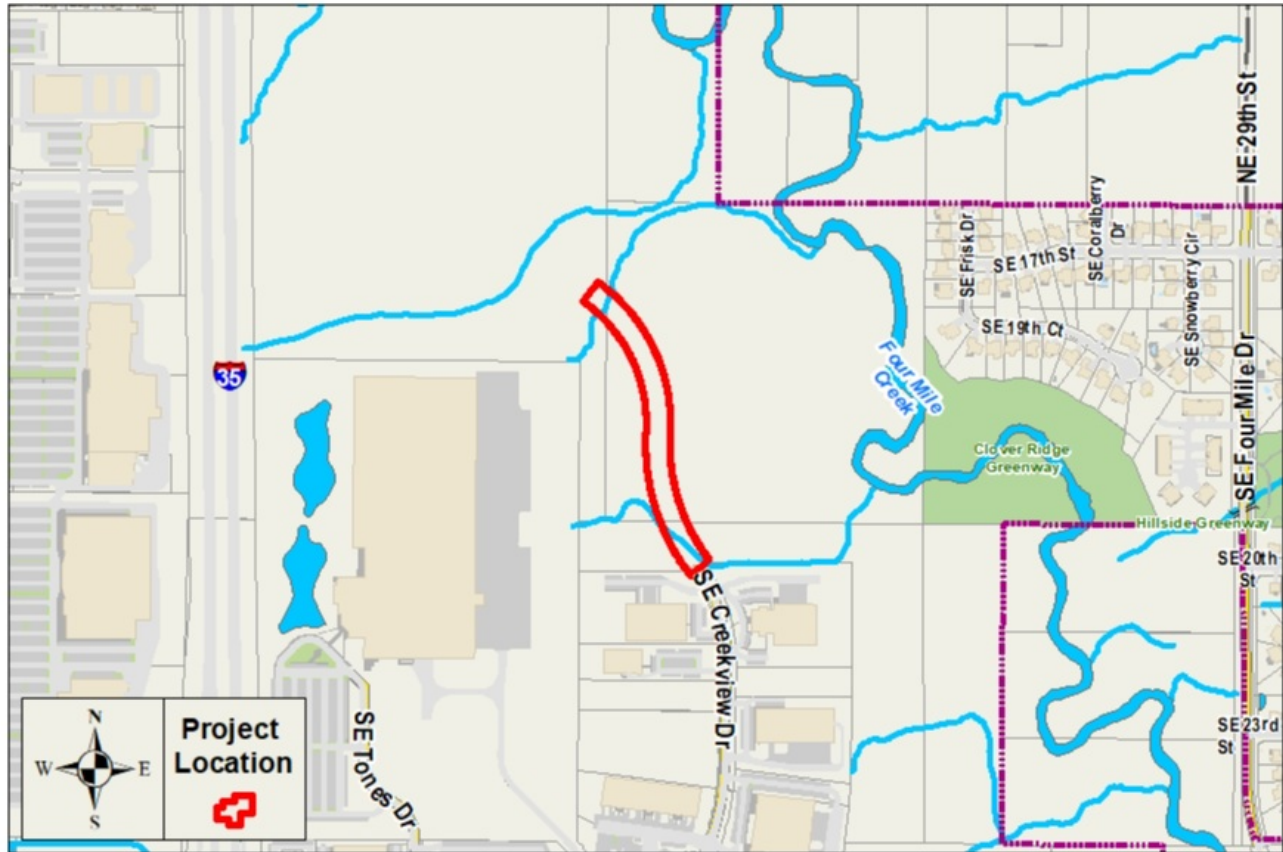
Budget Impact

After completion, the added streets and utilities will be the responsibility of the City to maintain. The annual maintenance costs will be the responsibility of the Public Works Department. The additional street lights along the roadway will also be an additional annual City expense for electrical power.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	2,500	2,500	2,500	2,500	10,000
Maintenance Costs	0	1,000	1,000	1,000	1,000	4,000
Total	0	3,500	3,500	3,500	3,500	14,000

Capital Improvement Program
City of Ankeny

Project #	STR-24-003	Contact	City Engineer
Project Name	SE Creekview Drive Extension	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-25-001
Project Name	Interstate 35 and NE 36th Street Interchange Improvements

Total Project Cost	\$5,000,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

The project will design and construct street and traffic signal infrastructure improvements on NE 36th Street, from just west of I-35 to just east of I-35, to provide more capacity and improved mobility for additional traffic from future development east of I-35. The project will also include design and construction of capacity improvements at the southbound and northbound I-35 ramps. In late 2024, the Iowa DOT indicated further analysis would need to be completed and approved by the Iowa DOT and Federal Highway Administration prior to the project's design phase beginning. A traffic report and alternatives analysis is currently underway to determine the next steps of the project prior to moving into the design phase. It is unknown at this time if an Interchange Operations Report (IOR), an Interchange Justification Report (IJR), or other documentation will be necessary following the traffic study and alternatives analysis. Due to the additional analysis, the design of this project has been shifted to 2026.

Justification

The purpose of the project is to prepare for future mixed commercial, services, recreational, office, and residential development with the design and construction of street and traffic signal improvements on NE 36th Street, from just west of I-35 to just east of I-35, and the northbound and southbound I-35 ramps. The traffic impact study completed for the proposed Plaza 36 Development on the south side of NE 36th Street, east of I-35, showed the need for an additional westbound left turn lane on NE 36th Street at the southbound I-35 ramps intersection; and an additional receiving lane on the southbound I-35 on-ramp. Traffic signal modifications will also be required. Based on feedback received from the Iowa DOT in the Fall of 2024, the interchange is to be improved to the full-build condition shown in the 2008 Interchange Justification Report (IJR). The proposed improvements will be confirmed by the traffic study alternative analysis currently underway. The proposed schedule for the project includes the conclusion of the traffic study and alternatives analysis in late 2025, design in 2026, and construction in 2027. At this time, it is assumed the City will be responsible for the design and construction costs, and the Iowa DOT would be responsible for the construction administration and observation.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	4,300,000	0	0	0	4,300,000
Engineering - Design	550,000	0	0	0	0	550,000
Engineering - Construction Services	0	150,000	0	0	0	150,000
Total	550,000	4,450,000	0	0	0	5,000,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - TIF Abated	550,000	4,450,000	0	0	0	5,000,000
Total	550,000	4,450,000	0	0	0	5,000,000

Budget Impact

The additional pavement on NE 36th Street will increase maintenance costs for the City due to the additional winter maintenance and sweet sweeping that will be required. The southbound and northbound I-35 ramps are the Iowa DOT's responsibility to maintain.

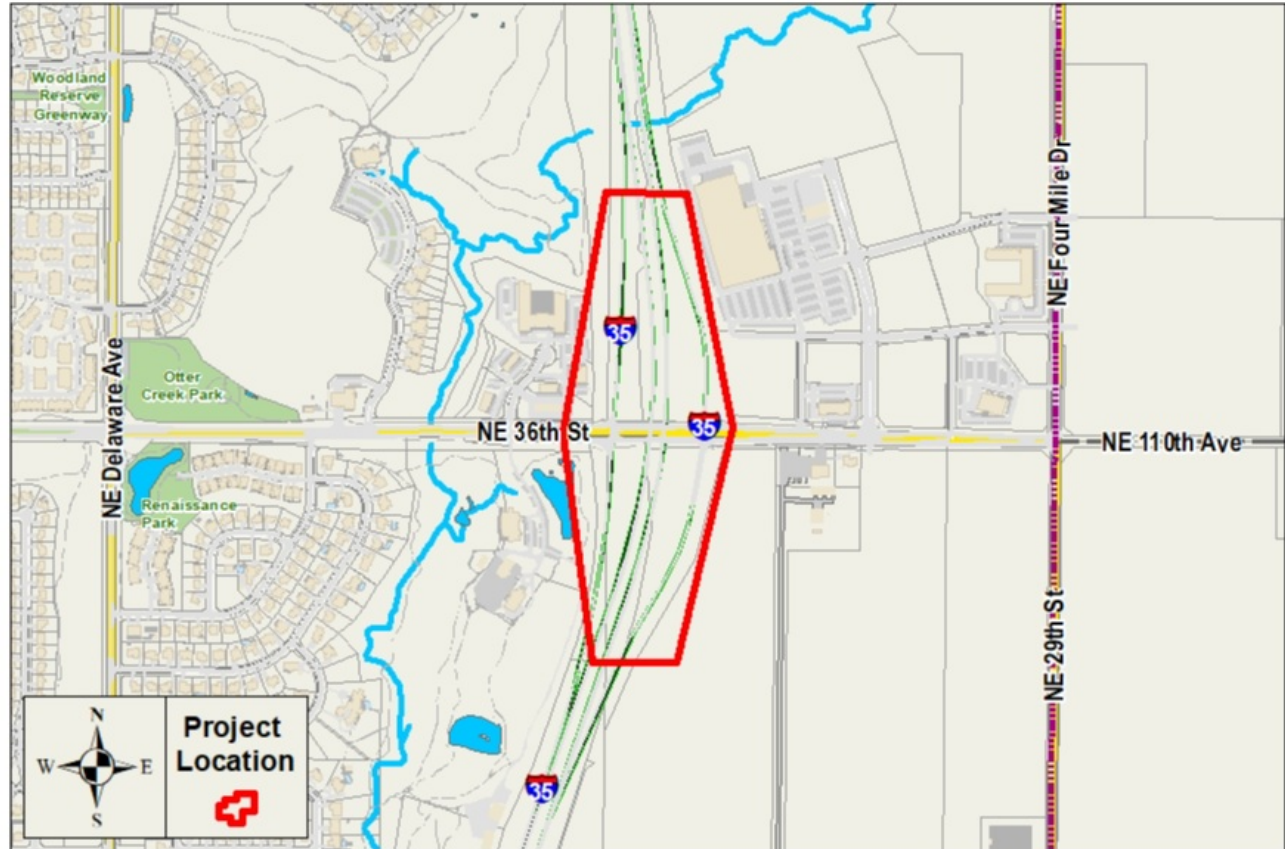
Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	0	500	500	500	1,500
Total	0	0	500	500	500	1,500

2026 thru 2030

Capital Improvement Program

City of Ankeny

Project #	STR-25-001	Contact	City Engineer
Project Name	Interstate 35 and NE 36th Street Interchange Improvements	Department	Public Works



Capital Improvement Program**City of Ankeny**

Project #	STR-25-002
Project Name	SE Delaware Avenue Capacity Improvements

Total Project Cost	\$3,575,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

The project will add 10 to 12 right-turn lanes on SE Delaware Avenue and select cross streets from SE Oralabor Road through SE Magazine Road, to add needed capacity and separate slow-moving right-turning vehicles from the flow of thru-traffic. The project concept includes reconstruction of pedestrian ramps to meet ADA standards and replacement of traffic signal poles as needed. The project also includes needed pavement patching and asphalt overlay to extend the service life of the street pavement.

Justification

Approximately 30,000 vehicles travel on SE Delaware Avenue north of SE Oralabor Road each day (24-hour traffic count in 2025). The corridor is the site of the City's primary 'big box' shopping area, as well as numerous offices, banks, small businesses, and restaurants. At most intersections and commercial accesses, right-turns off the arterial street are completed from a thru-travel lane, slowing all other vehicles, exacerbating queues and delays, and contributing to rear-end and sideswipe crash incidence (which constitutes nearly 60% of all crashes within the corridor). Adding right-turn lanes at select intersection approaches will benefit both traffic flow and safety. This project will also address the 2023 Pavement Management Study & Master Plan recommendation for completing a combination of pavement preservation treatments (full-depth repairs, joint refilling and HMA overlay) on SE Delaware Avenue within the project limits. The project schedule includes concept study and survey in 2027; preliminary design in 2028; final design, property acquisition, purchase of traffic signal poles, and utility relocations in 2029; and construction (estimated at approximately \$4,000,000) with consultant inspection services in 2030-2031.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	0	2,500,000	2,500,000
Engineering - Design	0	50,000	300,000	200,000	0	550,000
Engineering - Construction Services	0	0	0	0	250,000	250,000
Other Costs	0	0	0	150,000	0	150,000
Land/ROW Acquisition	0	0	0	75,000	0	75,000
Survey/Preliminary Analysis	0	50,000	0	0	0	50,000
Total	0	100,000	300,000	425,000	2,750,000	3,575,000

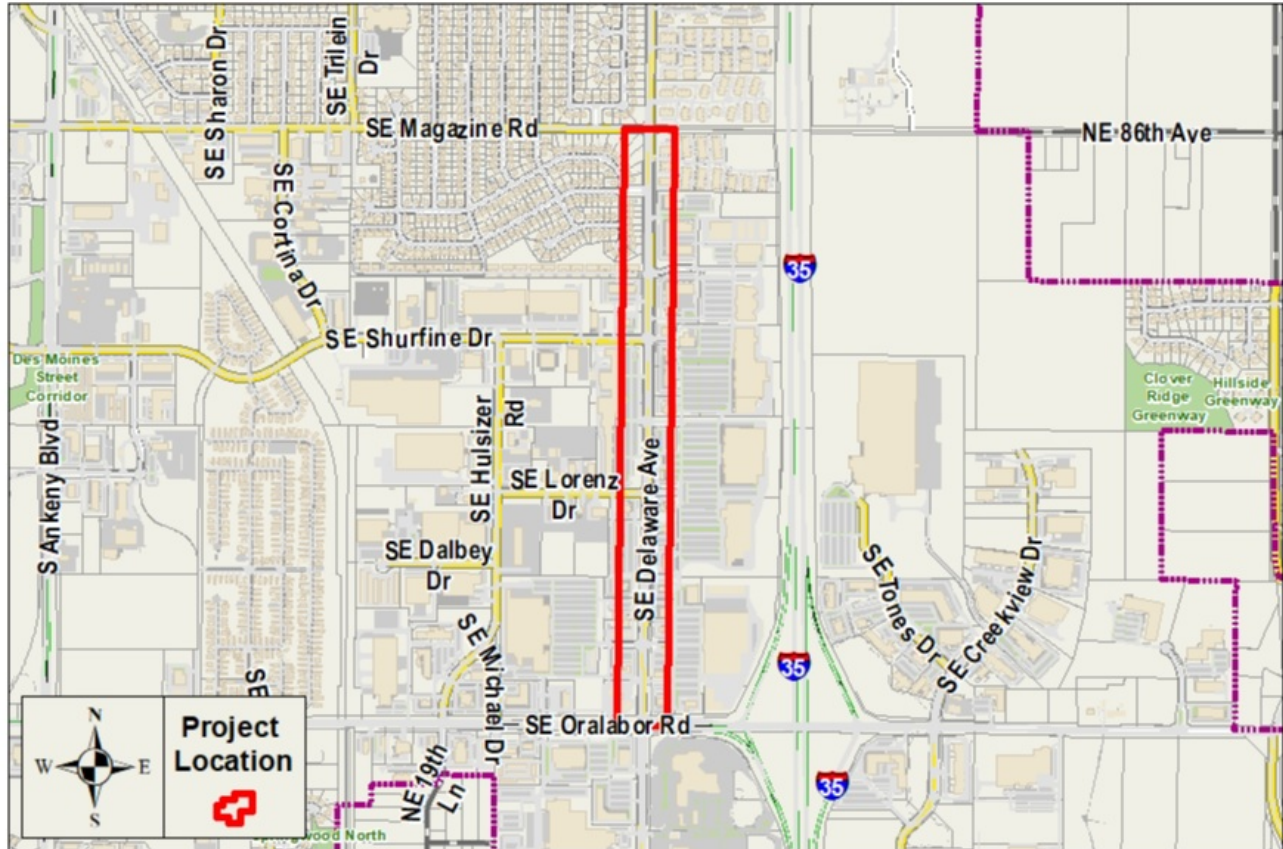
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	100,000	300,000	425,000	2,750,000	3,575,000
Total	0	100,000	300,000	425,000	2,750,000	3,575,000

Budget Impact

Widening for right-turn lanes will increase time for snow-removal operations. Completion of the pavement preservation treatments will reduce the frequency for pavement repairs.

Capital Improvement Program
City of Ankeny

Project #	STR-25-002	Contact	City Engineer
Project Name	SE Delaware Avenue Capacity Improvements	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-25-003		
Project Name	NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street		
Total Project Cost	\$4,675,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Widening and pavement rehabilitation of NW State Street from West 1st Street to NW 18th Street. The project will widen NW State from a 4-lane street to a 5-lane street. The project also includes complete reconstruction of the intersections along NW State Street at NW 4th Street, NW 9th Street, and NW Prairie Ridge Drive; full depth repair of the transverse joints from NW Prairie Ridge Drive to NW 18th Street; a northbound right turn lane at the NW Prairie Ridge Drive intersection; storm sewer improvements at the intersections of NW State Street with NW 4th Street and NW 9th Street; new traffic signals at the intersections of NW State Street with NW 9th Street and NW Prairie Ridge Drive; and an asphalt overlay of the entire project area.

It is anticipated that the project will also include approximately 2,800 linear feet of 12-inch distribution water main on the west side of NW State Street from West 1st Street to NW 10th Street. The Water Fund will provide the estimated \$900,000 for the water main design and construction costs and is not included in this estimate. The water main design and construction costs are included in the Municipal Utilities Department's NW State Street Water Main Improvements project request form. The project will receive \$42,000 of developer contributions for the construction of a northbound left turn lane on NW State Street at the Faith Drive intersection.

Justification

It is anticipated that traffic volumes will necessitate widening NW State Street from West 1st Street to NW 18th Street within the next five years. The NW State Street Corridor Improvements Study will determine the specific capacity improvements and pavement rehabilitation needed for the project. Survey and preliminary design are planned for 2028; final design, right-of-way acquisition, and utility relocations are planned for 2029; and construction and construction engineering are planned for 2030 and 2031. The construction, construction engineering, and streetlight costs are estimated at \$3,525,000 in each of the two years. Federal STBG funding in the amount of \$2,500,000 has been obtained through the Des Moines Area MPO. It is anticipated that the City will apply for more STBG funding. It is also anticipated that the City will apply for \$500,000 of Traffic Safety Improvement Program (TSIP) funding through the Iowa DOT.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	0	3,075,000	3,075,000
Engineering - Design	0	0	400,000	500,000	0	900,000
Engineering - Construction Services	0	0	0	0	300,000	300,000
Land/ROW Acquisition	0	0	0	250,000	0	250,000
Street Lighting	0	0	0	0	150,000	150,000
Total	0	0	400,000	750,000	3,525,000	4,675,000

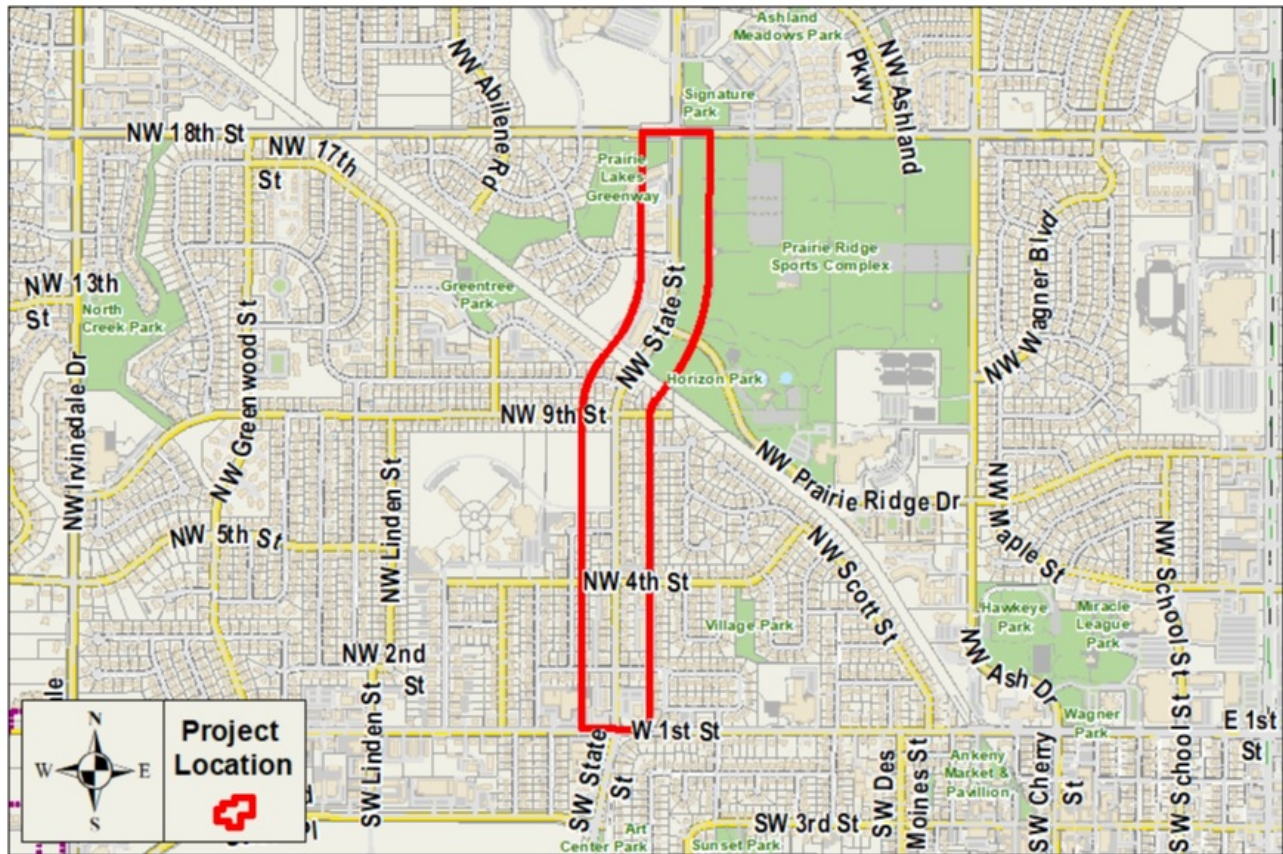
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	400,000	750,000	2,108,000	3,258,000
MPO/STBG Grants	0	0	0	0	1,125,000	1,125,000
FHWA/IDOT Grants	0	0	0	0	250,000	250,000
Private Contributions	0	0	0	0	42,000	42,000
Total	0	0	400,000	750,000	3,525,000	4,675,000

Budget Impact

Additional street pavement will increase maintenance costs for the City due to additional winter maintenance and street sweeping. In the long-term, an asphalt overlay will reduce annual maintenance costs as Public Works will need to do less preventative maintenance. The additional storm sewer infrastructure will add annual maintenance costs for Public Works and Municipal Utilities, and the new traffic signals will add electric power costs to the City.

Capital Improvement Program
City of Ankeny

Project #	STR-25-003	Contact	City Engineer
Project Name	NW State Street Widening and Pavement Rehabilitation - West 1st Street to NW 18th Street	Department	Public Works



2026 thru 2030

Capital Improvement Program

City of Ankeny

Project # STR-25-004
Project Name Local Public Streets Enhanced Pavement Design Standards

Total Project Cost	\$4,500,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Reimbursements to developers for the cost of constructing subdrains on both sides of the street and rock subbase under the pavement for all local public streets constructed with development projects.

Justification

The City's 2023 Pavement Management Study and Master Plan, which was received and filed by the City Council on December 18, 2023, provided recommendations for improving the current pavement design standards for public streets constructed with development projects in order to maximize the performance and service life of streets.

The City Council approved a Policy on the Pavement Design Standards for Public Streets Constructed with Development Projects on December 16, 2024. The policy defines the requirements for the design and construction of public streets constructed with development projects in the City. The policy is based on the City's desire to deliver on the expectations created with the City Council's adopted strategic plan goal to "Upgrade Essential Infrastructure" and the accompanying strategy to "[i]dentify, present, and implement enhanced engineering standards for public infrastructure". In summary, the policy requires C-SUD concrete mix to be used for all new public streets (locals, collectors and arterials) constructed with development projects. The policy also requires, in addition to subgrade preparation, subdrains on both sides of the street and rock subbase under the pavement for all local, collector and arterial public streets constructed with development projects.

The City will reimburse developers for the cost of constructing subdrains on both sides of the street and rock subbase under the pavement for local public streets. The quantity of local public streets constructed with development projects varies each year. The \$1,500,000 per year amount shown in the table is an average based on City development data from 2021 through 2023. It is anticipated that the reimbursements will end in December 2028.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	1,500,000	1,500,000	1,500,000	0	0	4,500,000
Total	1,500,000	1,500,000	1,500,000	0	0	4,500,000

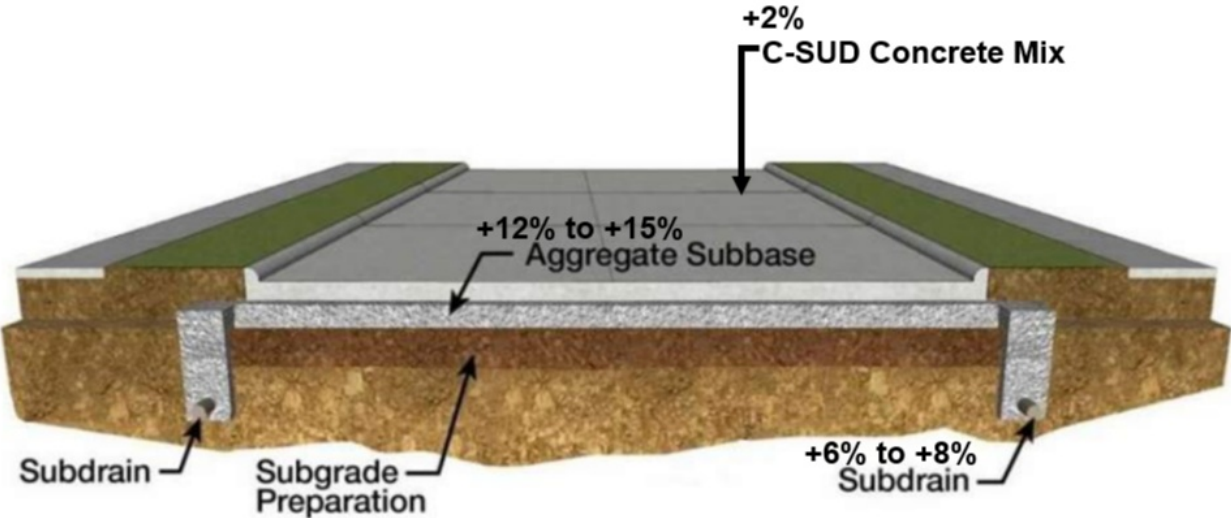
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	1,500,000	1,500,000	1,500,000	0	0	4,500,000
Total	1,500,000	1,500,000	1,500,000	0	0	4,500,000

Budget Impact

Implementing the enhanced pavement design standards for all local public streets constructed with development projects will reduce the long-term street pavement repair and maintenance costs for the City.

Capital Improvement Program
City of Ankeny

Project #	STR-25-004	Contact	City Engineer
Project Name	Local Public Streets Enhanced Pavement Design Standards	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-26-001		
Project Name	NW Irvinedale Drive Reconstruction - NW 9th Street to NW 18th Street		
Total Project Cost	\$550,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

The project will reconstruct and widen NW Irvinedale Drive from south of NW 9th Street to south of NW 18th Street and convert the roadway from a rural section to an urban section. Following a study of the corridor to determine the appropriate lane configuration and cross section, the reconstruction would likely include dedicated left turn lanes, right turn lanes, storm sewer, pedestrian improvements and a traffic signal at NW 9th Street.

Justification

Widening and reconstructing the roadway will allow for improved traffic mobility and safety in the NW Irvinedale Drive corridor, as the City continues to grow. The proposed project schedule is concept study, survey and preliminary design in 2030; property acquisitions and final design in 2031; and construction beginning in 2032.

Expenditures	2026	2027	2028	2029	2030	Total
Engineering - Design	0	0	0	0	400,000	400,000
Planning Study	0	0	0	0	150,000	150,000
Total	0	0	0	0	550,000	550,000

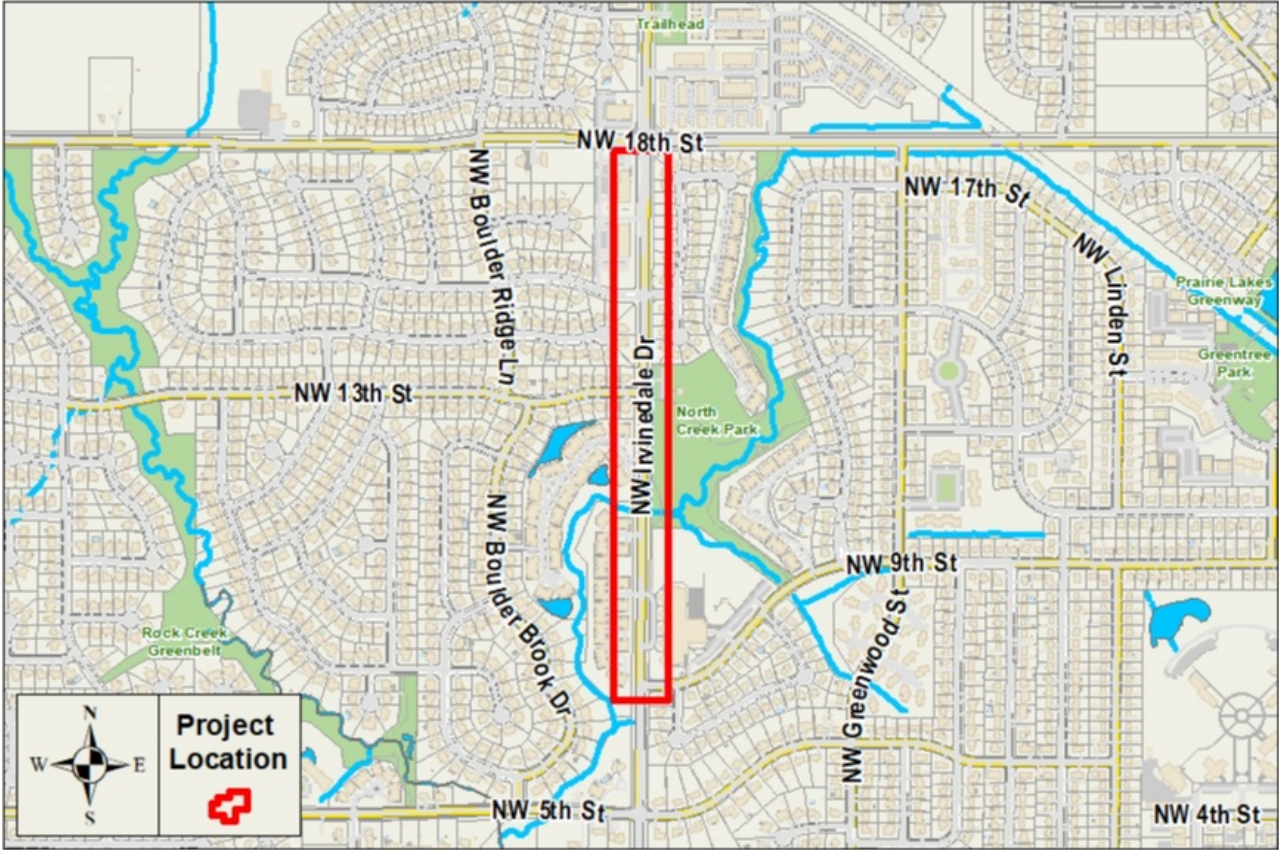
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	0	0	550,000	550,000
Total	0	0	0	0	550,000	550,000

Budget Impact

The additional street pavement will increase maintenance costs for the City due to the additional winter maintenance and street sweeping that will be required. In the long-term, the additional pavement and storm sewer infrastructure will add maintenance costs for the City's Public Works Department. The additional streetlights will increase electric power costs for the City.

Capital Improvement Program
City of Ankeny

Project #	STR-26-001	Contact	City Engineer
Project Name	NW Irvinedale Drive Reconstruction - NW 9th Street to NW 18th Street	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-26-002		
Project Name	SW 4th Street Reconstruction and Uptown Parking Improvements		
Total Project Cost	\$1,300,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

The project will include reconstruction of SW 4th Street from approximately 150 feet west of SW Maple Street to Cherry Street. The project length is approximately 500 feet. The improvements will include reconstruction of the pavement and sidewalk, new storm sewer, and street lighting. Some water main and sanitary sewer main replacement may be needed to consolidate infrastructure and bring public utilities up to current standards. The project will also include adding diagonal parking stalls on the north side of SW 4th Street.

The project will also include additional street and sidewalk construction to add diagonal parking stalls on the west side of SW Cherry Street, north and south of the High Trestle Trail crossing, at areas identified as "A" and "C", respectively, in the Uptown Parking Study. Diagonal parking stalls will also be added on the west side of SW Cherry Street, between SW 2nd Street and West 1st Street; and on the south side of SW 2nd Street, immediately east of SW Cherry Street. The latter two (2) areas are identified as "N" and "M", respectively, in the Uptown Ankeny Parking Study.

Justification

The older sections of Ankeny have streets that are deteriorating due to their advanced age. Many of these older streets have significant cracks, spalls, poor subgrade, etc. SW 4th Street is in an older section of Ankeny, and the pavement is in poor condition. The area north of SW 4th Street is redeveloping as Uptown Ankeny continues to grow. As such, more on-street parking is needed. It is assumed the developer of the property on the north side of SW 4th Street will cost-share with the City on the construction of the on-street parking stalls on the north side of SW 4th Street.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	1,100,000	0	0	0	1,100,000
Engineering - Design	150,000	0	0	0	0	150,000
Engineering - Construction Services	0	50,000	0	0	0	50,000
Total	150,000	1,150,000	0	0	0	1,300,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds - TIF Abated	150,000	1,080,000	0	0	0	1,230,000
Private Contributions	0	70,000	0	0	0	70,000
Total	150,000	1,150,000	0	0	0	1,300,000

Budget Impact

The operating impact includes additional snow removal from the additional on-street parking stalls and long-term maintenance of traffic signs, pavement markings and street pavement.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	0	1,000	1,000	1,000	3,000
Total	0	0	1,000	1,000	1,000	3,000

Capital Improvement Program
City of Ankeny

Project #	STR-26-002	Contact	City Engineer
Project Name	SW 4th Street Reconstruction and Uptown Parking Improvements	Department	Public Works



Capital Improvement Program**City of Ankeny**

Project #	STR-26-003
Project Name	NW 36th Street Widening - NW Abilene Road to NW Ash Drive

Total Project Cost	\$10,000,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project will widen NW 36th Street, between NW Abilene Road and NW Ash Drive, from the existing 2 lanes to 4 lanes with medians and dedicated left and right turn lanes at intersections. The project will also include adding a permanent traffic signal at the NW State Street intersection, and it is anticipated that a new traffic signal will be added at the NW Abilene Road intersection. At this time, it is assumed only minor storm sewer, water main, and sidewalk improvements will be needed within this segment because the majority of that work was previously completed when this section of NW 36th Street was reconstructed and urbanized with multiple phases in 2005 and 2014.

Justification

During development of the 2026 - 2030 CIP, the City Council prioritized completing improvements within major arterial street corridors using large projects rather than separating the improvements into several smaller projects that are completed over a longer time period. NW 36th Street, between NW Irvinedale Drive and NW Ash Drive, was recommended as the first corridor for implementing this new approach. Traffic volumes continue to increase along NW 36th Street as land development and growth continue in the northwest part of Ankeny. As traffic volumes increase, more traffic safety and mobility issues will be experienced on the current two-lane, undivided street because left-turn vehicles block through traffic and right-turn vehicles slow down through traffic. This results in backups and increased accident potential along the corridor. Concept study, survey and preliminary design are planned for 2026; final design, right-of-way acquisition, and utility relocations are planned for 2027; and construction with consultant inspection is planned for 2028. Given the scope of the project, it is possible that construction could extend into 2029. Order of magnitude costs are shown in the table below.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	8,000,000	0	0	8,000,000
Engineering - Design	400,000	400,000	0	0	0	800,000
Engineering - Construction Services	0	0	700,000	0	0	700,000
Street Lighting	0	0	400,000	0	0	400,000
Land/ROW Acquisition	0	100,000	0	0	0	100,000
Total	400,000	500,000	9,100,000	0	0	10,000,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	7,210,000	0	0	7,210,000
Special Assessments	400,000	500,000	1,890,000	0	0	2,790,000
Total	400,000	500,000	9,100,000	0	0	10,000,000

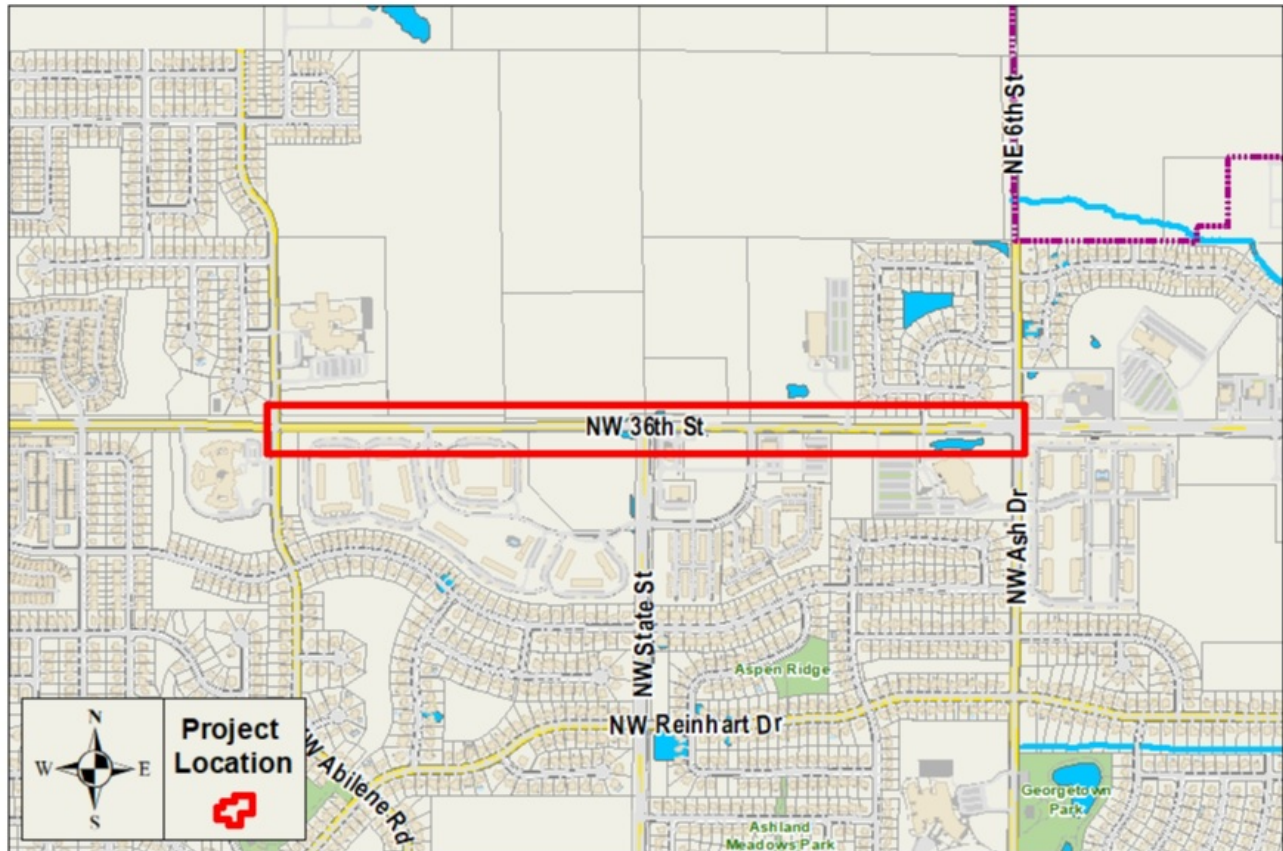
Budget Impact

Additional street pavement will increase maintenance costs for the City due to additional winter maintenance and street sweeping. The new traffic signals and streetlights will add electric power costs to the City.

Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	0	0	9,500	9,500	19,000
Total	0	0	0	9,500	9,500	19,000

Capital Improvement Program
City of Ankeny

Project #	STR-26-003	Contact	City Engineer
Project Name	NW 36th Street Widening - NW Abilene Road to NW Ash Drive	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-26-004		
Project Name	NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road		
Total Project Cost	\$12,000,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project will reconstruct and widen NW 36th Street, between NW Irvinedale Drive and NW Abilene Road, from the existing 2-lane rural roadway to a 4-lane divided urban street with medians and left and right turn lanes at intersections. The project includes reconstructing the NW 36th Street and NW Irvinedale Drive intersection including adding a traffic signal and left and right turn lanes at all four legs of the intersection. The existing 5-ft. wide sidewalk along the south side of NW 36th Street will be replaced with an 8-ft. shared use path. The project will add storm sewer, and it is assumed the sanitary sewer improvements will be limited to manhole adjustments. The project will also include approximately 1,200 LF of 12-inch water main and will complete a main loop along NW Irvinedale Drive from NW 31st Street to NW 36th Street and along NW 36th Street from the west edge of 36 West Plat 3 to NW Irvinedale Drive. The Water Utility Fund will provide the estimated \$250,000 of water main design and construction costs; therefore, those costs are not included in this estimate. The water main design and construction costs are included in the Municipal Utilities Department's NW Irvinedale & NW 36th 12 inch Main Loop project request form.

Justification

During development of the 2026 - 2030 CIP, the City Council prioritized completing improvements within major arterial street corridors using large projects rather than separating the improvements into several smaller projects that are completed over a longer time period. NW 36th Street, between NW Irvinedale Drive and NW Ash Drive, was recommended as the first corridor for implementing this new approach. Traffic volumes continue to increase along NW 36th Street as land development and growth continue in the northwest part of Ankeny. As traffic volumes increase, more traffic safety and mobility issues will be experienced on the current two-lane, undivided street because left-turn vehicles block through traffic and right-turn vehicles slow down through traffic. This results in backups and increased accident potential along the corridor. Concept study, survey and preliminary design are planned for 2027; final design, right-of-way acquisition, and utility relocations are planned for 2028; and construction with consultant inspection is planned for 2029 and 2030. It is estimated that approximately \$1,500,000 of the \$10,000,000 construction cost estimate will be financed by special assessments to the adjacent property owners, similar to previous projects along NW 36th Street. Order of magnitude costs are shown in the table below.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	5,000,000	5,000,000	10,000,000
Engineering - Design	0	450,000	450,000	0	0	900,000
Engineering - Construction Services	0	0	0	400,000	400,000	800,000
Street Lighting	0	0	0	100,000	100,000	200,000
Land/ROW Acquisition	0	0	100,000	0	0	100,000
Total	0	450,000	550,000	5,500,000	5,500,000	12,000,000

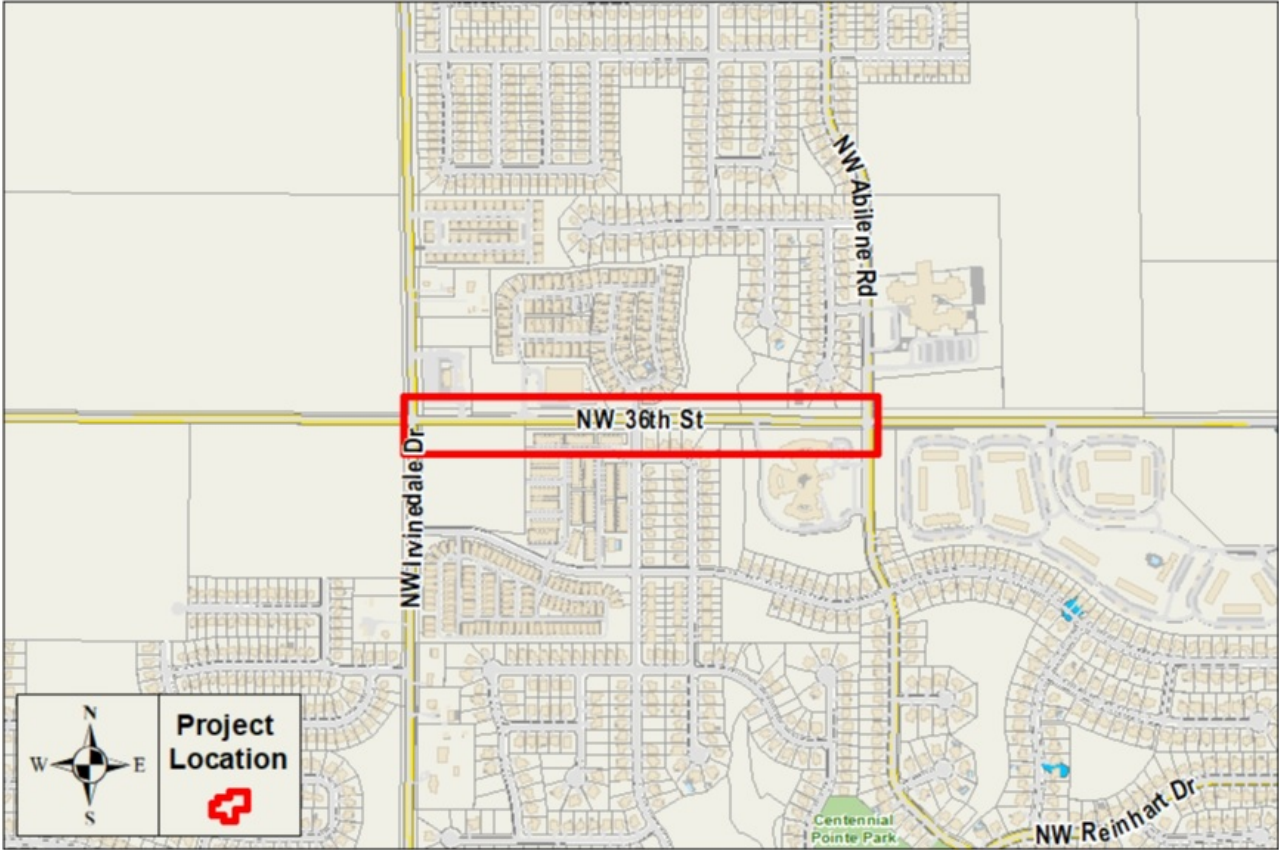
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	450,000	550,000	5,500,000	5,500,000	12,000,000
Total	0	450,000	550,000	5,500,000	5,500,000	12,000,000

Budget Impact

Additional street pavement and sidewalk will increase maintenance costs for the City due to additional winter maintenance and street sweeping. In the long-term, replacing the existing asphalt roadway with concrete will eliminate the need for pavement preservation, reducing annual maintenance costs for the City. The additional traffic signals, fiber optic interconnect, and storm sewer infrastructure will add annual maintenance costs for the Public Works Department in the long term. The new traffic signals and streetlights will add electric power costs to the City.

Capital Improvement Program
City of Ankeny

Project #	STR-26-004	Contact	City Engineer
Project Name	NW 36th Street Reconstruction - NW Irvinedale Drive to NW Abilene Road	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	STR-26-005		
Project Name	East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive		
Total Project Cost	\$1,000,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Streets	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project will reconstruct and widen East 1st Street, between NE Frisk Drive and NE Four Mile Drive, from the existing 2-lane rural roadway to a 4-lane divided urban street with medians and left and right turn lanes at intersections. The project includes reconstructing the East 1st Street and NE Four Mile Drive/realigned SE Four Mile Drive intersection including adding a traffic signal and left and right turn lanes at all four legs of the intersection. It is anticipated that a new traffic signal will be also added at the NE Frisk Drive intersection with East 1st Street. The project will add storm sewer and an 8-ft. shared use path. At this time, it is assumed the sanitary sewer and water main improvements will be minor.

Justification

During development of the 2026 - 2030 CIP, the City Council prioritized completing improvements within major arterial street corridors using large projects rather than separating the improvements into several smaller projects that are completed over a longer time period. East 1st Street, between NE Frisk Drive and County NE 38th Street, was recommended as the second corridor for implementing this new approach. Traffic volumes continue to increase along East 1st Street as land development and growth continue in the northeast part of Ankeny. As traffic volumes increase, more traffic safety and mobility issues will be experienced on the current street because left-turn vehicles block through traffic and right-turn vehicles slow down through traffic at some intersections. This results in backups and increased accident potential along the corridor. Concept study, survey and preliminary design are planned for 2029; final design, right-of-way acquisition, and utility relocations are planned for 2030; and construction with consultant inspection is planned for 2031 and 2032. Order of magnitude costs are shown in the table below.

Expenditures	2026	2027	2028	2029	2030	Total
Engineering - Design	0	0	0	450,000	450,000	900,000
Land/ROW Acquisition	0	0	0	0	100,000	100,000
Total	0	0	0	450,000	550,000	1,000,000
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	0	450,000	550,000	1,000,000
Total	0	0	0	450,000	550,000	1,000,000

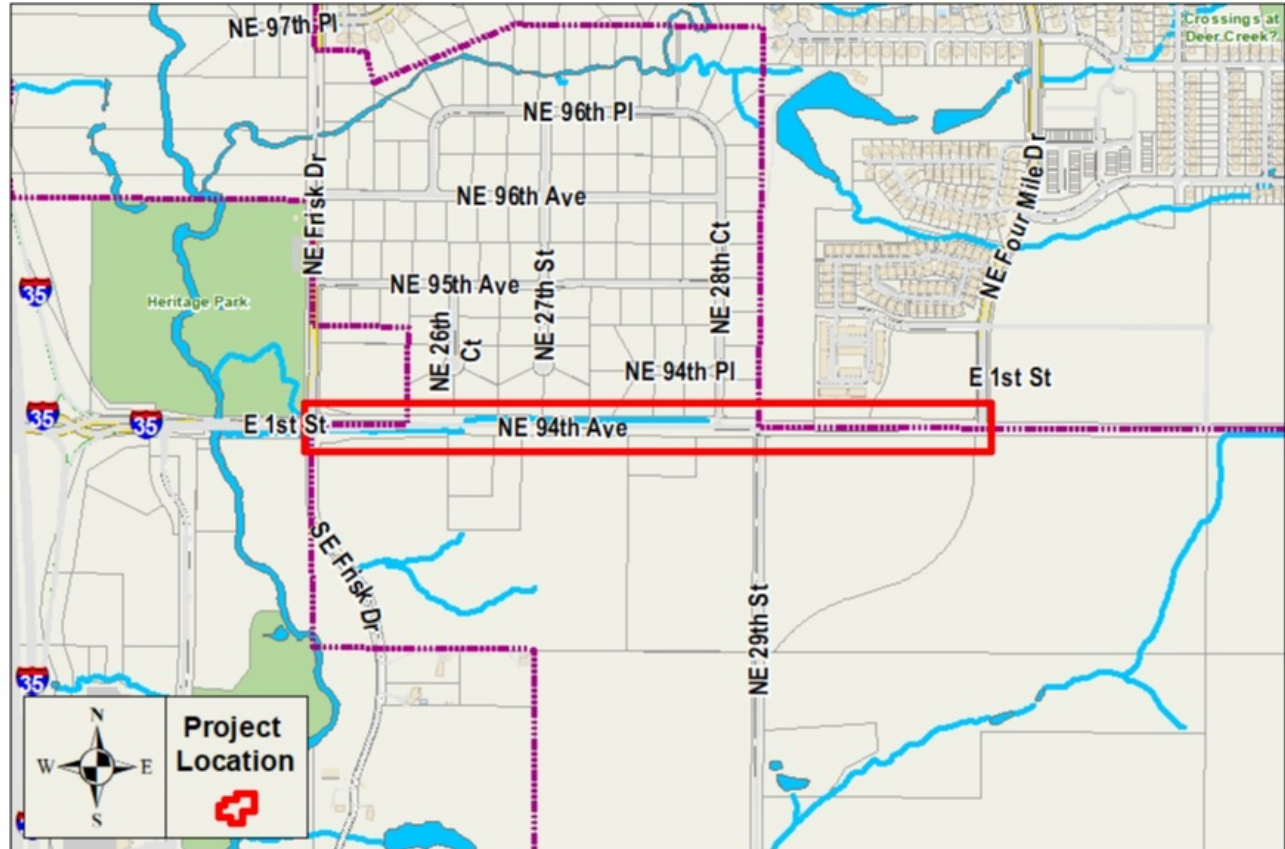
Budget Impact

Additional street pavement and sidewalk will increase maintenance costs for the City due to additional winter maintenance and street sweeping. The additional traffic signals, fiber optic interconnect, and storm sewer infrastructure will add annual maintenance costs for the Public Works Department in the long term. The new traffic signals and streetlights will add electric power costs to the City.

Capital Improvement Program

City of Ankeny

Project #	STR-26-005	Contact	City Engineer
Project Name	East 1st Street Reconstruction - NE Frisk Drive to NE Four Mile Drive	Department	Public Works



Capital Improvement Program**City of Ankeny**

Project #	TRF-00-001
Project Name	Annual Traffic Signal Improvement Program

Total Project Cost	\$8,450,000	Contact	City Engineer
Department	Public Works	Type	New Construction
Category	Traffic Control	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Proposed locations for new or upgraded traffic signals and minor fiber optic network expansions and upgrades (listed in order of priority):

2026 – SE Oralabor Road and SE Four Mile Drive Traffic Signal - \$900,000 (construction & construction services)

2026 – Detection Upgrades: NE 36th Street and NE Trilein Drive; NE 36th Street and NE Delaware Avenue; SW Irvinedale Drive and SW 3rd Place; South Ankeny Boulevard and SE Lorenz Drive; \$170,000 (materials & installation)

2026 – East 1st Street and Trilein Drive Traffic Signal Upgrades - \$160,000 (materials & construction)

2026-2027 – North Ankeny Boulevard and NW Reinhart Drive Traffic Signal - \$190,000 (design & equipment in 2026), \$560,000 (construction & construction services in 2027)

2026-2030 – Trail, Pedestrian, Bicycle, School Crossing Upgrades - \$50,000 per year

2026-2030 – Miscellaneous Traffic Control or Fiber Optic Upgrades - \$40,000 per year

2027-2030 – New Traffic Signal: locations TBD - \$190,000 (design & materials) in 2027-2030; \$560,000 (construction & administration) in 2028-2030

2027-2030 – Traffic Signal Equipment Upgrades: locations TBD - \$115,000 per year

2027 – Traffic Signal Replacement: South Ankeny Boulevard and SE 8th Street - \$335,000 (design & limited construction services, materials & construction)

2028 – Traffic Signal Replacement: South Ankeny Boulevard and SE Lorenz Drive - \$335,000 (design & limited construction services, materials & construction)

2029-2030 – Traffic Signal Replacement: locations TBD - \$335,000 per year

2027-2030 – Fiber Optic Network Expansions and Upgrades: locations TBD - \$220,000 per year

2026-2030 – Reimbursement for Development-related Traffic Signals - \$180,000 per year; anticipated in 2026 - SW State Street and SW Plaza Parkway

Justification

An effective and efficient transportation system improves traffic safety and mobility, reduces energy costs and enhances the quality of life for residents. A robust and dependable communication system is key to management of the street network. The proposed locations of traffic signals and fiber optic upgrades are reviewed annually and planning level costs are used.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	1,120,000	1,245,000	1,245,000	1,245,000	1,245,000	6,100,000
Other Costs	450,000	290,000	290,000	290,000	290,000	1,610,000
Engineering - Design	120,000	155,000	155,000	155,000	155,000	740,000
Total	1,690,000	1,690,000	1,690,000	1,690,000	1,690,000	8,450,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	1,690,000	1,690,000	1,690,000	1,690,000	1,690,000	8,450,000
Total	1,690,000	1,690,000	1,690,000	1,690,000	1,690,000	8,450,000

Budget Impact

In the long-term, additional traffic signal infrastructure will add annual maintenance costs for the City's Public Works Department; however, replacing old traffic signal infrastructure should reduce some of the annual maintenance costs. New traffic signals will result in additional electric power costs for the City.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	6,900	7,600	8,300	9,000	9,700	41,500
Total	6,900	7,600	8,300	9,000	9,700	41,500

Capital Improvement Program
City of Ankeny

Project #	TRF-00-001	Contact	City Engineer
Project Name	Annual Traffic Signal Improvement Program	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	TRF-23-001
Project Name	Fiber Optic Network Upgrade

Total Project Cost	\$470,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Traffic Control	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project implements the master fiber optic redundancy needed for both the traffic signal communication network utilized by the Public Works Department, and the overall City operations network managed by the Information Technology (IT) Department. The project will place approximately 180,000 feet of fiber optic cable, 24,000 feet of conduit, and 80 splice enclosures to implement efficient path-diverse fiber optic rings for primary and secondary communications between traffic signals and between City facilities.

Justification

The Fiber Optic Network Upgrade implements Phase 1 of the ultimate fiber optic network build-out identified in the Fiber Optic Network Master Plan. The Plan's purpose is to provide a more reliable and maintainable network while allowing flexibility and scalability to support future growth and expanded use of technology. This project will also replace much of the fiber optic infrastructure construction or relocation included with other future capital improvement projects, except as needed for expansion to new areas or facilities. Construction began in March 2025 and is currently on schedule for planned completion in late 2026.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	300,000	0	0	0	0	300,000
Engineering - Construction Services	150,000	0	0	0	0	150,000
Other Costs	20,000	0	0	0	0	20,000
Total	470,000	0	0	0	0	470,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	470,000	0	0	0	0	470,000
Total	470,000	0	0	0	0	470,000

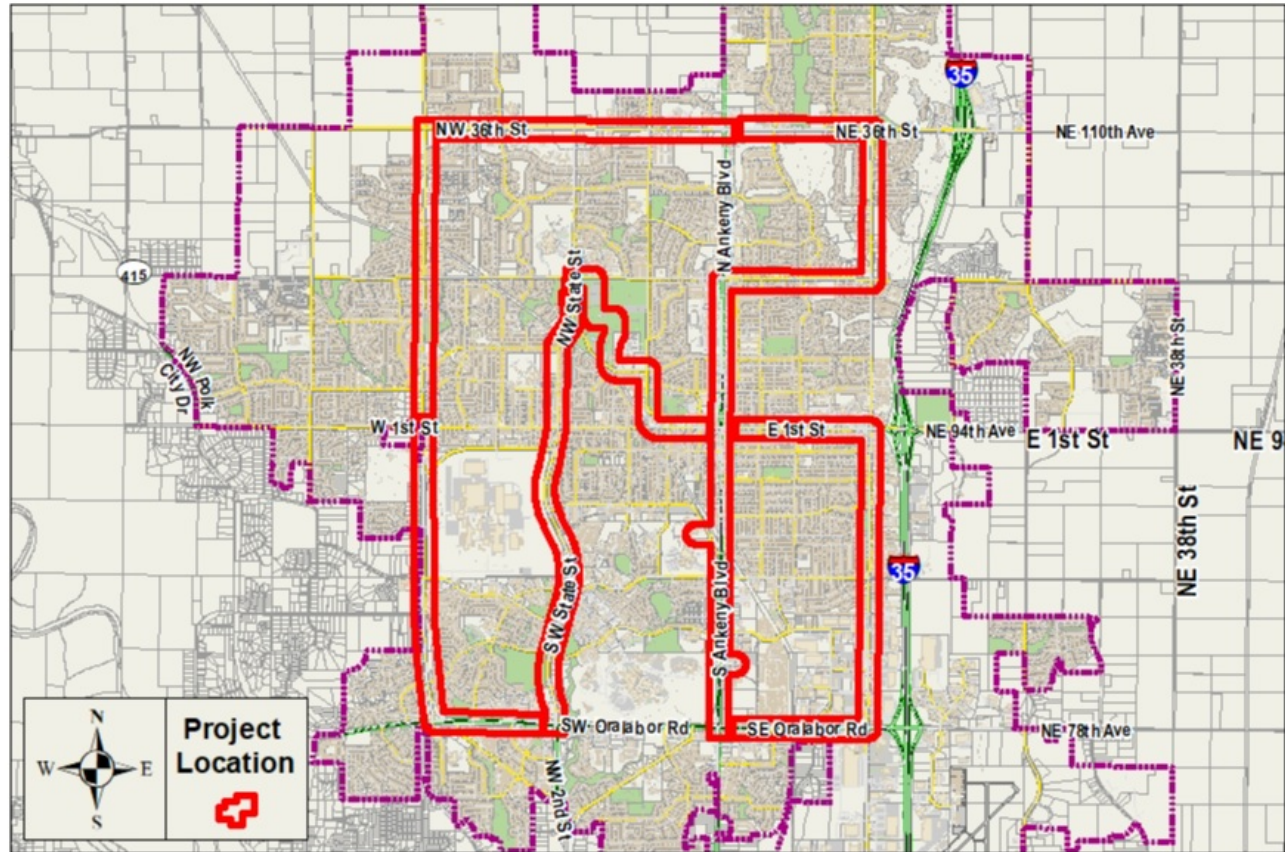
Budget Impact

The project upgrades the City's existing fiber optic system to provide more reliable service and reduce outages, so a minimal impact to operating costs is expected.

Capital Improvement Program

City of Ankeny

City Engineer
Public Works



Capital Improvement Program
City of Ankeny

Project #	TRF-25-002
Project Name	SW Magazine Road Intersection Improvements

Total Project Cost	\$1,610,000	Contact	City Engineer
Department	Public Works	Type	New Construction
Category	Traffic Control	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

The project includes design of intersection improvements on SW Magazine Road between SW State Street and SW Westview Drive in 2026, and construction in 2027.

Justification

The project was initiated to fulfill the City's commitment established in the development agreement with DRA Properties, LC (developer) in February 2023, to construct a traffic signal at the intersection of SW Magazine Road and SW District Drive when needed. In 2025, Public Works began a traffic and concept study to evaluate alternatives to best meet the desired operational and safety conditions in the section of SW Magazine Road between SW State Street and SW Westview Drive. Widening, signalization, roundabout, and access management are among the considered strategies, and improvements may be recommended at two intersections on SW Magazine Road rather than only SW District Drive. This 2026 request has been updated from the 2025 request to encompass the potential updated scope and schedule of the project.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	1,220,000	0	0	0	1,220,000
Engineering - Design	160,000	0	0	0	0	160,000
Other Costs	120,000	0	0	0	0	120,000
Engineering - Construction Services	0	100,000	0	0	0	100,000
Land/ROW Acquisition	0	10,000	0	0	0	10,000
Total	280,000	1,330,000	0	0	0	1,610,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	280,000	1,240,000	0	0	0	1,520,000
Private Contributions	0	90,000	0	0	0	90,000
Total	280,000	1,330,000	0	0	0	1,610,000

Budget Impact

A new traffic signal will add power costs and annual maintenance costs for the City's Public Works Department. Widening or access management may increase time needed for snow removal operations.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	0	300	300	300	900
Total	0	0	300	300	300	900

Capital Improvement Program

City of Ankeny

Project #

TRF-25-002

Contact

City Engineer

Project Name

SW Magazine Road Intersection
Improvements

Department

Public Works



Capital Improvement Program
City of Ankeny

Project #	TRF-25-003		
Project Name	Adaptive Traffic Signal Control Systems		
Total Project Cost	\$600,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Traffic Control	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Adaptive traffic control systems (ATCS) is a technology that captures real-time traffic demand data and uses it to adjust traffic signal timings along a specified corridor to optimize traffic flow in coordinated systems. This project is planned for deployment at 10 to 12 intersections on SE Oralabor Road (centered on the I-35 interchange and the intersection with SE Delaware Avenue) and on SE Delaware Avenue north of Oralabor Road. Depending on the ATCS selected, deployment will include upgrade of vehicle detection systems at 4 to 5 intersections, and upgrade of traffic signal cabinets and controllers at 2 to 3 intersections.

Justification

The purpose of an adaptive traffic control system is to reduce traffic delay, improve travel times, and decrease travel time variability. They can also decrease air pollutant emissions, which helps the environment. Compared to traditional time-of-day coordination systems, adaptive traffic signal control technologies can react in real time to traffic accidents, special events, road construction, and other occurrences. An application for partial funding through Iowa's Clean Air Attainment Program (ICAAP) will be considered. If awarded, a systems engineering analysis will be required and will begin in 2026. Potential future phases of the system will be considered for Oralabor Road, Ankeny Boulevard, 36th Street and/or State Street.

Expenditures	2026	2027	2028	2029	2030	Total
Other Costs	0	0	320,000	0	0	320,000
Construction Costs	0	0	180,000	0	0	180,000
Survey/Preliminary Analysis	50,000	50,000	0	0	0	100,000
Total	50,000	50,000	500,000	0	0	600,000

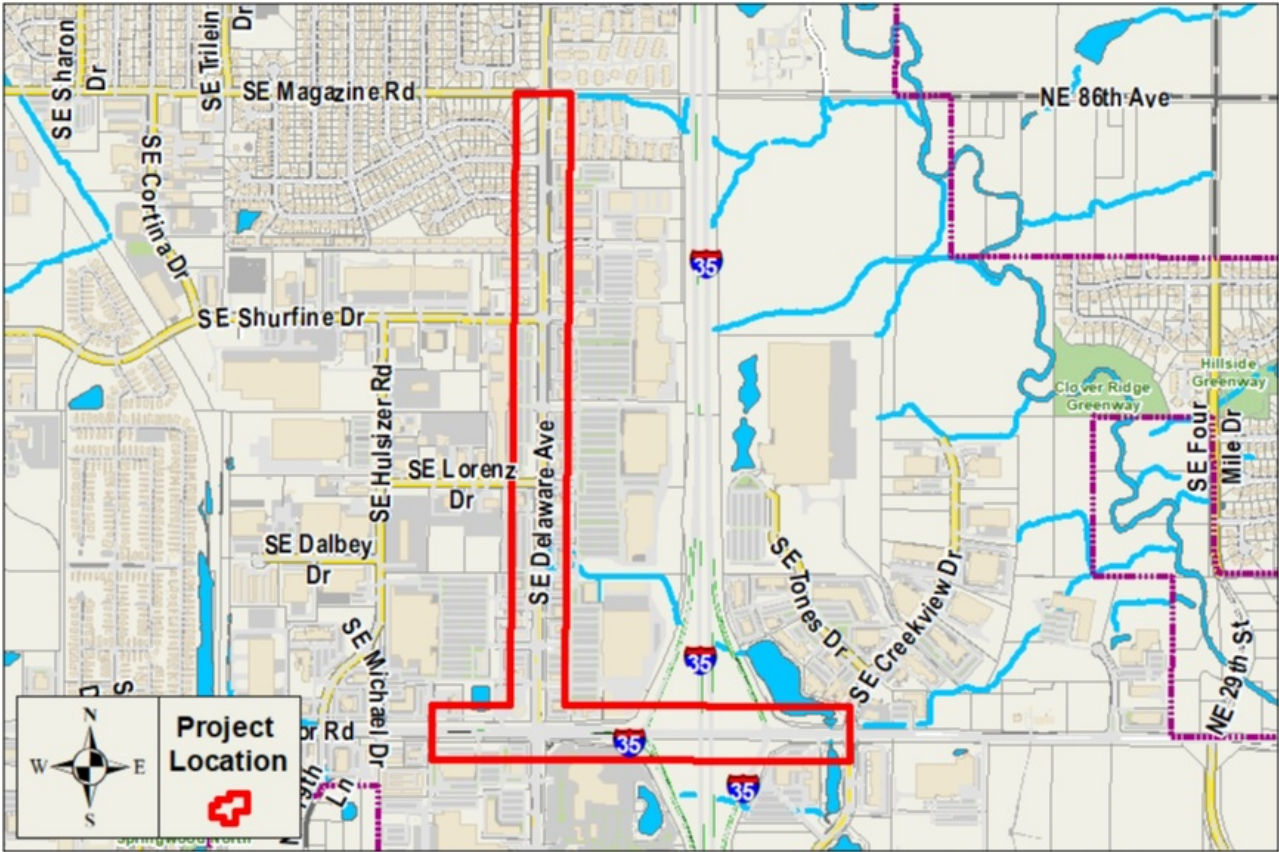
Funding Sources	2026	2027	2028	2029	2030	Total
FHWA/IDOT Grants	0	0	400,000	0	0	400,000
G.O. Bonds	50,000	50,000	100,000	0	0	200,000
Total	50,000	50,000	500,000	0	0	600,000

Budget Impact

Depending on the ATSC selected, annual funding may be needed for cloud-based storage and/or engineering services for adjustments. This will be determined during the project's planning stage.

Capital Improvement Program
City of Ankeny

Project #	TRF-25-003	Contact	City Engineer
Project Name	Adaptive Traffic Signal Control Systems	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	TRF-25-004		
Project Name	SE Four Mile Drive Corridor Traffic Study		
Total Project Cost	\$175,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Traffic Control	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Traffic study of the SE Four Mile Drive corridor from SE Corporate Woods Drive to the south corporate limit to evaluate potential future street and intersection improvements. The study will analyze needed capacity (number of lanes), access management, and intersection traffic control treatments (traffic signals, roundabouts, etc.).

Justification

The Transportation Master Plan (TMP) developed a methodology to prioritize future capital improvement projects for the existing and planned street network, and also identified several corridor traffic studies needed to further analyze improvement needs. These studies will inform the Capital Improvement Program (CIP) by defining the scope of corridor projects earlier, supporting coordination among construction impacts, timely applications for outside funding, additional time for property acquisition and utility coordination, and streamlined design processes. Traffic study for the SE Four Mile Drive corridor was the highest-prioritized among all studies recommended by the TMP in the next five years, due to the on-going, planned and anticipated economic growth of multiple light industrial properties and associated developments that will depend on the arterial street for access to the regional highway system.

Expenditures	2026	2027	2028	2029	2030	Total
Survey/Preliminary Analysis	0	0	0	175,000	0	175,000
Total	0	0	0	175,000	0	175,000

Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	0	175,000	0	175,000
Total	0	0	0	175,000	0	175,000

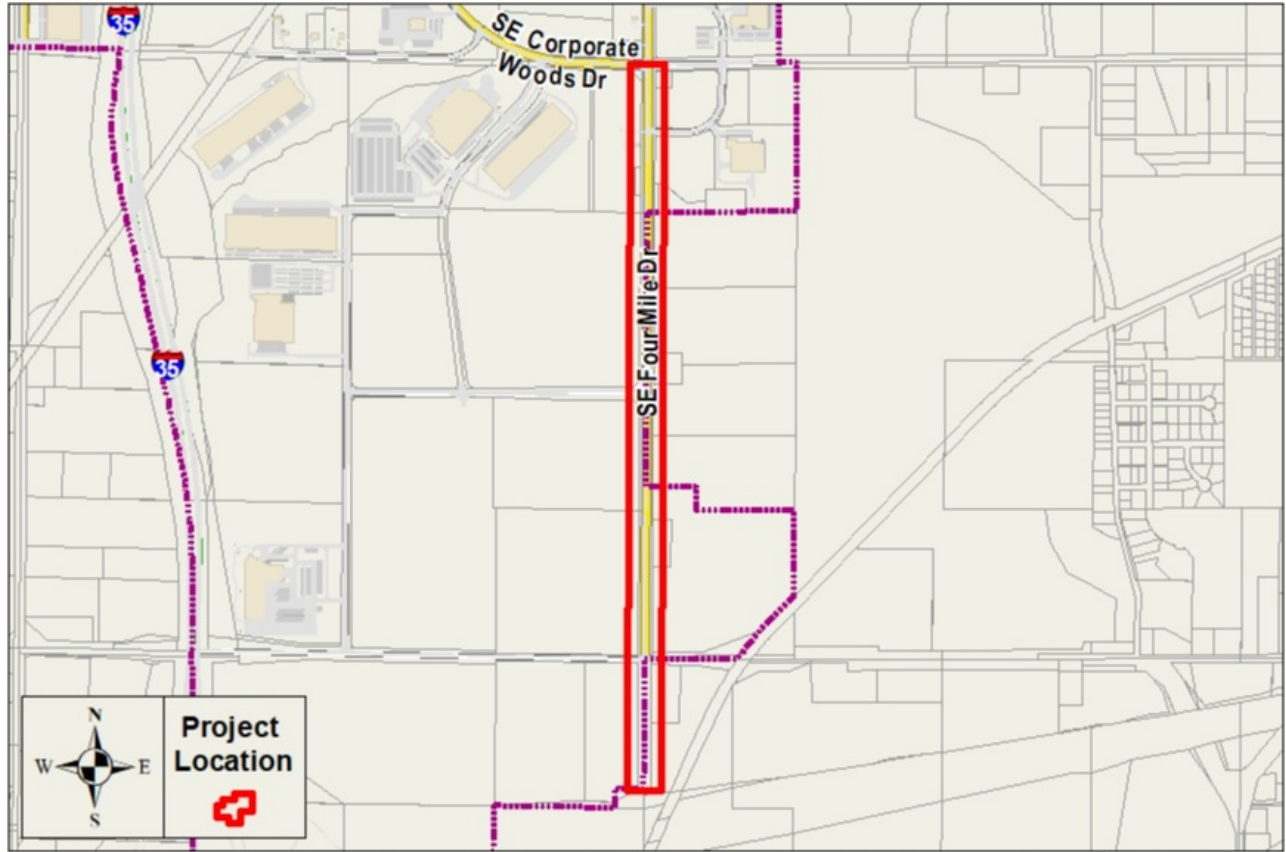
Budget Impact

This project is a study; therefore, there are no operating impacts.

Capital Improvement Program

City of Ankeny

Project #	TRF-25-004	Contact	City Engineer
Project Name	SE Four Mile Drive Corridor Traffic Study	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	TRF-26-001		
Project Name	SE Delaware Avenue Corridor Traffic Study		
Total Project Cost	\$200,000	Contact	City Engineer
Department	Public Works	Type	Improvement
Category	Traffic Control	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Traffic study of the SE Delaware Avenue corridor from SE Magazine Road to East 1st Street to evaluate potential future street and intersection improvements. The study will analyze needed capacity (number of lanes), access management, pedestrian accommodations, and intersection traffic control treatments (traffic signals, roundabouts, etc.).

Justification

The Transportation Master Plan (TMP) developed a methodology to prioritize future capital improvement projects for the existing and planned street network, and also identified several corridor traffic studies needed to further analyze improvement needs. These studies will inform the Capital Improvement Program (CIP) by defining the scope of corridor projects earlier, supporting coordination among construction impacts, timely applications for outside funding, additional time for property acquisition and utility coordination, and streamlined design processes. Traffic study for the SE Delaware Avenue corridor was highly prioritized among the studies recommended by the TMP in the next five years, due to the continued steady growth in traffic volumes and the safety concerns documented in the recent DMAMPO Comprehensive Safety Action Plan.

Expenditures	2026	2027	2028	2029	2030	Total
Planning Study	0	0	0	0	200,000	200,000
Total	0	0	0	0	200,000	200,000

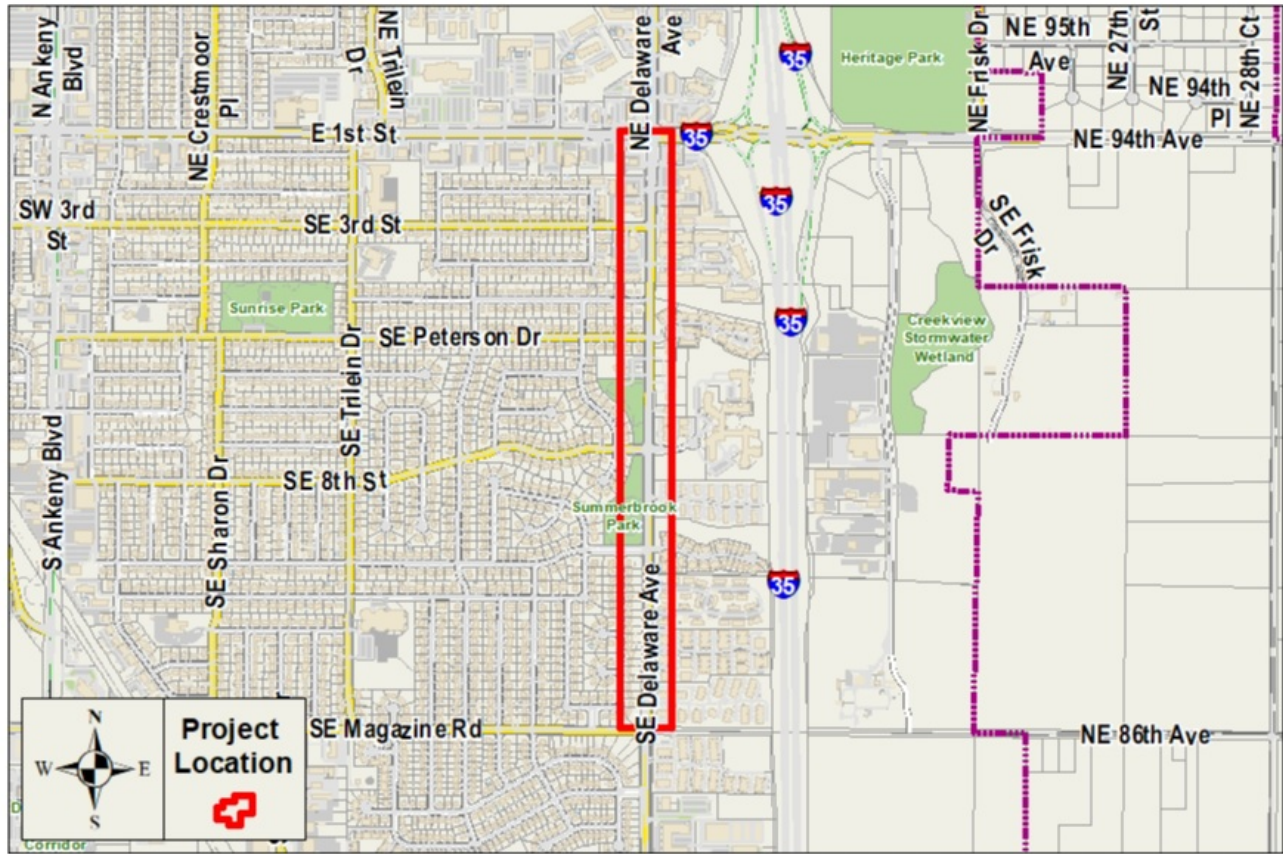
Funding Sources	2026	2027	2028	2029	2030	Total
G.O. Bonds	0	0	0	0	200,000	200,000
Total	0	0	0	0	200,000	200,000

Budget Impact

This project is a study; therefore, there are no operating impacts.

Capital Improvement Program
City of Ankeny

Project #	TRF-26-001	Contact	City Engineer
Project Name	SE Delaware Avenue Corridor Traffic Study	Department	Public Works



Capital Improvement Program
City of Ankeny

Project #	WTM-00-001		
Project Name	Annual Water Main Replacement Program		
Total Project Cost	\$7,275,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	Improvement
Category	Water Mains	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Annual allocation of capital improvement funding for repair and replacement of water utility infrastructure and the Water Fund's portion of the neighborhood projects.
Specific projects for 2026 - 2030 include the following:

Water main oversizing: 2026 to 2029 - \$100,000 for each year

The Annual Water Main Replacement Program, along with the Annual Sanitary Sewer Replacement Program, the Annual PCC Street Patching Program, and the Annual Storm Water Replacement Program, funds one-quarter of the annual neighborhood utility improvements project within the Westlawn Place neighborhood.

The Westlawn Place Area Utility Improvements will occur in 16 Phases over 9 Years (2026-2034).

- 2026 - \$1,550,000 (Phase 1 Construction) and \$155,000 (Phase 1/2A/2B Engineering) and \$20,000 (Phase 2 Acquisitions)
- 2027 - \$1,075,000 (Phase 2A/2B Construction) and \$145,000 (Phase 2A/2B/3A/3B Engineering) and \$5,000 (Phase 3 Acquisitions)
- 2028 - \$1,150,000 (Phase 3A/3B Construction) and \$125,000 (Phase 3A/3B/4A/4B Engineering)
- 2029 - \$1,150,000 (Phase 4A/4B Construction) and \$125,000 (Phase 4A/4B/5A/5B Engineering)
- 2030 - \$1,150,000 (Phase 5A/5B Construction) and \$125,000 (Phase 5A/5B/6A/6B Engineering)

Justification

The water main proposed for replacement are primarily 4" iron pipe prioritized based upon their history of water main breaks. They are inadequate for supplying fire flows based on industry and SUDAS standards and require additional O&M to maintain water quality. Development Engineering staff will be used for the design and construction observation whenever possible; however, the full reconstruction and utility replacement projects (Westlawn Place projects) anticipate the use of a consulting engineer for design and construction management. The water main oversizing will remain the same as we anticipate some 16" diameter water main cost sharing paired with our usual 12" diameter.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	1,650,000	1,175,000	1,250,000	1,250,000	1,250,000	6,575,000
Engineering - Design	100,000	87,000	75,000	75,000	75,000	412,000
Engineering - Construction Services	55,000	63,000	50,000	50,000	50,000	268,000
Land/ROW Acquisition	20,000	0	0	0	0	20,000
Total	1,825,000	1,325,000	1,375,000	1,375,000	1,375,000	7,275,000
Funding Sources	2026	2027	2028	2029	2030	Total
Water Fund	900,000	1,100,000	1,200,000	1,300,000	1,375,000	5,875,000
Capital Project Fund	925,000	225,000	175,000	75,000	0	1,400,000
Total	1,825,000	1,325,000	1,375,000	1,375,000	1,375,000	7,275,000

Budget Impact

The operating impact for this project will be negligible from the maintenance aspect due to the replacement of old and deteriorating water main with new PVC main. There will be staff hours during design and engineering for administration personnel and field services personnel during construction. Researching old plans, field verifications, contract and plan reviews, operating valves, locating, and on-site observations. Water will be needed for testing, flushing, and filling the various mains.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	500	500	500	500	500	2,500
Total	500	500	500	500	500	2,500



Capital Improvement Program
City of Ankeny

Project #	WTM-24-001		
Project Name	SW Linden Street and SW Sharmin Drive Water Main Improvements		
Total Project Cost	\$725,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	Improvement
Category	Water Mains	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Install approximately 1,300 linear feet of 8-inch water main between SW Linden Street and SW Sharmin Drive, located north of SW 3rd Street. By upsizing from six (6) inch to eight (8) inch diameter pipe, the installation of this water main will provide increased reliability for the distribution system within this area. The project will utilize both open-cut and trenchless construction methods, and will require reconnection of approximately 15 existing services. Construction for this project will be in 2028.

Justification

The existing 6-inch water main within the area is undersized by current standards. Installation of the larger water main, along with connection to surrounding main(s) provides a reliable looped system and helps to maintain better distribution system pressures and fire flows within the area. This existing water main has experienced frequent breaks due to age, and portions of the landscape in this section make it difficult to locate the break.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	597,000	0	0	597,000
Engineering - Design	0	70,000	0	0	0	70,000
Engineering - Construction Services	0	0	58,000	0	0	58,000
Total	0	70,000	655,000	0	0	725,000
Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue Bonds	0	70,000	655,000	0	0	725,000
Total	0	70,000	655,000	0	0	725,000

Budget Impact

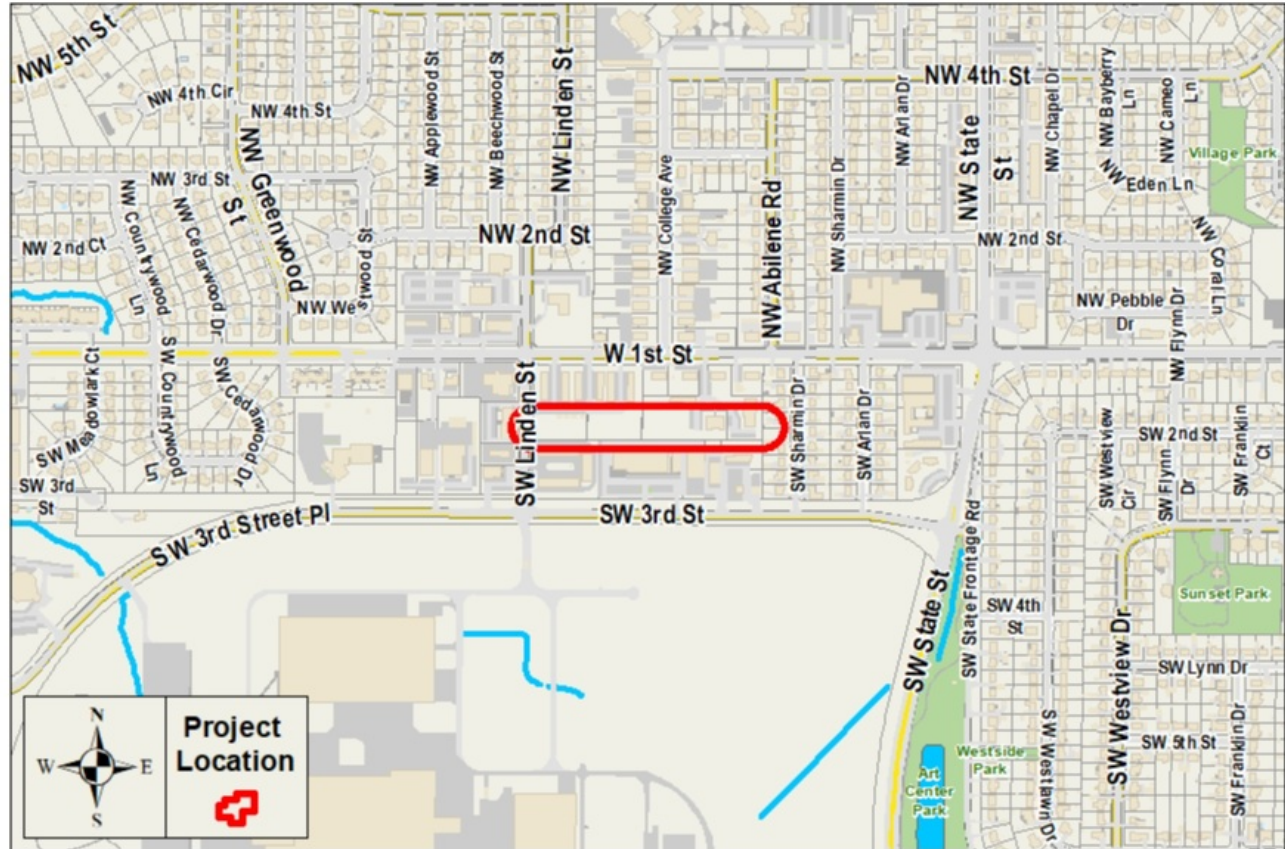
The operating impact will have negligible cost implications as it will primarily help the fire flows in the area. It will take about 21,000 gallons to fill and flush the new main.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	0	170	0	0	170
Total	0	0	170	0	0	170

Capital Improvement Program

City of Ankeny

Project #	WTM-24-001	Contact	Municipal Utilities Director
Project Name	SW Linden Street and SW Sharmin Drive Water Main Improvements	Department	Water Utility



Capital Improvement Program
City of Ankeny

Project # WTM-25-001
Project Name SW Oralabor Road Transmission Main

Total Project Cost \$3,079,500 Contact Municipal Utilities Director
Department Water Utility Type New Construction
Category Water Mains Status Active
Useful Life 40 years Council Goals: Upgrade Essential Infrastructure

Description

This project will construct approximately 8,500 LF of 24" transmission water main and will complete the transmission loop on the north side of SW Oralabor Road, from just west of South Ankeny Boulevard to just east of SW Irvinedale Drive. This project was listed in the 2016 Water System Master Plan. This project will be designed in 2029 and will be constructed in 2030 and 2031 with a cost estimate of \$5,750,000. Staff will perform observation saving \$205,000.

Justification

This project will complete the 24" diameter transmission main framework for the City. It will provide a redundant loop of water transmission main between our 2 main 24" diameter feeds from the south side of the City provided from Des Moines Water Works. This project would enhance our ability to move water freely from the west side of Ankeny to the east side.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	0	2,568,000	2,568,000
Engineering - Design	0	0	0	409,000	0	409,000
Engineering - Construction Services	0	0	0	0	102,500	102,500
Total	0	0	0	409,000	2,670,500	3,079,500

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue Bonds	0	0	0	409,000	2,670,500	3,079,500
Total	0	0	0	409,000	2,670,500	3,079,500

Budget Impact

This project will take 4,793,900 gallons to fill and flush this main which will cost approximately \$20,500.

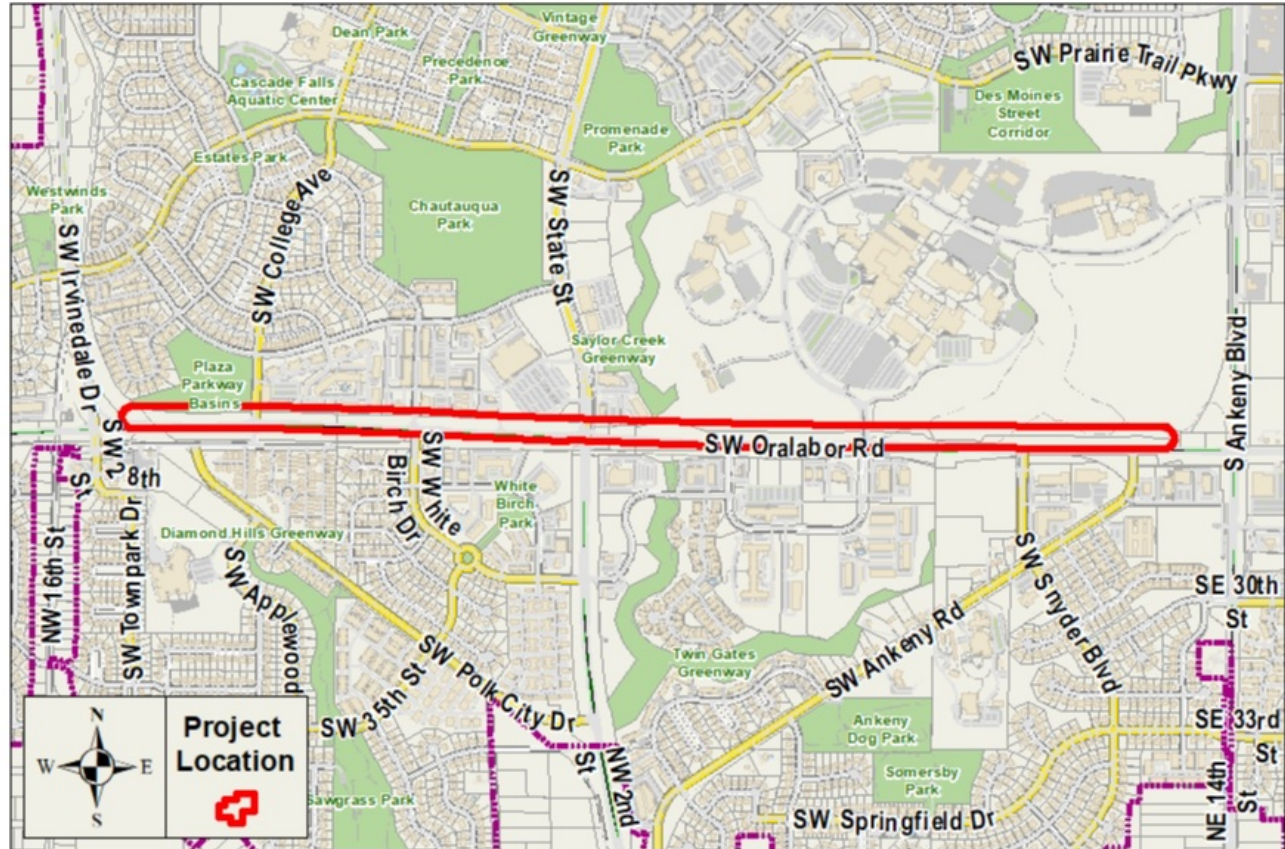
Budget Items	2026	2027	2028	2029	2030	Total
Maintenance Costs	0	0	0	0	20,500	20,500
Total	0	0	0	0	20,500	20,500

Capital Improvement Program

City of Ankeny

Municipal Utilities Director

Water Utility



Capital Improvement Program
City of Ankeny

Project #	WTM-26-001
Project Name	NW Irvinedale Drive and NW 36th Street Water Main Loop

Total Project Cost	\$250,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	New Construction
Category	Water Mains	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project will construct approximately 1,200 LF of 12" water main and will complete a main loop along NW Irvindale Drive from NW 31st Street to NW 36th Street and along NW 36th Street from the west edge of 36 West Plat 3 to NW Irvinedale Drive. This loop connection will fill in a gap of 12" main that will help provide more reliable service for the community in the northwest area of the City.

Justification

The purpose of this project is to complete the loop of the 12-inch distribution water main along NW Irvindale Drive from NW 31st Street to NW 36th Street and along NW 36th Street from the west edge of 36 West Plat 3 to NW Irvindale Drive eliminating dead end water main by providing the ability to feed water from two sources. This project will be constructed as part of the NW 36th Street - NW Irvinedale Drive to NW Abilene Road project, which is shown as design 2027-2028 and construct in 2029. The Water Fund will provide the estimated \$250,000 water main construction cost toward the overall Public Works project. The projected 2028 engineering cost is \$20,000 and the 2029 construction cost is \$230,000.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	215,000	0	215,000
Engineering - Design	0	0	20,000	0	0	20,000
Engineering - Construction Services	0	0	0	10,000	0	10,000
Land/ROW Acquisition	0	0	0	5,000	0	5,000
Total	0	0	20,000	230,000	0	250,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue Bonds	0	0	20,000	230,000	0	250,000
Total	0	0	20,000	230,000	0	250,000

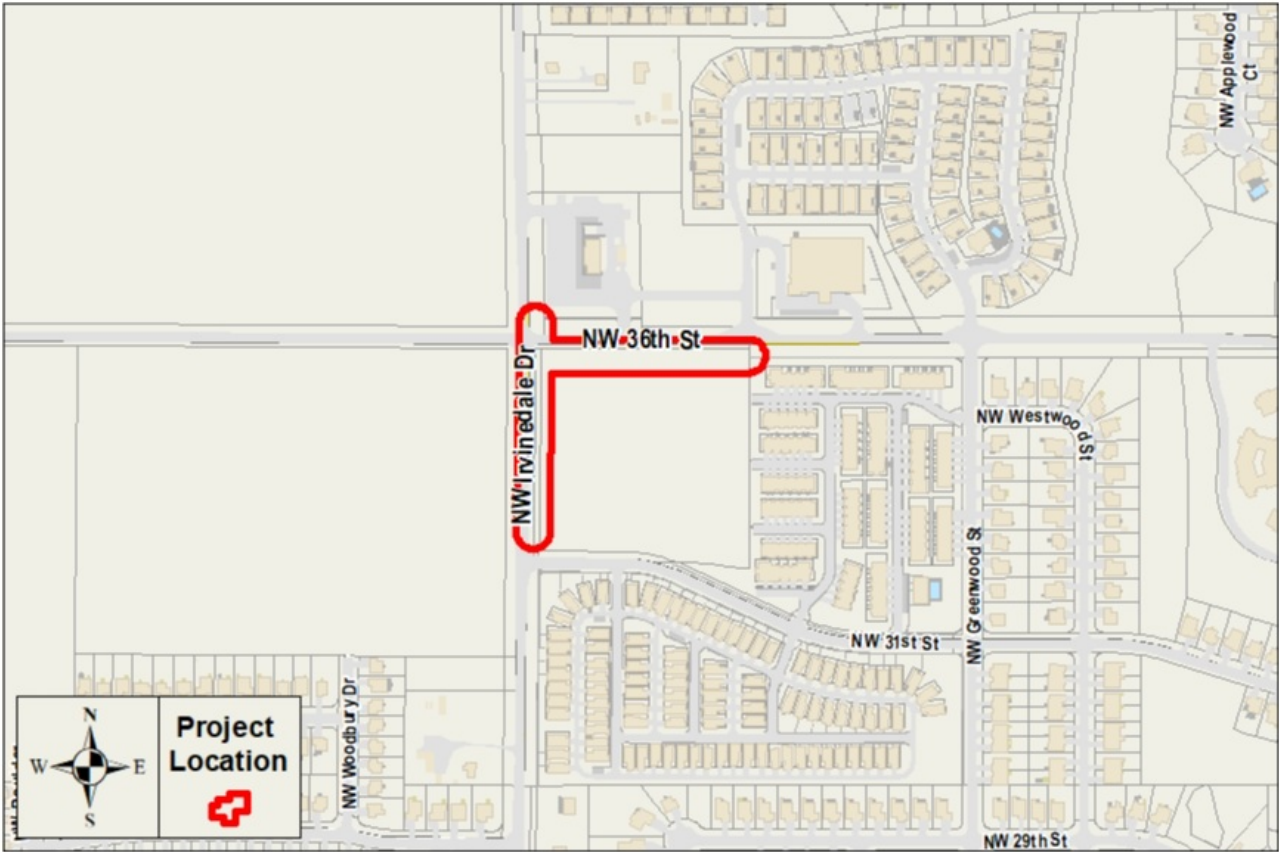
Budget Impact

This project will take 45,000 gallons to fill and flush this main. The 2029 operating impact utilities cost will be \$200.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	0	0	200	0	200
Total	0	0	0	200	0	200

Capital Improvement Program
City of Ankeny

Project #	WTM-26-001	Contact	Municipal Utilities Director
Project Name	NW Irvinedale Drive and NW 36th Street Water Main Loop	Department	Water Utility



Capital Improvement Program
City of Ankeny

Project #	WTM-26-002
Project Name	NW State Street Water Main Improvements

Total Project Cost	\$490,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	New Construction
Category	Water Mains	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Install approximately 2,800 linear feet of 12-inch distribution water main on the west side of NW State Street from West 1st Street to NW 10th Street. There is an existing 6-inch water main in this section that needs to be upsized.

Justification

The purpose of this project is to connect the 12-inch distribution water main along NW State Street from West 1st Street to NW 10th Street in order to remove a bottleneck during high water demand periods and improve fire flows northwest of this location. This project was listed in the 2016 Water System Mater Plan. This project will be constructed as part of the NW State Street Widening Pavement Rehabilitation Public Works project (STR-25-003), which is shown as design 2028-2029 and construct in 2030 and 2031. The Water Fund will provide the estimated \$900,000 water main construction cost toward the overall Public Works Streets project.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	0	390,000	390,000
Engineering - Design	0	0	0	80,000	0	80,000
Engineering - Construction Services	0	0	0	0	20,000	20,000
Total	0	0	0	80,000	410,000	490,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue Bonds	0	0	0	80,000	410,000	490,000
Total	0	0	0	80,000	410,000	490,000

Budget Impact

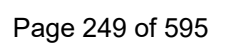
This project will take 400,000 gallons to fill and flush this main.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	0	0	0	850	850
Total	0	0	0	0	850	850

Capital Improvement Program

City of Ankeny

Municipal Utilities Director
Water Utility



Capital Improvement Program
City of Ankeny

Project #	WTM-26-003		
Project Name	North Ankeny Boulevard and NE 72nd Street Water Main Loop		
Total Project Cost	\$273,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	New Construction
Category	Water Mains	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project will construct approximately 9,100 LF of 12" water main and will complete a main loop along North Ankeny Boulevard and NE 72nd Street to NE Delaware Avenue, from the Courtyards at Harvest Ridge through the proposed King's Pointe development area to the proposed watermain in Rueter Property Plat 1. Construction cost for 2031 is estimated to be \$2,177,000.

Justification

The purpose of this project is to complete the loop of the 12-inch distribution water main along North Ankeny Boulevard and NE 72nd Street to NE Delaware Avenue. This will eliminate existing dead end water main by providing the ability to feed water from two sources, provide a redundant water main connection that will allow future repairs to be done with minimal impact to the surrounding properties, and improve fire flows. Constructing this water main as a single project prior to development will allow appurtenances to be placed in preferred locations and minimize extra maintenance due to additional valves placed if completed in multiple sections.

Expenditures	2026	2027	2028	2029	2030	Total
Engineering - Design	0	0	0	0	248,000	248,000
Land/ROW Acquisition	0	0	0	0	25,000	25,000
Total	0	0	0	0	273,000	273,000

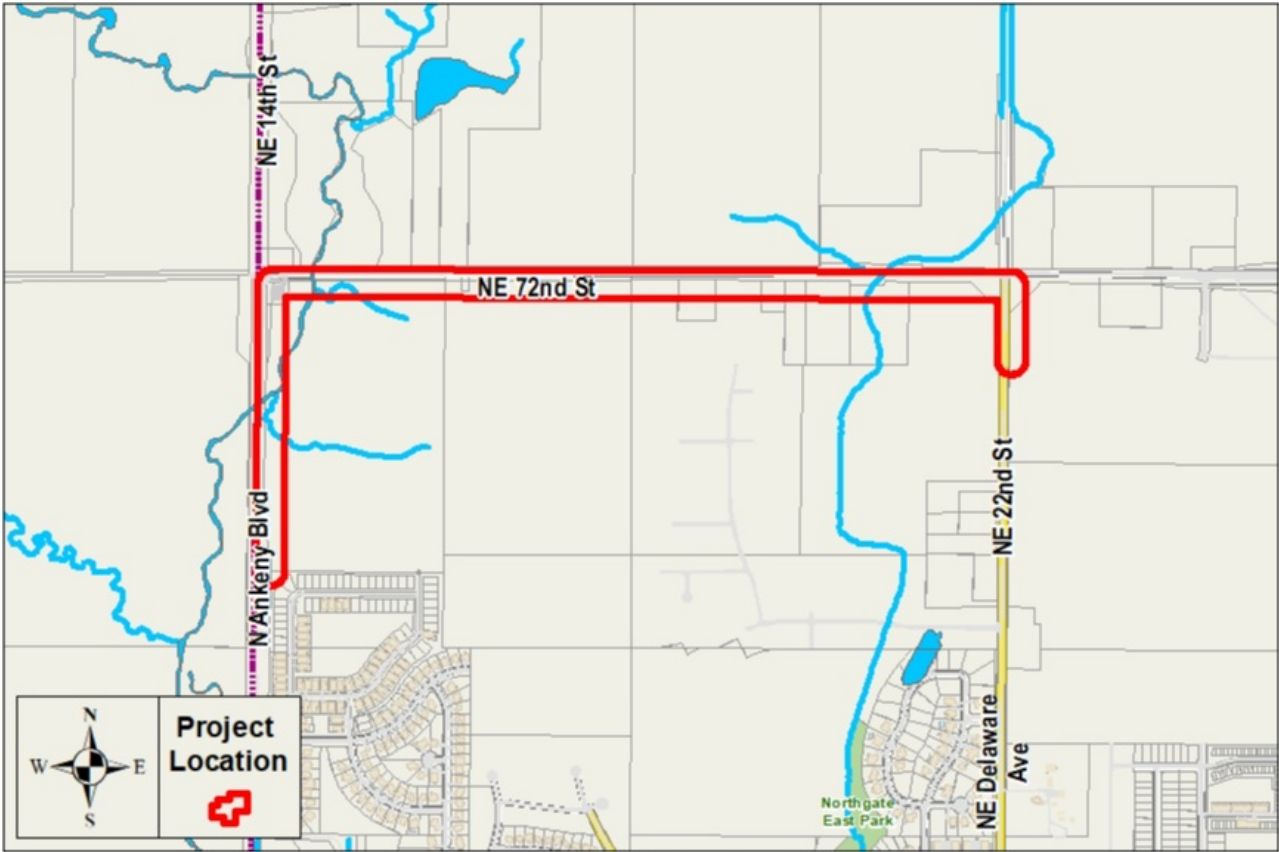
Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue Bonds	0	0	0	0	273,000	273,000
Total	0	0	0	0	273,000	273,000

Budget Impact

It will take 341,250 gallons to fill and flush this main.

Capital Improvement Program
City of Ankeny

Project #	WTM-26-003	Contact	Municipal Utilities Director
Project Name	North Ankeny Boulevard and NE 72nd Street Water Main Loop	Department	Water Utility



Capital Improvement Program**City of Ankeny**

Project #	WTT-23-001
Project Name	SW Irvinedale Elevated Storage Tank Repaint

Total Project Cost	\$1,287,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	Improvement
Category	Water Towers/Storage	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project is to repaint the interior and exterior of the SW Irvinedale Elevated Storage Tank. The existing paint is starting to show signs of wear as the usefulness of the existing coating is breaking down. Typically, one can expect painted surfaces to last in the 15 – 20-year range. With the exception of interior spot repairs in 2020, this tower has not been repainted since it was installed in 2009.

Justification

This project is needed to maintain the ability to provide safe and potable drinking water to Ankeny residents. The existing paint has some spot failures, showing signs of streaking and spotting rust on both surfaces, and the exterior topcoat shows signs of delamination. To overcoat this facility, it would require a brush blast to rough up the existing surface to allow for a better bonding of new coating to existing coating.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	1,117,000	0	0	1,117,000
Engineering - Design	0	92,000	0	0	0	92,000
Engineering - Construction Services	0	0	78,000	0	0	78,000
Total	0	92,000	1,195,000	0	0	1,287,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue Bonds	0	92,000	1,195,000	0	0	1,287,000
Total	0	92,000	1,195,000	0	0	1,287,000

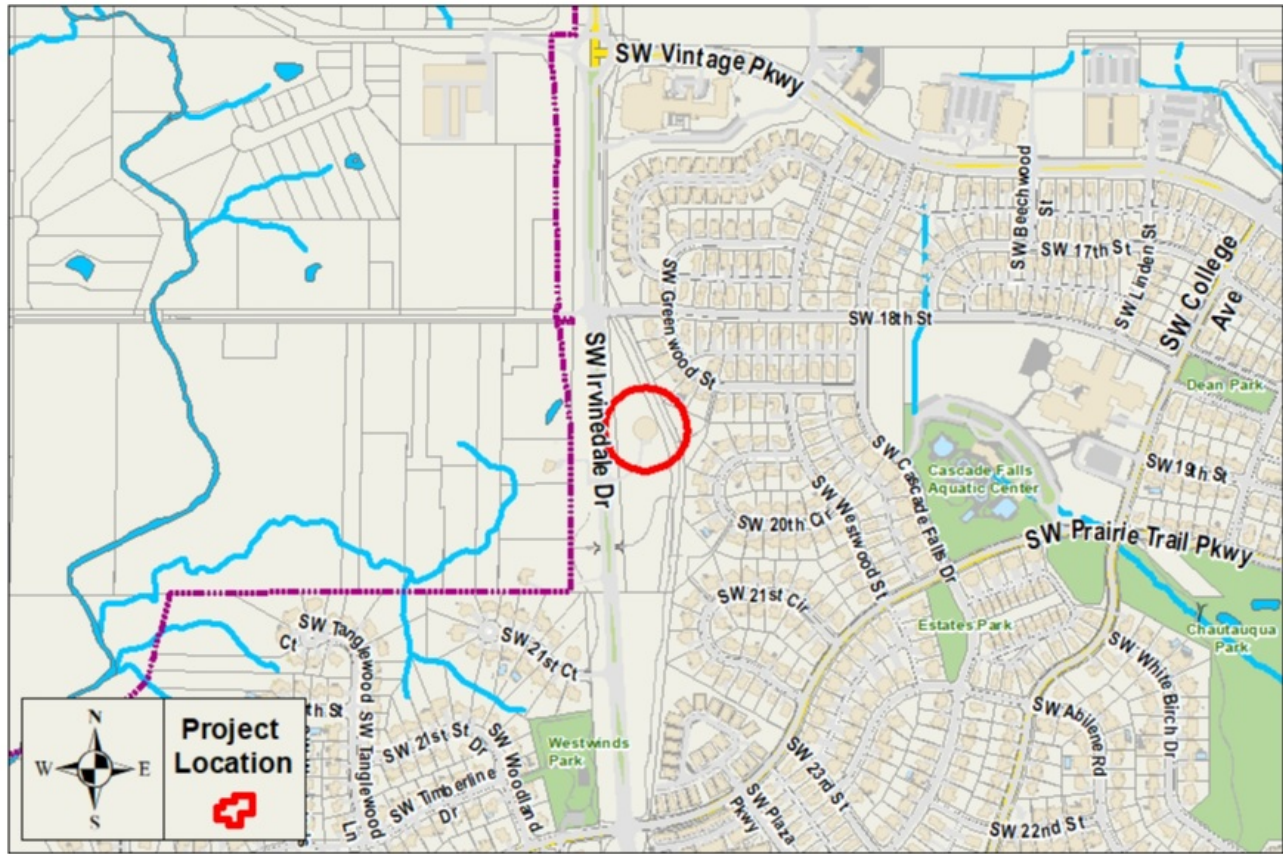
Budget Impact

The operating impact will include approximately 1,500,000 gallons to flush out the existing tank.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	0	6,000	0	0	6,000
Total	0	0	6,000	0	0	6,000

Capital Improvement Program
City of Ankeny

Project #	WTT-23-001	Contact	Municipal Utilities Director
Project Name	SW Irvinedale Elevated Storage Tank Repaint	Department	Water Utility



Capital Improvement Program
City of Ankeny

Project # WTT-24-001
Project Name Elevated Water Storage Tower No. 4

Total Project Cost	\$10,380,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	New Construction
Category	Water Towers/Storage	Status	Active
Useful Life	40 years	Council Goals:	Upgrade Essential Infrastructure

Description

Construct a new 2.5 million gallon elevated water storage tank in the central part of the City to provide additional water storage and allow for future maintenance of other water towers within the City.

Justification

The proposed site is located south of the Ankeny School District Operations Facility. This location was selected as it is in close proximity to the existing 24" diameter transmission main that would ultimately supply water to the tower and will still be located within our central pressure zone. This will allow for maintenance to be performed on other towers within the central pressure zone even if they needed to be shut down over an extended period of time for major maintenance.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	5,000,000	5,000,000	0	0	0	10,000,000
Engineering - Construction Services	180,000	180,000	0	0	0	360,000
Land/ROW Acquisition	20,000	0	0	0	0	20,000
Total	5,200,000	5,180,000	0	0	0	10,380,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue Bonds	5,200,000	5,180,000	0	0	0	10,380,000
Total	5,200,000	5,180,000	0	0	0	10,380,000

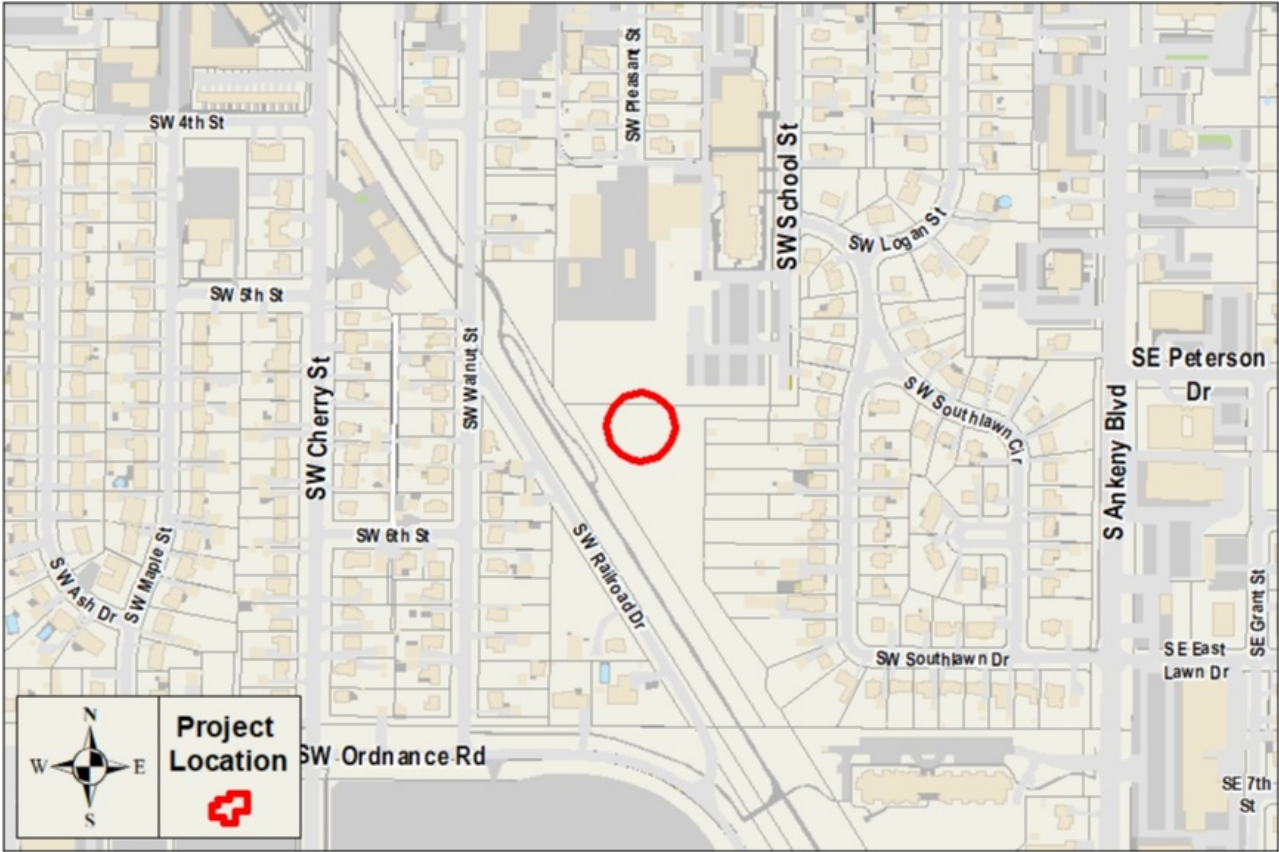
Budget Impact

The design phase will require approximately 100 hours of staff time for review. Field staff will be needed toward the completion of construction with the filling and flushing of mains and the new Elevated Water Storage Tower No. 4. Filling and flushing the tower would take approximately 4,000,000 gallons of water.

Budget Items	2026	2027	2028	2029	2030	Total
Utilities	0	15,400	0	0	0	15,400
Total	0	15,400	0	0	0	15,400

Capital Improvement Program
City of Ankeny

Project #	WTT-24-001	Contact	Municipal Utilities Director
Project Name	Elevated Water Storage Tower No. 4	Department	Water Utility



Capital Improvement Program
City of Ankeny

Project #	WTT-25-001		
Project Name	Aquifer Storage and Recovery Well No. 2 Rehabilitation		
Total Project Cost	\$2,400,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	Maintenance
Category	Water Towers/Storage	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

Aquifer Storage and Recovery (ASR) Well No. 2 is located at 3700 NE Otter Creek Drive which is generally located north of NE 36th Street and Fire Station No. 3. This project is to rehabilitate the Jordan well associated with ASR No. 2, as well as replace the existing 2012 pump/motor. It will also update the injection system with the installation of a Baski valve, which has become the preferred method used in ASR wells as you can control the velocity or amount of water that is injected or recovered.

Justification

This project is necessary due to the slow decline in recoverable water volumes over time due to mineral and sediment build-ups, that can slow water movement into the well shaft, lower static water levels in the Jordan aquifer and mechanical wear on the pump and impeller over time. The timing of the project is projected to allow for some development of the new ASR No. 3 with the hope that ASR No. 1 will still be functioning. This will allow for the minimum effect on deliverable water volumes for peak needs of Ankeny customers during the rehab and returned capacity for the long-term operation of this well. Northway Well and Pump provided the estimated total construction cost of \$2,000,000. ASR No. 2 is our largest capacity ASR well. It helps to ensure that peak capacity needs are met, purchase capacities are not exceeded, and as a limited emergency source if other production or distribution assets are not available.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	0	0	0	2,000,000	0	2,000,000
Engineering - Construction Services	0	0	0	200,000	0	200,000
Engineering - Design	0	0	200,000	0	0	200,000
Total	0	0	200,000	2,200,000	0	2,400,000
Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue Bonds	0	0	200,000	2,200,000	0	2,400,000
Total	0	0	200,000	2,200,000	0	2,400,000

Budget Impact

It is likely that Ankeny will lose a recovery cycle during the rehab and we are planning for this during a time when our capacity will be high with the formation of Central Iowa Water Works and also with the hope that ASR No. 1 will still be functional. We are also assuming that ASR No. 3 will be available to help with some of the loss of capacity during this rehabilitation. The well is currently recovering approximately 2.4 MGD of its 3 MGD design capacity.

2026 thru 2030

Capital Improvement Program

City of Ankeny

Project #

WTT-25-001

Contact

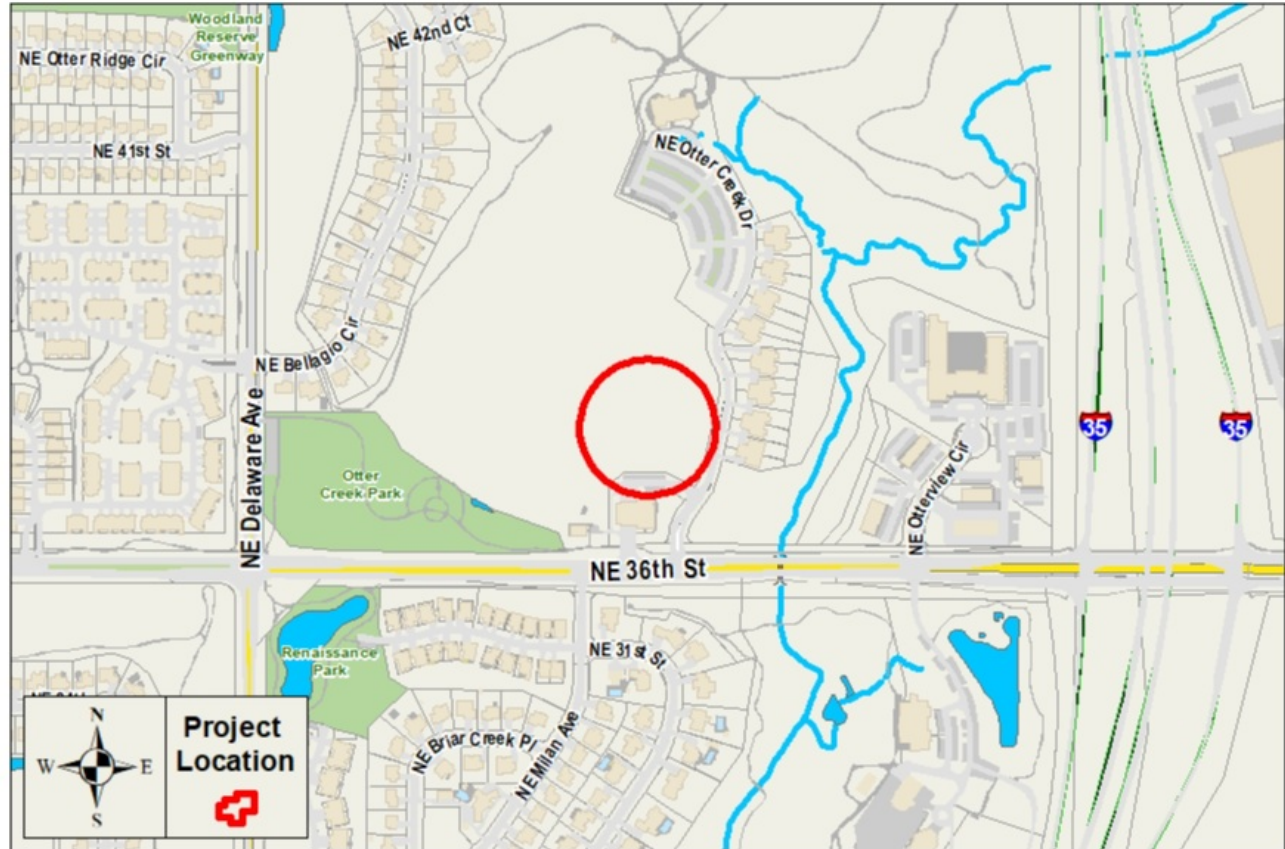
Municipal Utilities Director

Project Name

Aquifer Storage and Recovery Well
No. 2 Rehabilitation

Department

Water Utility



Capital Improvement Program
City of Ankeny

Project #	WTT-25-002
Project Name	SCADA System Upgrade

Total Project Cost	\$240,000	Contact	Municipal Utilities Director
Department	Water Utility	Type	Maintenance
Category	Water Towers/Storage	Status	Active
Useful Life	20 years	Council Goals:	Upgrade Essential Infrastructure

Description

This project is to update the current SCADA equipment (PLC, radios, and antennas) at the Water Shop, SW Irvinedale Tower, Ash Tower, Magazine Pump Station, and Delaware Pump Station. The current radios and antennas are outdated and the PLC needs to be upgraded to handle the growing number of facilities that the City owns and maintains. Upon completion of the NW Water Tower in 2025, there will need to be equipment that communicates between it and the NW Booster Station and ultimately relay the information back to the Water Shop. It will also include ASR No. 2 and ASR No. 3 to be put into the SCADA telemetry. Radio telemetry is the only option that currently works with the water facilities as the Ankeny Fiber Network is building out. As fiber becomes available at our facilities we can convert to a fiber connection, but would still have the redundancy via telemetry if the fiber was to fail. Those facilities that do not have or will not have a fiber connection, would continue to communicate through radio telemetry. There is also new software for licensure to migrate to the VT SCADA software for an additional \$16,000. This would allow for alarm notification via phone and email and allow for upgrades without additional software costs. It does have an annual software cost of \$510.

Justification

This project will allow the Water Division and Des Moines Water Works to continue to monitor and operate the current core facilities without concern of an outage due to aged equipment that may not be available for replacement. The addition of the NW Booster Station and the NW Water Tower will be critical to future operations. The addition of the ASRs will allow monitoring and troubleshooting from a central location. Future facilities would be added into our SCADA system as they come online and those costs would be added into those projects as our system expands.

Expenditures	2026	2027	2028	2029	2030	Total
Construction Costs	124,000	0	0	0	0	124,000
Furniture, Fixtures & Equipment	116,000	0	0	0	0	116,000
Total	240,000	0	0	0	0	240,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue Bonds	240,000	0	0	0	0	240,000
Total	240,000	0	0	0	0	240,000

Budget Impact

This project would ensure that staff and Des Moines Water Works continue to have the ability to monitor and operate the core facilities and also check into alarms from facilities at the centralized console at the Water Shop. This would reduce unnecessary trips to facilities and potentially allow for corrections to be made in a quicker timeline, reducing any damages caused from delays in getting to facilities. We currently experience glitches with the old system but to date have been able to reset the system effectively. Having all Water facilities tied into the telemetry system not only provides immediate information to operators but stores long term data trends to help make future decisions on the operation of the entire distribution system.

Capital Improvement Program
City of Ankeny

Project #	WTT-25-002	Contact	Municipal Utilities Director
Project Name	SCADA System Upgrade	Department	Water Utility



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ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Approval of official council actions of the regular meeting of December 1, 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. 2025-12-01 CC Meeting Minutes

MINUTES OF THE ANKENY CITY COUNCIL

Monday, December 1, 2025, 5:30 p.m.
Ankeny Kirkendall Library - City Council Chambers
Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Matt Davis, Jeff Perry, and Kelly Stearns were in attendance. Council Members Joe Ruddy and Todd Shafer joined the meeting electronically. 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 Stearns moved, Perry seconded, to approve and accept the December 1, 2025 agenda without amendment. Ayes: 5.

PUBLIC HEARINGS

1. PH 2025-68. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2246 vacating Public Utility Easements, located on Lots 3 & 4, Plaza 36 Plat 1. Notice of this hearing was published in the Des Moines Register on the 21st day of November 2025.

Eric Jensen, Director of Community Development, reported that DRA Properties LC has requested the vacation of Public Utility Easements on Lots 3 & 4, Plaza 36 Plat 1. DRA Properties, LC recently did a plat of survey that redrew the lot lines for Lots 2, 3, and 4 of Plaza 36 Plat 1, combining them and making two larger lots. The vacated easements will be replaced with other easement(s) once future development occurs.

Mayor Bentz then asked for any public comment regarding the proposed vacation. Hearing none, Council Member Stearns moved, Davis seconded, to close public hearing 2025-68. Ayes: 5. Council Member Stearns moved, Perry seconded, to accept first consideration of ORDINANCE 2246. Ayes: Stearns, Perry, Davis, Ruddy, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

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

Licenses and Permits

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

Finance/Budget

6. Change Order #2 increasing the contract amount by \$880.00 to Alpha Landscapes, for construction services on the N Ankeny Blvd and 18th Street Intersection Improvements project.
7. Change Order #1 increasing the contract amount by \$23,205.00 to Caliber Concrete, LLC, for construction services on the county NW 72nd Place Westbound Right Turn Lane project.
8. Payment #8 in the amount of \$1,839.95 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
9. Payment #3 in the amount of \$5,334.44 to Alpha Landscapes, for construction services on the N Ankeny Boulevard and 18th Street Intersection Improvements project.
10. Payment #2 in the amount of \$6,309.18 to Alpha Landscapes, for construction services on the NE Delaware Ave Reconstruction: NE 5th to NE 18th: Landscaping project.
11. Payment #6 in the amount of \$4,705.00 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr. — Concept Study project.
12. Payment #13 in the amount of \$2,604.90 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr — NW 9th St & NW Ash Dr Intersection Improvements project.
13. Payment #1 in the amount of \$105,815.61 to Caliber Concrete, LLC, for construction services on the County NW 72nd Place Westbound Right Turn Lane project.
14. Payment #7 in the amount of \$3,925.00 to DIXON Engineering, Inc., for engineering services on the Magazine Ground Storage Reservoir Rehabilitation project.
15. Payment #17 in the amount of \$31,336.05 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements — Phase 2 project.
16. Payment #35 in the amount of \$24,735.51 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
17. Payment #27 in the amount of \$2,788.75 to JEO Consulting Group, Inc., for engineering services on the SE 3rd Street Improvements — Phase 2 project.
18. Payment #20 in the amount of \$2,676.00 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
19. Payment #3 in the amount of \$40,260.00 to Nilles Associates, Inc. for engineering services on the Deer Creek Sanitary Trunk Sewer project.
20. Payment #13 in the amount of \$53,201.35 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.
21. Payment #9 in the amount of \$1,675.98 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
22. Payment #1 in the amount of \$11,560.03 to Olsson, Inc., for engineering services on the Traffic Signal Timing Updates - NE/SE Delaware Avenue project.
23. Payment #7 in the amount of \$276,651.72 to Shekar Engineering PLC for construction services on the SW Des Moines Street Utility Improvements.
24. Payment #11 in the amount of \$4,225.00 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements—Phase 4 project.
25. Payment #49 (FINAL) in the amount of \$3,494.95 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.
26. Payment #21 in the amount of \$16,713.05 to Snyder & Associates for engineering services on the N Ankeny Blvd Improvements 1st Street to 11th Street project.
27. Payment #9 in the amount of \$6,308.50 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.
28. Payment #15 in the amount of \$4,524.50 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
29. Payment #2 in the amount of \$5,011.65 to Snyder & Associates, Inc., for engineering services on the SW/SE Oralabor Road Traffic Signal Timing Updates project.
30. Payment #41 in the amount of \$1,500.00 to Strand Associates, Inc., for engineering services on the Ankeny ASR project.

31. December 1, 2025 Accounts Payable by fund: General \$332,196; Fire Gift \$522; Hotel Motel Tax \$1,997; Road Use Tax \$161,799; Tax Increment Financing \$61,651; Police/Fire Pension \$589; Library Foundation \$708; Solid Waste \$112,989; Water \$681,323 Water Sinking \$158,588; Sewer \$7,633; Storm Water \$2,047; Golf Course \$10,728; Enterprise Project \$453,569; Revolving \$21,272; Risk Management \$14,318; Health Insurance \$9,483; Capital Projects \$259,043; Payroll Totals \$2,165,520; Transfers/ACH (\$236,375); Agenda Payments Approved Separately (\$707,658); Grand Total \$3,511,942.

Personnel Items

32. Authorize a side-by-side position in the police department which would temporarily increase the authorized FTE count by one.

Community Development Items

33. **RESOLUTION 2025-458** accepting a Corrected Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and a Corrected Public Water Main Easement, located on Lot 1 in Georgetown Plat 12; and associated with the Triad Kids Gym Site Plan at 1980 NW Briargate Drive.

Engineering Items

34. **RESOLUTION 2025-459** accepting public improvements in MHC Kenworth of Des Moines (Delaware Landing Plat 3) for water main, sanitary sewer, subgrade, and paving.

Capital Improvement Projects

35. Approve the Professional Services Agreement with Bolton & Menk, Inc. for the design engineering services of the NW 18th Street Reconstruction Project - NW State Street to NW Ash Drive in an amount not to exceed \$658,632.00.
36. **Vintage Business Park - North Lake Maintenance Project**: Approve: a) Certificate of Completion; b) **RESOLUTION 2025-460** accepting the public improvements with RW Excavating Solutions in the amount of \$192,685.00; and c) Final Payment #3 in the amount of \$760.00 and Release of Retainage in the amount of \$9,634.25.
37. **2025 Sanitary Manhole Grouting Project**: Approve: a) Certificate of Completion; b) **RESOLUTION 2025-461** accepting the public improvements with Visu-Sewer, LLC in the amount of \$39,650.00; and c) Final Payment #2 in the amount of \$16,981.25 and Release of Retainage in the amount of \$1,982.50, which includes previously approved Change Order #1 for \$5,850.00.
38. **2025 Sanitary Manhole Rehabilitation Project**: Approve: a) Certificate of Completion; b) **RESOLUTION 2025-462** accepting the public improvements with Visu-Sewer, LLC in the amount of \$166,060.00; and c) Final Payment #2 in the amount of \$52,138.52 and Release of Retainage in the amount of \$8,964.20.

Administrative Items

39. **RESOLUTION 2025-463** approving the Annual Urban Renewal Report for Urban Renewal Areas within the City of Ankeny.
40. **RESOLUTION 2025-464** approving a Grant Management Policy of the City of Ankeny, Iowa.
41. **RESOLUTION 2025-465** setting a time and place for a public hearing on the proposed 2026-2030 Capital Improvement Program (date of hrg: 12/15/25 @ 5:30 p.m.)

Ordinances

42. Accept third consideration of **ORDINANCE 2244** an Ordinance amending Chapter 167 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Vegetation Height Restrictions, sending it on its final passage and publication as required by law.

APPROVAL OF CONSENT AGENDA

1. Council Member Stearns moved, seconded by Perry, to approve the recommendations for Consent Agenda Items CA-1 through CA-42. Ayes: Stearns, Perry, Davis, Ruddy, Shafer.

LEGISLATIVE BUSINESS

Approval of Ordinances

43. **Ord 2245.** An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by amending the Crosswinds Business Park Planned Unit Development, PUD zoning. Council Member Stearns moved, Perry seconded, to accept second consideration of ORDINANCE 2245. Ayes: Stearns, Perry, Davis, Ruddy, Shafer.

NEW BUSINESS

1. Proposed 2026 State Legislative Priorities Council Member Perry moved, Stearns seconded, to adopt **RESOLUTION 2025-466** establishing the City of Ankeny's 2026 State Legislative Priorities. Ayes: Perry, Stearns, Davis, Ruddy, Shafer.
2. \$9,044,000 Water Revenue Capital Loan Notes, Series 2025C Council Member Stearns moved, Davis seconded, to adopt **RESOLUTION 2025-468** approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Ankeny and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$9,044,000 Water Revenue Capital Loan Notes, Series 2025C, of the City of Ankeny, State of Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of the Notes; approval of Tax Exemption Certificate. Ayes: Stearns, Davis, Perry, Ruddy, Shafer.
3. Proposed Third Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) Council Member Stearns moved, Perry seconded, to adopt **RESOLUTION 2025-467** approving and authorizing execution and delivery of Third Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), consenting to the issuance of Bonds by the Board of the WRA for the purpose of constructing improvements under the terms of said Agreement, and related matters. Ayes: Stearns, Perry, Davis, Ruddy, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 5:50 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Receive and file minutes of the Plan and Zoning Commission meeting of November 18, 2025.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. P&Z Minutes 2025-11-18

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, November 18, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the November 18, 2025, meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Absent: R.Weisheit.

Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the November 18, 2025, agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes of the November 4, 2025, Plan and Zoning Commission meeting

Motion to approve and accept the November 4, 2025, minutes of the Plan and Zoning Commission meeting.

Item #2. Piper Properties Plat 7 Final Plat

Motion to recommend City Council approval of the Piper Properties Plat 7 Final Plat.

Item #3. 3405 NW Amherst Lane - Bricktowne Piper Phase 2 Site Plan

Motion to approve the site plan for 3405 NW Amherst Lane, Bricktowne Piper Phase 2.

Item #4. King's Pointe Commercial Plat 1 Final Plat

Motion to recommend City Council approval of the King's Pointe Commercial Plat 1 Final Plat.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #4. Second by P.Tuning. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the November 17, 2025, City Council meeting and the Council Action Planning Session.

Director's Report

E.Jensen presented the tentative agenda items for Tuesday December 2, 2025, Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 6:39 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Receive and file minutes of the Zoning Board of Adjustment meeting of October 21, 2025.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. ZBOA Minutes 2025-10-21

Meeting Minutes
Zoning Board of Adjustment
Tuesday, October 21, 2025
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the October 21, 2025 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

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

ROLL CALL

Members present: Matt Ott, Jeff Baxter, Nichole Sungren, Brett Walker. Absent: Eric Strom.
Staff: E.Jensen, E.Carstens, Deb Gervais, Jake Heil, B.Morrissey, R.Kirschman and B.Fuglsang.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE AUGUST 19, 2025 REGULAR MEETING

Motion by J.Baxter to approve the meeting minutes as submitted. Second by M.Ott. Motion carried 3 – 0 – 1. (Abstain: N.Sungren)

MINUTES OF THE OCTOBER 7, 2025 REGULAR MEETING

Motion by J.Baxter to approve the meeting minutes as submitted. Second by N.Sungren. All votes aye. Motion carried 4 – 0.

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

PUBLIC HEARINGS:

#25-12

MDF Holdings II, LLC

on behalf of Prairie Trail Commercial, LLC
for property located at

Outlot H, Prairie Trail Park Plat 1

RE: Conditional Use Permit

Chair M.Ott opened the public hearing.

Taylor Irwin, Real Estate Manager, Fourteen Foods, 1431 Perrone Way, Franklin, TN stated they have a building site in Ankeny where they are looking to build a new Dairy Queen. He said that they currently lease a site at 418 S Ankeny Boulevard and due to the future construction and the fact that they are leasing, they would like to be permanent in the community. Their request is for a Conditional Use Permit for a drive-thru for their new building.

D.Gervais reported that the subject property, Outlot H, Prairie Trail Park Plat 1, is 3.20 acres located south of SW Prairie Trail Parkway and west of S Ankeny Boulevard. She explained that the subject property and surrounding properties are zoned Prairie Trail Planned Unit Development (PUD) and Prairie Trail is an

1100-acre Planned Unit Development that was rezoned in 2007. D.Gervais stated that the PUD includes five different precincts and four different uses. The Land Use Plan Map shows the subject property as the Neighborhood Commercial precinct. The location in this precinct requires a Conditional or Special Use Permit to allow a restaurant with a drive-thru. The subject property, Outlot H, Prairie Trail Park Plat 1, is located south of SW Prairie Trail Parkway and west of S Ankeny Boulevard. The Dairy Queen site will take 1.16-acres of the lot. She shared that the existing neighboring property uses include vacant Neighborhood Commercial ground to the north, single-family residential to the northwest, Heritage Elementary School to the west, and open space owned by the City of Ankeny to the south. She noted that the property is owned by Prairie Trail Commercial, LLC and is for sale. MDF Holdings II, LLC has an interest in constructing a Dairy Queen restaurant with a drive-thru on the property with vehicle access to the site from SW Prairie Trail Parkway at the intersection with SW School Street. The drive-thru ordering is proposed to occur north of the building and the drive-thru queue is proposed to wrap along the north and east property lines. She stated that the proposed menu board and speaker are approximately 74-feet from the nearest single-family property. D.Gervais said that the PUD has two definitions for restaurants, with one being Restaurant (Drive-in or Fast Food) and the second, Restaurant (General) and provided the two principle differences between the two definitions. She stated that the Municipal Code and PUD do not specifically prescribe considerations for reviewing a Conditional / Special Use permit of this type. D.Gervais explained that there are two elements, if handled correctly, that can mitigate the use from a site planning perspective, with the first element being site planning for traffic; and the second element being screening. D.Gervais reviewed the applicant's intent in meeting these two elements. She shared that all property owners within 250' of the subject property were notified of the proposed Conditional / Special Use by mail, and to date, staff has not received any correspondence in support or against the proposed project. She said that the Prairie Trail PUD does allow for a drive-in or fast food restaurant use within the framework of the zoning for the Neighborhood Commercial Precinct and the differences between Restaurants (General) and Restaurants (Drive-in or Fast Food) have been mitigated through site planning for traffic and screening.

Staff recommends the Zoning Board of Adjustment grant a Conditional / Special Use Permit in accordance with Prairie Trail PUD Section 9 to MDF Holdings II, LLC / Prairie Trail Commercial, LLC for Outlot H, Prairie Trail Park Plat 1 for a drive-in restaurant.

M.Ott confirmed that the Prairie Trail PUD allows for this type of restaurant? D.Gervais responded, yes. M.Ott asked for clarification on the Board's role for this request. D.Gervais provided an additional overview of the two types of restaurants. She reviewed with the Board that the only area that would not allow a restaurant is a residential precinct, but drive-in restaurants would only be allowed with a Conditional Use Permit, and only in the Mixed-Use Urban Corridor Precinct, Neighborhood Commercial Precinct or the Business Park Precinct. She restated that this property is in the Neighborhood Commercial Precinct.

E.Carstens shared that Prairie Trail, in general, is intended to be a mixed-use development of commercial and residential uses. He noted that the Board's role would be to look at this site in relation to other surrounding uses and make sure it is appropriate.

J.Baxter asked if the entrance drive off of SW Prairie Trail Parkway would be a shared drive for the remainder of the outlot and whether they have knowledge of what might be developed in the remaining 2.05 acres. D.Gervais responded, yes it would be a shared drive but she is not aware of any plans to-date. E.Jensen responded that Outlot H is all Neighborhood Commercial.

There was further discussion between the Board and staff regarding the stacking of cars in the drive-thru lane and traffic at the access point. Taylor Irwin shared that there was a traffic study completed for the site.

J.Baxter asked if there is a plan for landscaping between the drive-thru lane and the school's east sidewalk. E.Carstens shared that this site plan presented is not an approved site plan, but adding additional trees/shrubs along that side of the property does make sense. Taylor Irwin responded that they had no problem adding additional landscaping.

M.Ott confirmed that the residential properties were notified regarding the request. D.Gervais responded, yes.

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

Motion by M.Ott to receive and file documents and close the public hearing. Second by J.Baxter. All voted aye. Motion carried 4 – 0.

J.Baxter shared that he does not have any concerns with the request but would like to see some landscaping between the drive-thru lane and the school's east sidewalk. M.Ott agreed.

There were no further concerns by the Board.

Board Action on Filing #25-12 for property located at Outlot H, Prairie Trail Park Plat 1

Motion by B.Walker that the Zoning Board of Adjustment grant a Conditional/Special Use Permit in accordance with Prairie Trail PUD Section 9 to MDF Holdings II, LLC/Prairie Trail Commercial, LLC for Outlot H, Prairie Trail Park Plat 1 for a drive-in restaurant. The Board's position is based on the determination that the Prairie Trail PUD allows for a drive-in or fast food restaurant use within the framework of the zoning for the Neighborhood Commercial Precinct; and the differences between Restaurants (General) and Restaurants (Drive-in or Fast Food) will be mitigated through site planning for traffic and screening that is approved by staff. Second by M.Ott. All voted aye. Motion carried 4 – 0.

REPORTS

Renewed Special Use Permits

#08-23 Buffalo Wild Wings Grill & Bar, 1690 SE Delaware Avenue

#15-14 Benchwarmers, 705 S Ankeny Boulevard

#22-03 Silk Elephant, 2410 SW White Birch Dr., Suite 108

ADJOURNMENT

There being no further business motion made by M.Ott to adjourn the meeting. Second by J.Baxter. Meeting adjourned at 5:23 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Recording Secretary
Zoning Board of Adjustment



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, 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. SPG-Ankeny, Inc. d/b/a The Sports Page, 1701 N Ankeny Blvd - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service - Effective December 27, 2025.
2. PCA Wine, LLC d/b/a Wine Styles Ankeny, 1450 SW Vintage Pkwy Ste. 170 - Class C Retail Alcohol License (LC) (Renewal) - Effective January 1, 2026.
3. a.) Casey's Marketing Company, d/b/a Casey's General Store #4675, 2710 SW Snyder Blvd - Class E Retail Alcohol License (LE) (New) - Tentatively Effective December 28, 2025. b.) Enrollment in the Automatic Renewal Program.
4. OR Ankeny d/b/a Operating Room, 1631 SW Main St., Ste. 105 - Class C Retail Alcohol License (LC) (Renewal) - Effective January 1, 2026.
5. Main Street Cafe & Bakery Inc. d/b/a Main Street Cafe & Bakery, 2510 SW White Birch Dr., Ste 1,2,3, 4 - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service, Catering - Effective January 14, 2026.
6. Ankeny Pizza LLC d/b/a Grimaldi's Pizzeria, 1450 SW Vintage Pkwy, Ste. 120 - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service - Effective January 4, 2026 PENDING.
7. Scissors & Scotch Ankeny LLC d/b/a Scissors & Scotch, 1610 SW Maint St., Ste. 103 - Class C Retail Alcohol License (LC) (Renewal) Effective December 23, 2025.

8. Mizu Ankeny Inc. d/b/a Mizu Ankeny Inc., 1620 N Ankeny Blvd - Class C Retail Alcohol License (LC)
(14 Day) Effective December 22, 2025, PENDING DRAM ENDORSEMENT & DEPT APPROVAL.

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

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to receive and file Financial Reports for November 2025.

ORIGINATING DEPARTMENT

Finance

COUNCIL GOAL

Exercise Financial Discipline

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Finance Report - November

Memorandum

To: Honorable Mayor and City Council
Date: December 15, 2025
Re: Monthly Finance Report – November 2025

The financial reports for the month of November are submitted herewith. The City's budget process is well underway as we approach the halfway point of the fiscal year. Total actual expenditures remain well below the original budget estimates, while total actual revenues are marginally below projections. A detailed analysis of all City revenues and expenditures is currently underway and will result in a revised budget to be presented to the City Council for approval in April.

Through November 30, the City's total revenues stand at 37.26% of the budget, as shown in the Revenue Summary by Fund report. This is primarily supported by the receipt of property tax revenues in the General Fund, Tax Increment Financing Fund, Police and Fire Retirement Fund, Employee Benefits Fund, and Debt Service Fund, with strong interest earnings also contributing positively. Offsetting these gains, the Water Fund is below budget, as it has not yet received the \$9.0 million proceeds from the State Revolving Fund (SRF) loan, which is expected in December 2025.

Through November 30, the City's total expenditures are at 29.21% of the budget, as shown in the Expenditure Summary by Fund report. This figure is significantly lower than expected primarily because of the debt activity in the Debt Service Fund and the Water Sinking Fund. The Water Operations Fund also contributes to the variance, at only 13.64% of budget due to the \$17.7 million Central Iowa Water Works asset transfer payment, which will be made in December 2025. When these activities are excluded, the City's total expenditures are at 36.54%, which is much closer to the expected 41.7%.

Since the beginning of the fiscal year, the City's cash levels have increased from \$178,252,723 to \$193,586,121 an increase of \$15,333,398, as shown on the *Cash Balance Summary* report. This increase is primarily due to the receipt of property tax revenues in the General Fund, Tax Increment Financing Fund, Police and Fire Retirement Fund, Employee Benefits Fund, and Debt Service Fund. These gains are being offset by decreases in the cash balances of the capital project funds. Capital project cash balances will remain low until bond proceeds are received in the spring to support the 2026 Capital Improvement Program.

As the budget process moves forward, reviewing the City's revenues and expenditures is essential. It is important to assess as accurately as possible whether the City is on the financial path projected a year earlier. Each monthly report during the budget process helps confirm those estimates or identify where adjustments are needed.

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

Cash Basis Fund Balances	<u>\$ 193,586,120.50</u>
Investments	\$ 176,081,485.81
Checking Account Balance (per bank)	17,853,976.20
Deposits in Transit	378,850.27
Outstanding Checks	(731,266.78)
Cash Drawer/Petty Cash *	<u>3,075.00</u>
Total	<u>\$ 193,586,120.50</u>

* Cash Drawer/Petty Cash:	
Aquatic Centers	\$ -
City Hall - Finance	200.00
City Hall - Front Desk	175.00
Library	300.00
Otter Creek Golf Course	800.00
Parks and Recreation	250.00
Parks - Hawkeye & Miracle Parks	-
Parks - PRSC Concessions	325.00
Parks - Senior Center	200.00
Police Department	100.00
Public Service Building	25.00
Community Development	100.00
Water Fund	600.00
	<u>\$ 3,075.00</u>

City of Ankeny
Cash Balance Summary
November 30, 2025

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance November 30, 2025
General:							
General	100	\$ 42,551,807.12	\$ 27,050,510.46	\$ -	\$ 20,808,323.48	\$ 1,187,077.47	\$ 47,606,916.63
Hotel/Motel Tax	233	1,137,852.82	-	1,187,077.47	927,574.24	-	1,397,356.05
Special Revenue:							
Fire Gift	220	32,715.31	3,745.00	-	522.00	-	35,938.31
Hawkeye Park Player Fees	240	30,588.07	2,360.00	-	-	-	32,948.07
Police Gift	250	13,853.60	100.00	-	-	-	13,953.60
Road Use Tax	260	11,424,243.75	4,910,722.19	-	3,557,479.81	-	12,777,486.13
Police Seizure	270	106,764.42	65,118.21	-	33,458.66	-	138,423.97
Tax Increment Financing	280	1,898,492.35	4,541,589.01	-	-	-	6,440,081.36
Police and Fire Retirement	290	1,521,051.91	1,631,586.44	-	1,390,835.65	-	1,761,802.70
Employee Benefits	292	-	925,588.15	-	-	-	925,588.15
Landfill Post-Closure	295	77,793.17	-	-	-	-	77,793.17
Friends of the Ankeny Library	430	82,845.54	11,977.04	-	26,979.08	-	67,843.50
Park Dedication	440	384,614.05	2,532.00	-	-	-	387,146.05
Sports Complex Foundation	445	182,060.69	10,275.00	-	-	-	192,335.69
Ankeny Garden Club	446	14,211.73	-	-	-	-	14,211.73
Miracle Park Fund	448	77,861.39	402.00	-	7,051.96	-	71,211.43
Dog Park Trust Fund	449	1,899.43	-	-	-	-	1,899.43
P&R Scholarship Fund	450	29,537.91	-	-	1,438.50	-	28,099.41
Civic Trust Fund	484	-	-	-	-	-	-
Debt Service	300	2,068,846.71	9,284,818.29	-	2,158,668.54	-	9,194,996.46
Enterprise:							
Solid Waste	500	642,622.45	643,873.62	-	497,299.35	-	789,196.72
Utility Deposits	505	434,165.22	105,082.79	-	84,575.00	-	454,673.01
Water Operations	510	22,970,210.88	10,170,584.94	-	4,377,652.20	1,296,398.55	27,466,745.07
Water Improvement	520	1,761,600.00	-	-	-	-	1,761,600.00
Water Sinking	530	3,018,710.34	-	1,296,398.55	245,262.52	-	4,069,846.37
Sewer Operations	550	20,257,578.54	7,946,538.93	-	6,164,781.79	-	22,039,335.68
Sewer Improvement	560	3,401,518.12	-	-	-	-	3,401,518.12
Storm Water	580	3,195,447.08	1,917,738.53	-	560,905.22	-	4,552,280.39
Golf Course	590	2,930,368.21	1,625,884.52	-	1,140,033.83	-	3,416,218.90
Capital Project:							
Utility Fund Capital Projects	6**	14,221,529.32	846,050.10	-	6,366,483.08	-	8,701,096.34
Special Assessments	8**	2,790,607.42	76,685.30	-	-	-	2,867,292.72
Capital Projects	8** & 9**	29,784,422.42	1,246,444.83	0.03	8,350,305.43	0.03	22,680,561.82
Total Budgeted		\$ 167,045,819.97	\$ 73,020,207.35	\$ 2,483,476.05	\$ 56,699,630.34	\$ 2,483,476.05	\$ 183,366,396.98
Internal Service:							
Revolving	710	768,919.09	475,281.67	-	548,246.00	-	695,954.76
Risk Management	720	1,260,346.96	162,419.28	-	1,315,980.53	-	106,785.71
Health Insurance	730	7,761,924.58	2,673,446.70	-	2,434,100.66	-	8,001,270.62
Sustainability Revolving Loan	770	32,663.90	-	-	-	-	32,663.90
Economic Development Revolving	780	302,957.05	-	-	-	-	302,957.05
Equipment Reserve	790	1,080,091.48	-	-	-	-	1,080,091.48
Total Unbudgeted		\$ 11,206,903.06	\$ 3,311,147.65	\$ -	\$ 4,298,327.19	\$ -	\$ 10,219,723.52
Total ⁽¹⁾		\$ 178,252,723.03	\$ 76,331,355.00	\$ 2,483,476.05	\$ 60,997,957.53	\$ 2,483,476.05	\$ 193,586,120.50

⁽¹⁾ Includes interfund transactions.

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

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance November 30, 2025
Utility Fund Capital Projects:							
Water Main Replacement	610	\$ 2,825,264.64	\$ -	\$ -	\$ 371,968.87	\$ -	\$ 2,453,295.77
Northwest Water Tower	611	-	-	-	2,305,741.66	-	(2,305,741.66)
SE Magazine Storage Tank Repaint	612	21,745.00	-	-	-	-	21,745.00
East Water Tower	617	385,270.00	-	-	29,460.00	-	355,810.00
NE 36th St & NE 38th St Water Main Loop	618	972,133.22	-	-	-	-	972,133.22
SW Irvinedale Dr Transmission Main-Ph 3	623	(5,000.00)	-	-	-	-	(5,000.00)
High Trestle Trail Transmission Main	629	-	-	-	1,433.00	-	(1,433.00)
Aquifer Storage Replacement #1	632	143,766.06	-	-	177,119.39	-	(33,353.33)
S Ankeny Blvd Transmission Main	633	(131,782.45)	-	-	-	-	(131,782.45)
SW Walnut/SW Ordinance Water	635	115,334.71	846,050.10	-	1,027,279.60	-	(65,894.79)
SE Delaware Grnd Storage Tank Repaint	638	4,125.00	-	-	-	-	4,125.00
Sanitary Sewer Replacement	650	3,237,419.01	-	-	581,766.89	-	2,655,652.12
Trestle Ridge Trunk Sewer Cost Share	651	600,000.00	-	-	-	-	600,000.00
Otter Creek Trunk Sewer-Phase 4	655	174,327.72	-	-	12,339.98	-	161,987.74
SE 3rd Trunk Swr Ext-SE Grant to SE Sharon	658	811,308.44	-	-	388,477.05	-	422,831.39
Deer Creek Trunk Sewer	661	230,000.00	-	-	130,120.00	-	99,880.00
Storm Sewer Replacement	680	739,228.86	-	-	211,005.96	-	528,222.90
NW 17th St Storm Sewer & Pavement	681	11,500.00	-	-	-	-	11,500.00
Sawgrass Park Dam Improvement	686	665,008.32	-	-	68,962.31	-	596,046.01
High Trestle Trail Channel Stab. - Phase 1	688	(160,833.99)	-	-	-	-	(160,833.99)
Four Mile Creek 36th to 47th	691	439,000.00	-	-	129,164.83	-	309,835.17
Four Mile Creek Stabilization-Heritage	693	138,000.00	-	-	49,082.98	-	88,917.02
Four Mile Creek Channel Stabilization	694	690,186.32	-	-	646.77	-	689,539.55
SE 3rd Street Storm Sewer Improvements	695	1,276,863.22	-	-	422,898.67	-	853,964.55
Tributary to Four Mile Creek Stabilization	696	8,079.54	-	-	3,080.98	-	4,998.56
SW Des Moines St Utility Improvements	699	1,030,585.70	-	-	455,934.14	-	574,651.56
Total Utility Fund Capital Projects		<u>\$ 14,221,529.32</u>	<u>\$ 846,050.10</u>	<u>\$ -</u>	<u>\$ 6,366,483.08</u>	<u>\$ -</u>	<u>\$ 8,701,096.34</u>

City of Ankeny
Capital Projects Cash Balance Summary
November 30, 2025

Fund	Budget Number	Cash Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cash Balance November 30, 2025
Capital Project Funds:							
NW 18 Reconstruction-State St to Ash Dr	883	\$ 200,000.00	\$ -	\$ -	\$ 86,782.72	\$ -	\$ 113,217.28
S Anky Blvd Imprv-SE Pete to 1st Street	886	(353,153.15)	-	-	1,135.00	-	(354,288.15)
SW Magazine & SW State Intersection	887	363.00	-	-	-	-	363.00
Fiber Optic Network Upgrade	888	974,809.18	-	-	462,531.82	-	512,277.36
SE Corp Woods & SE Crosswinds Traffic	889	111,566.25	-	-	48,281.15	-	63,285.10
SW Oralabor & SW Irvinedale Intersection	891	202,890.08	-	-	134,630.08	-	68,260.00
NE 62nd RBC Culvert for 4 Mile Creek	892	173,592.65	-	-	-	-	173,592.65
NW 36th & NW Weigel Asphalt Overlays	895	3,585.44	-	-	-	-	3,585.44
Des Moines Street Parks Development	897	256,723.98	-	-	162,069.47	-	94,654.51
S Anky Blvd & SW Oralabor Improvement	899	105,461.70	-	-	62,076.10	-	43,385.60
BAN/Bond Activity	900	2,228,724.82	772,052.01	-	82,262.13	-	2,918,514.70
Fire Station No. 4	901	1,237,425.20	25,547.00	-	524,834.76	-	738,137.44
PRSC Softball Batting Cage Replace	902	133,500.00	25,000.00	-	68,928.17	-	89,571.83
Lakeside Center Repurposing	903	305,131.74	-	-	-	-	305,131.74
Senior Center	905	410,703.58	-	-	-	-	410,703.58
Public Works Winter Ops Satellite Facility	907	85,367.40	-	-	25,123.70	-	60,243.70
HTT Overlay W 1st St to NW 18th St	909	(24,709.63)	-	-	-	-	(24,709.63)
N Ankeny Blvd & 18th St Int Improvements	913	10,353.40	-	-	-	-	10,353.40
Pavement Preservation Program	915	36,850.30	-	-	104,506.98	-	(67,656.68)
Annual Street Replacement Program	916	3,016,611.72	-	-	724,842.31	-	2,291,769.41
Prairie Ridge Sports Complex	920	53,871.77	-	-	-	-	53,871.77
Sunrise Park Parking Lot	921	150,000.00	-	-	-	-	150,000.00
NW Irvinedale & NW 18th Inters Imprvmts	922	4,178,688.55	-	-	1,560,159.16	-	2,618,529.39
East of I-35 Land Acquisition	923	330,000.00	-	-	-	-	330,000.00
Miracle Field	925	41,534.66	-	-	-	-	41,534.66
Community Entrance Signage	927	50,861.49	-	-	-	-	50,861.49
Library	928	95,065.17	-	-	7,297.59	-	87,767.58
SW Oralabor & SW Edgewood Intersection	929	(120,191.70)	142,047.73	-	-	-	21,856.03
Public Facility Improvements	930	19,156.54	-	-	-	-	19,156.54
Annual Sidewalks/Trails	936	381,361.63	-	-	294,364.43	-	86,997.20
NW Prairie Ridge/Ash & 9th St Intersection	939	372,460.00	-	-	114,536.85	-	257,923.15
Facility Parking Lot Improvements	942	150,000.00	-	-	-	-	150,000.00
I35 & Corp Woods Interchange Report	946	50,000.00	-	-	-	-	50,000.00
I35/NE 36th Interchange Impvmts	948	427,247.00	-	-	22,971.39	-	404,275.61
N Ankeny Blvd Imprvmts - 1st St to 11th St	949	1,985,811.08	-	-	90,497.65	-	1,895,313.43
Asphalt Street Resurfacing	950	685,460.77	-	-	769,230.49	-	(83,769.72)
NW 18th Recon-NW Ash to N Anky Blvd	953	14,820.88	-	-	-	-	14,820.88
SE Creekview Drive Extension	954	(3,391.20)	-	-	33,147.36	-	(36,538.56)
Public Street Design Standard	956	1,500,000.00	-	-	-	-	1,500,000.00
Rock Creek Trail & Native Plantings	957	12,727.77	-	-	12,727.77	-	0.00
Uptown Lighting Upgrade	958	34,781.38	-	-	753.00	-	34,028.38
Street Patching Program	963	2,050,527.65	-	-	1,089,964.53	-	960,563.12
Traffic Signalization	965	1,036,800.13	-	-	118,735.75	-	918,064.38
NW 26th Street Widening	967	250,000.00	-	-	-	-	250,000.00
E 1st Widening-Frisk to Four Mile	969	26,500.00	-	-	-	-	26,500.00
W 1st Widening & Improvements-Phase 1	970	(0.01)	-	0.02	-	0.01	-
W 1st Widening & Improvements-Phase 2	971	1,019,125.61	-	0.01	811,685.84	0.02	207,439.76
Park Development	973	1,020,051.29	2,600.00	-	375,089.14	-	647,562.15
Park Land Acquisition	974	81,688.18	-	-	-	-	81,688.18
Uptown Parking Improvements	975	172,206.96	-	-	-	-	172,206.96
Prairie Trail Public Improvements	977	1,044,397.83	-	-	-	-	1,044,397.83
NE Delaware Reconstruction 5th-18th	979	380,685.81	-	-	220,408.99	-	160,276.82
SW Magazine/SW District Dr Signal	981	60,000.00	-	-	13,706.25	-	46,293.75
PRSC Parking Lot Improvements	987	90,667.00	-	-	-	-	90,667.00
High Trestle Trail Experience Park	990	189,173.99	-	-	-	-	189,173.99
NW 36th Widening from Ash to Anky Blvd	992	5,940.86	-	-	7,722.86	-	(1,782.00)
Street/Sidewalk Oversizing	995	85,750.27	-	-	49,187.00	-	36,563.27
Capital Projects Reserve	997	3,370,103.39	-	-	-	-	3,370,103.39
SW Oralabor & State Safety Improvements	998	(625,259.99)	279,198.09	-	270,114.99	-	(616,176.89)
Total Non Utility Fund Capital Projects		<u>\$ 29,784,422.42</u>	<u>\$ 1,246,444.83</u>	<u>\$ 0.03</u>	<u>\$ 8,350,305.43</u>	<u>\$ 0.03</u>	<u>\$ 22,680,561.82</u>

City of Ankeny
Revenue Summary by Fund
November 30, 2025

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of November 30, 2025	Variance	Percent ⁽²⁾
General:							
General	100	\$ 48,493,748.05	\$ 54,016,360.69	\$ 52,319,987.00	\$ 27,050,510.46	\$ (25,269,476.54)	51.70%
Hotel/Motel Tax	233	45,641.96	62,792.84	51,000.00	-	(51,000.00)	0.00%
Special Revenue:							
Fire Gift	220	4,284	4,175	6,100.00	3,745.00	(2,355.00)	61.39%
Hawkeye Park Player Fees	240	8,251.33	7,613.73	7,000.00	2,360.00	(4,640.00)	33.71%
Police Gift	250	24,323.44	4,163.18	5,700.00	100.00	(5,600.00)	1.75%
Road Use Tax	260	10,139,300.19	10,449,513.50	11,008,537.00	4,910,722.19	(6,097,814.81)	44.61%
Police Seizure	270	18,168.91	37,247.61	14,000.00	65,118.21	51,118.21	465.13%
Tax Increment Financing	280	11,270,675.11	8,226,882.14	8,570,035.00	4,541,589.01	(4,028,445.99)	52.99%
Police and Fire Retirement	290	2,684,595.94	3,078,145.10	3,255,339.00	1,631,586.44	(1,623,752.56)	50.12%
Employee Benefits	292	-	1,071,628.40	1,831,719.00	925,588.15	(906,130.85)	50.53%
Landfill Post-Closure	295	4,443.71	3,521.26	2,000.00	-	(2,000.00)	0.00%
Friends of the Ankeny Library	430	47,303.55	51,481.91	46,000.00	11,977.04	(34,022.96)	26.04%
Park Dedication	440	32,245.76	52,606.34	13,000.00	2,532.00	(10,468.00)	19.48%
Sports Complex Foundation	445	28,451.27	22,135.36	20,000.00	10,275.00	(9,725.00)	51.38%
Ankeny Garden Club	446	2,307.93	2,336.96	2,175.00	-	(2,175.00)	0.00%
Miracle Park Fund	448	9,716.92	12,027.34	7,000.00	402.00	(6,598.00)	5.74%
Dog Park Trust Fund	449	71.22	451.75	-	-	-	
P&R Scholarship Fund	450	1,392.57	1,263.19	800.00	-	(800.00)	0.00%
Civic Trust Fund	484	17,267.92	-	-	-	-	
Debt Service	300	15,695,498.14	17,625,104.02	18,530,034.00	9,284,818.29	(9,245,215.71)	50.11%
Enterprise:							
Solid Waste	500	1,472,676.35	1,537,316.46	1,613,000.00	643,873.62	(969,126.38)	39.92%
Utility Deposits	505	192,087.05	177,691.05	203,000.00	105,082.79	(97,917.21)	51.76%
Water Operations	510	21,463,858.13	22,294,169.41	31,534,315.00	10,170,584.94	(21,363,730.06)	32.25%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	325,572.37	-	-	-	-	
Sewer Operations	550	17,443,893.47	17,995,508.89	18,431,849.00	7,946,538.93	(10,485,310.07)	43.11%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	3,815,898.23	4,527,731.07	4,651,469.00	1,917,738.53	(2,733,730.47)	41.23%
Golf Course	590	2,760,675.08	2,922,037.01	2,540,000.00	1,625,884.52	(914,115.48)	64.01%
Capital Project:							
Utility Fund Capital Projects	6**	12,199,161.59	6,734,674.03	10,473,711.00	846,050.10	(9,627,660.90)	8.08%
Special Assessments	8**	1,537,275.87	1,231,173.84	-	76,685.30	76,685.30	
Capital Projects	9**	26,184,641.53	20,751,599.41	28,989,823.00	1,246,444.83	(27,743,378.17)	4.30%
Total Budgeted Revenues		\$ 175,923,427.85	\$ 172,901,351.63	\$ 194,127,593.00	\$ 73,020,207.35	\$ (121,107,385.65)	37.61%
Internal Service:							
Revolving	710	\$ 1,536,759.05	\$ 1,415,410.58	\$ 1,738,208.00	\$ 475,281.67	\$ (1,262,926.33)	27.34%
Risk Management	720	1,582,252.79	2,511,399.01	2,203,000.00	162,419.28	(2,040,580.72)	7.37%
Health Insurance	730	5,957,327.24	5,724,527.31	6,287,000.00	2,673,446.70	(3,613,553.30)	42.52%
Sustainability Revolving Loan	770	1,538.22	1,396.89	1,100.00	-	(1,100.00)	0.00%
Economic Development Revolving	780	16,809.16	12,956.04	10,000.00	-	(10,000.00)	0.00%
Equipment Reserve	790	183,214.75	340,647.82	483,224.00	-	(483,224.00)	0.00%
Total Unbudgeted Revenues		\$ 9,277,901.21	\$ 10,006,337.65	\$ 10,722,532.00	\$ 3,311,147.65	\$ (7,411,384.35)	30.88%
Total All Revenues ⁽¹⁾		\$ 185,201,329.06	\$ 182,907,689.28	\$ 204,850,125.00	\$ 76,331,355.00	\$ (128,518,770.00)	37.26%

⁽¹⁾ Includes interfund transactions.

⁽²⁾ November is 41.7% of the fiscal year.

City of Ankeny
Expenditure Summary by Fund
November 30, 2025

Fund	Budget Number	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of November 30, 2025	Variance	Percent ⁽²⁾
General:							
General	100	\$ 42,720,711.66	\$ 47,578,157.18	\$ 52,267,500.00	\$ 20,808,323.48	\$ (31,459,176.52)	39.81%
Hotel/Motel Tax	233	1,352,529.65	1,843,584.12	1,840,989.00	927,574.24	(913,414.76)	50.38%
Special Revenue:							
Fire Gift	220	3,237	5,611	5,000.00	522.00	(4,478.00)	10.44%
Hawkeye Park Player Fees	240	16,781.40	6,346.37	11,159.00	-	(11,159.00)	0.00%
Police Gift	250	10,825.66	13,983.89	5,000.00	-	(5,000.00)	0.00%
Road Use Tax	260	8,431,134.88	8,870,082.92	9,543,022.00	3,557,479.81	(5,985,542.19)	37.28%
Police Seizure	270	34,989.64	13,054.50	17,900.00	33,458.66	15,558.66	186.92%
Tax Increment Financing	280	2,777,575.00	3,337,427.00	3,212,250.00	-	(3,212,250.00)	0.00%
Police and Fire Retirement	290	2,682,675.57	3,106,641.02	3,465,256.00	1,390,835.65	(2,074,420.35)	40.14%
Employee Benefits	292	-	-	-	-	-	
Landfill Post-Closure	295	-	-	-	-	-	
Friends of the Ankeny Library	430	51,417.36	51,340.13	49,000.00	26,979.08	(22,020.92)	55.06%
Park Dedication	440	-	-	-	-	-	
Sports Complex Foundation	445	-	-	-	-	-	
Ankeny Garden Club	446	-	-	1,000.00	-	(1,000.00)	0.00%
Miracle Park Fund	448	6,628.94	7,250.75	10,000.00	7,051.96	(2,948.04)	70.52%
Dog Park Trust Fund	449	-	-	-	-	-	
P&R Scholarship Fund	450	291.75	-	5,000.00	1,438.50	(3,561.50)	28.77%
Civic Trust Fund	484	-	-	-	-	-	
Debt Service	300	25,026,906.95	26,083,554.20	27,055,475.00	2,158,668.54	(24,896,806.46)	7.98%
Enterprise:							
Solid Waste	500	1,401,504.36	1,442,193.97	1,604,402.00	497,299.35	(1,107,102.65)	31.00%
Utility Deposits	505	164,525.00	177,350.00	182,000.00	84,575.00	(97,425.00)	46.47%
Water Operations	510	14,024,275.57	13,854,596.88	32,088,357.00	4,377,652.20	(27,710,704.80)	13.64%
Water Improvement	520	-	-	-	-	-	
Water Sinking	530	1,956,233.57	3,039,213.97	3,705,682.00	245,262.52	(3,460,419.48)	6.62%
Sewer Operations	550	9,615,399.02	10,777,154.67	12,606,218.00	6,164,781.79	(6,441,436.21)	48.90%
Sewer Improvement	560	-	-	-	-	-	
Storm Water	580	1,170,265.90	1,279,558.17	1,592,893.00	560,905.22	(1,031,987.78)	35.21%
Golf Course	590	2,173,561.80	2,402,423.11	2,420,922.00	1,140,033.83	(1,280,888.17)	47.09%
Capital Project:							
Utility Fund Capital Projects	6**	15,117,017.15	12,723,363.58	17,139,011.00	6,366,483.08	(10,772,527.92)	37.15%
Special Assessments	8**	-	-	-	-	-	
Capital Projects	9**	29,734,504.44	29,334,724.83	29,219,591.00	8,350,305.43	(20,869,285.57)	28.58%
Total Budgeted Expenditures		\$ 158,472,992.27	\$ 165,947,612.49	\$ 198,047,627.00	\$ 56,699,630.34	\$ (141,347,996.66)	28.63%
Internal Service:							
Revolving	710	\$ 1,428,264.89	\$ 1,366,232.29	\$ 1,738,208.00	\$ 548,246.00	\$ (1,189,962.00)	31.54%
Risk Management	720	1,520,781.12	2,273,482.32	2,203,000.00	1,315,980.53	(887,019.47)	59.74%
Health Insurance	730	4,924,283.10	5,432,868.05	6,833,000.00	2,434,100.66	(4,398,899.34)	35.62%
Sustainability Revolving Loan	770	-	-	-	-	-	
Economic Development Revolving	780	-	-	-	-	-	
Equipment Reserve	790	-	1,527,716.00	-	-	-	
Total Unbudgeted Expenditures		\$ 7,873,329.11	\$ 10,600,298.66	\$ 10,774,208.00	\$ 4,298,327.19	\$ (6,475,880.81)	39.89%
Total All Expenditures ⁽¹⁾		\$ 166,346,321.38	\$ 176,547,911.15	\$ 208,821,835.00	\$ 60,997,957.53	\$ (147,823,877.47)	29.21%

⁽¹⁾ Includes interfund transactions.

⁽²⁾ November is 41.7% of the fiscal year.

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

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of November 30, 2025	Over (under) Budget	Percent ⁽¹⁾
General Fund:						
Property Tax:						
General Property Tax	\$ 28,789,590	\$ 32,340,316	\$ 33,649,856	\$ 17,020,507	\$ (16,629,349)	50.58%
Ag Land Tax	14,655	14,400	15,370	10,582	(4,788)	68.85%
Airport Authority Levy	681,792	707,691	734,794	371,675	(363,119)	50.58%
Subtotal	\$ 29,486,038	\$ 33,062,407	\$ 34,400,020	\$ 17,402,764	\$ (16,997,256)	50.59%
Non-Property Taxes:						
Hotel/Motel Tax	\$ 2,120,556	\$ 2,659,074	\$ 2,362,000	\$ 1,187,077	\$ (1,174,923)	50.26%
Mobile Home Tax	17,380	15,862	16,300	12,082	(4,218)	74.12%
Utility Replacement Tax	199,256	189,665	185,283	91,706	(93,577)	49.50%
Utility Franchise Tax	1,527,814	1,632,678	1,616,000	865,382	(750,618)	53.55%
Cable TV Franchise Tax	181,794	145,653	116,000	59,228	(56,772)	51.06%
Subtotal	\$ 4,046,799	\$ 4,642,933	\$ 4,295,583	\$ 2,215,476	\$ (2,080,107)	51.58%
Licenses and Permits:						
Miscellaneous Licenses:						
Liquor Licenses	\$ 104,637	\$ 79,542	\$ 79,000	\$ 43,677	\$ (35,323)	55.29%
Cigarette Permits	5,500	8,150	5,000	10,200	5,200	204.00%
Solicitor Licenses	5,080	9,460	7,000	3,365	(3,635)	48.07%
Miscellaneous Business Licenses	20,390	11,910	9,000	3,700	(5,300)	41.11%
Garbage Licenses	1,400	1,200	1,400	-	(1,400)	0.00%
Pet Licenses	42,441	37,753	41,000	4,737	(36,263)	11.55%
Fire Permits	22,400	32,653	15,000	17,500	2,500	116.67%
Code Enforcement Licenses & Permits:						
Alarm Permits	11,810	11,270	12,000	4,515	(7,485)	37.63%
Building Permits	1,414,027	2,027,145	1,414,000	717,200	(696,800)	50.72%
Electrical Permits	126,394	170,655	126,000	50,842	(75,158)	40.35%
Heating Permits	88,137	101,214	88,000	45,171	(42,829)	51.33%
Plumbing Permits	75,496	118,070	75,000	45,287	(29,713)	60.38%
Driveway Permits	12,600	10,605	12,000	5,550	(6,450)	46.25%
Sidewalk Permits	12,510	11,305	12,000	5,800	(6,200)	48.33%
Moving/Demolition Permits	300	275	200	175	(25)	87.50%
Fence & Oversize Permits	54,657	71,931	60,000	46,771	(13,229)	77.95%
Subtotal	\$ 1,997,779	\$ 2,703,138	\$ 1,956,600	\$ 1,004,491	\$ (952,109)	51.34%
Use of Money and Property:						
Interest	\$ 4,120,576	\$ 4,264,554	\$ 3,400,000	\$ 2,764,107	\$ (635,893)	81.30%
Commissions	22,627	27,124	21,000	684	(20,316)	3.26%
Leases	62,820	51,048	52,358	3,750	(48,608)	7.16%
Community Centers Rental	119,478	116,165	104,000	50,295	(53,705)	48.36%
Park Shelter Rentals	21,989	22,849	22,000	9,870	(12,130)	44.86%
Sports Complex Rentals	170,400	163,732	142,000	128,895	(13,106)	90.77%
Aquatic Center Rentals	38,883	37,593	34,000	654	(33,346)	1.92%
Miscellaneous Rentals	91,192	72,213	25,000	17,545	(7,455)	70.18%
Subtotal	\$ 4,647,964	\$ 4,755,280	\$ 3,800,358	\$ 2,975,799	\$ (824,559)	78.30%
Intergovernmental Revenue:						
Local:						
Fire Protection	\$ 571,591	\$ 457,894	\$ 474,000	\$ 201,207	\$ (272,793)	42.45%
School/Police Agreements	225,186	251,307	311,914	134,088	(177,826)	42.99%
County Library Contribution	161,032	158,260	158,260	93,252	(65,008)	58.92%
Other Local Contributions	110,452	197,390	80,000	(65,006)	(145,006)	-81.26%
State:						
Commercial & Industrial Replacement	401,351	261,005	127,956	63,989	(63,967)	50.01%
Business Property Tax Credit	211,780	215,718	184,322	102,865	(81,457)	55.81%
Library Contribution	26,085	26,689	26,689	18,305	-	68.59%
Miscellaneous Grants	4,950	19,772	-	-	-	
Federal:						
Public Safety Grants	91,127	83,423	60,000	39,837	(20,163)	66.40%
Subtotal	\$ 1,803,554	\$ 1,671,458	\$ 1,423,141	\$ 588,538	\$ (834,603)	41.35%
Service Charges:						
Police and Fire:						
Insurance Reports	\$ 12,042	\$ 13,600	\$ 12,000	\$ 4,752	\$ (7,248)	39.60%
Fire/Ambulance Reports	80	120	100	30	(70)	30.00%
False Alarm Fees	775	450	1,000	200	(800)	20.00%
Ambulance Charges	2,842,156	2,931,267	2,880,447	1,384,658	(1,495,789)	48.07%
Fingerprinting	11,442	8,832	11,000	2,545	(8,455)	23.14%
Towing Surcharge	2,050	1,500	2,000	790	(1,210)	39.50%
Plan Review Fees	7,111	2,400	5,000	(3)	(5,003)	-0.06%
Parks and Recreation:						
Admissions	718,279	682,870	598,000	435,011	(162,989)	72.74%
Season Passes	514,550	572,433	547,000	51,548	(495,452)	9.42%
Special Programs	128,896	149,812	139,000	37,442	(101,558)	26.94%

	2023-24	2024-25	2025-26	As of	Over (under)	Percent ⁽¹⁾
	Actual	Actual	Budget	November 30, 2025	Budget	
Rec Programs - Tax Exempt	594,582	680,525	570,000	282,072	(287,928)	49.49%
Swimming Lessons	122,998	143,534	125,000	11,215	(113,785)	8.97%
Dog Park Passes	29,779	28,103	30,000	3,020	(26,980)	10.07%
Housing and Subdivision:						
Housing Code	86,324	146,255	86,000	71,615	(14,385)	83.27%
Plan Review Fees	196,823	416,751	196,000	131,138	(64,862)	66.91%
Site Plan Review	13,560	16,400	13,000	6,000	(7,000)	46.15%
Zoning	13,595	6,635	5,000	1,040	(3,960)	20.80%
Subdivision Filing Fees	9,985	9,045	7,000	4,695	(2,305)	67.07%
Board of Adjustment Fees	2,660	1,950	2,000	1,770	(230)	88.50%
Architect Review Board Fees	2,065	2,665	2,000	640	(1,360)	32.00%
Miscellaneous Service Charges:						
Information Systems - Enterprise Funds	396,142	385,687	436,424	107,473	(328,951)	24.63%
Animal Impound Fees	2,468	2,848	2,000	543	(1,457)	27.15%
Copy Charges	12,027	12,574	10,000	6,910	(3,090)	69.10%
Miscellaneous Service Charges	35,665	81,190	66,800	32,561	(34,239)	48.74%
Subtotal	\$ 5,756,054	\$ 6,297,446	\$ 5,746,771	\$ 2,577,667	\$ (3,169,104)	44.85%
Other Revenues:						
Map Sales	\$ 35	\$ 10	\$ -	\$ -	\$ -	
Sales/Salvages	11,575	98,132	400	24,502	24,102	6125.43%
Concessions	310,217	283,056	277,000	159,234	(117,766)	57.49%
Contributions-Private Sources	23,714	17,700	-	4,630	4,630	
Program Sponsorships	31,415	30,218	28,000	13,362	(14,638)	47.72%
Refunds/Rebates	376	14,581	-	2,362	2,362	
Prairie Ridge Maint Reimb	263,863	329,636	311,114	-	(311,114)	0.00%
Police OT Reimb	18,390	19,470	12,000	8,890	(3,110)	74.08%
Court Fines	42,272	46,019	42,000	11,136	(30,864)	26.51%
Library Fines	18,257	18,085	16,000	6,857	(9,143)	42.86%
Miscellaneous Library Revenues	13,232	6,993	6,000	2,855	(3,145)	47.59%
Miscellaneous Revenues	21,120	17,617	5,000	50,900	45,900	1018.00%
Overages/Shortages	1,095	2,184	-	1,048	1,048	
Subtotal	\$ 755,560	\$ 883,700	\$ 697,514	\$ 285,777	\$ (411,737)	40.97%
Fund Total	\$ 48,493,748	\$ 54,016,361	\$ 52,319,987	\$ 27,050,510	\$ (25,269,477)	51.70%
Hotel/Motel Tax Fund						
Other Revenue:						
Interest	\$ 45,642	\$ 62,793	\$ 51,000	\$ -	\$ (51,000)	0.00%
Refunds/Reimbursements	-	-	-	-	-	
Fund Total	\$ 45,642	\$ 62,793	\$ 51,000	\$ -	\$ (51,000)	0.00%
Road Use Tax Fund:						
Intergovernmental Revenue:						
Road Use Taxes	\$ 9,595,382	\$ 9,966,603	\$ 10,654,537	\$ 4,634,988	\$ (6,019,549)	43.50%
Interest	540,503	456,352	351,000	-	(351,000)	0.00%
Grants	(4,950)	4,950	-	-	-	
Salvage Sales	3,556	2,589	3,000	1,859	(1,141)	61.97%
Refunds	1,026	17,782	-	249,282	249,282	
Reimbursements	3,783	1,238	-	24,594	24,594	
Fund Total	\$ 10,139,300	\$ 10,449,514	\$ 11,008,537	\$ 4,910,722	\$ (6,097,815)	44.61%
Tax Increment Financing Fund:						
Property Tax:						
TIF District Urban Renewal I	\$ 8,914,746	\$ 6,902,828	\$ 7,092,254	\$ 3,921,086	\$ (3,171,168)	55.29%
TIF District Urban Renewal II	568,305	516,006	620,625	299,806	(320,819)	48.31%
TIF District Urban Renewal III	863,401	514,613	609,156	320,697	(288,459)	52.65%
Use of Money and Property:						
Interest	384,371	293,435	248,000	-	(248,000)	0.00%
Other Reimbursements	539,853	-	-	-	-	
Fund Total	\$ 11,270,675	\$ 8,226,882	\$ 8,570,035	\$ 4,541,589	\$ (4,028,446)	52.99%
Police and Fire Retirement Fund:						
Property Tax:						
General Property Tax	\$ 2,552,663	\$ 2,953,611	\$ 3,134,545	\$ 1,585,369	\$ (1,549,176)	50.58%
Non-property Taxes:						
Mobile Home Tax	1,500	1,410	1,000	1,088	88	108.82%
Utility Replacement Tax	17,258	16,950	16,891	8,360	(8,531)	49.49%
Intergovernmental Revenue:						
Commercial & Industrial Replacement	34,746	23,316	11,665	5,831	(5,834)	49.99%
School Police Agreements	33,836	37,534	54,435	21,562	(32,873)	39.61%
Business Property Tax Credit	18,343	19,018	16,803	9,377	(7,426)	55.81%
Use of Money and Property:						
Interest	26,250	26,306	20,000	-	(20,000)	0.00%
Fund Total	\$ 2,684,596	\$ 3,078,145	\$ 3,255,339	\$ 1,631,586	\$ (1,623,753)	50.12%
Debt Service Fund:						
Property Tax:						
General Property Tax	\$ 15,015,401	\$ 17,016,365	\$ 18,048,107	\$ 9,148,571	\$ (8,899,536)	50.69%
Non-property Taxes:						
Mobile Home Tax	8,190	7,691	8,000	5,935	(2,065)	74.19%
Utility Replacement Tax	94,137	92,457	92,130	45,600	(46,530)	49.50%

	2023-24 Actual	2024-25 Actual	2025-26 Budget	As of November 30, 2025	Over (under) Budget	Percent ⁽¹⁾
Intergovernmental Revenue:						
Commercial & Industrial Replacement	204,349	134,342	67,144	33,563	(33,581)	49.99%
Business Property Tax Credit	100,053	103,732	91,653	51,149	(40,504)	55.81%
Use of Money and Property:						
Interest	273,368	270,517	223,000	-	(223,000)	0.00%
Fund Total	\$ 15,695,498	\$ 17,625,104	\$ 18,530,034	\$ 9,284,818	\$ (9,245,216)	50.11%
Solid Waste Fund:						
Recycling Fees	\$ 1,425,436	\$ 1,490,959	1,571,000	635,414	(935,586)	40.45%
Service Charges	21,010	20,583	21,000	8,460	(12,540)	40.29%
Interest	26,230	25,774	21,000	-	(21,000)	0.00%
Fund Total	\$ 1,472,676	\$ 1,537,316	\$ 1,613,000	\$ 643,874	\$ (969,126)	39.92%
Water Fund:						
Refunds	\$ 12,449	\$ 15,791	10,000	3,736	\$ (6,264)	37.36%
Sales Tax	22	171	-	30	30	
Excise Tax	1,087,401	1,125,223	1,250,000	521,773	(728,227)	41.74%
Cell Tower Lease	56,144	56,744	60,725	19,869	(40,856)	32.72%
Outside Billing	29,060	34,903	28,000	3,350	(24,650)	11.96%
Water Sales	15,460,204	15,858,730	16,559,770	7,517,504	(9,042,266)	45.40%
Hook Up Fees	263,502	299,542	200,000	50,500	(149,500)	25.25%
Meter Sales	414,112	466,957	431,000	169,767	(261,233)	39.39%
Temporary Water Sales	54,460	75,020	60,000	25,400	(34,600)	42.33%
Water Availability	3,810,091	4,094,002	4,203,820	1,798,335	(2,405,485)	42.78%
Service Charges	169,199	154,356	151,000	67,068	(83,932)	44.42%
Unapplied Credits	(4,310)	(684)	-	(9,455)	(9,455)	
Deposits	192,087	177,691	203,000	105,083	(97,917)	51.76%
Interest	105,000	105,223	80,000	-	(80,000)	0.00%
Bond Proceeds	325,572	-	8,500,000	-	(8,500,000)	0.00%
Miscellaneous	6,525	8,190	-	2,709	2,709	
Fund Total	\$ 21,981,518	\$ 22,471,860	\$ 31,737,315	\$ 10,275,668	\$ (21,461,647)	32.38%
Sewer Fund:						
Sales Tax	\$ 260,283	\$ 255,460	\$ 300,000	\$ 110,280	\$ (189,720)	36.76%
Miscellaneous	9,649	-	-	-	-	
Miscellaneous Service Charge	60,577	51,995	60,000	20,898	(39,102)	34.83%
Sewer Usage	9,597,819	10,215,955	10,523,849	4,556,187	(5,967,662)	43.29%
Hook Up Fees	886,353	606,438	300,000	178,028	(121,972)	59.34%
Sewer Availability	6,534,713	6,756,739	7,166,000	3,038,889	(4,127,111)	42.41%
Interest	94,500	108,922	82,000	42,257	(39,743)	51.53%
Fund Total	\$ 17,443,893	\$ 17,995,509	\$ 18,431,849	\$ 7,946,539	\$ (10,485,310)	43.11%
Storm Water Fund						
Permits	\$ 73,760	\$ 79,361	\$ 72,000	\$ 53,950	\$ (18,050)	74.93%
Interest	166,196	162,649	130,000	-	(130,000)	0.00%
Sales Tax	69,187	84,786	95,000	36,677	(58,323)	38.61%
Service Charges	3,496,365	4,197,835	4,339,469	1,824,711	(2,514,758)	42.05%
Miscellaneous	10,391	3,100	15,000	2,400	(12,600)	16.00%
Fund Total	\$ 3,815,898	\$ 4,527,731	\$ 4,651,469	\$ 1,917,739	\$ (2,733,730)	41.23%
Golf Course Fund:						
Refunds	\$ 1,836	\$ 1,284	\$ 1,000	\$ 255	\$ (745)	25.49%
Commissions	1,008	3,432	1,000	43	(957)	4.30%
Miscellaneous Service Charges	25,582	59,201	74,000	43,000	(31,000)	58.11%
Gift Certificates	10,517	4,575	-	(8,000)	(8,000)	
Driving Range	228,752	247,012	202,000	135,263	(66,737)	66.96%
Rec Program Fees	28,930	28,772	26,000	(175)	(26,175)	-0.67%
Overages (Shortages)	(1,372)	(432)	-	56	56	
Food and Beverage Sales	306,141	288,601	270,000	178,181	(91,819)	65.99%
Clubhouse and Banquet Rental	24,291	18,643	27,000	5,480	(21,520)	20.30%
Alcoholic Beverage Sales	332,115	356,616	313,000	213,418	(99,582)	68.18%
Season Passes	110,772	112,831	112,000	537	(111,463)	0.48%
Greens Fees	824,833	871,453	717,000	568,230	(148,770)	79.25%
Merchandise Sales	141,340	154,435	130,000	77,948	(52,052)	59.96%
Cart Rental	470,217	501,143	427,000	313,884	(113,116)	73.51%
Equipment Rental	3,230	3,645	3,000	3,205	205	106.83%
Sales Tax	48,454	53,349	43,000	29,671	(13,329)	69.00%
Miscellaneous Revenue	98,393	102,470	102,000	64,889	(37,111)	63.62%
Interest	104,588	115,008	92,000	-	(92,000)	0.00%
Other Reimbursement	1,050	-	-	-	-	
Fund Total	\$ 2,760,675	\$ 2,922,037	\$ 2,540,000	\$ 1,625,885	\$ (914,115)	64.01%
Total - Major Operating Funds						
	\$ 135,804,120	\$ 142,913,252	\$ 152,708,565	\$ 69,828,930	\$ (82,879,635)	45.73%

⁽¹⁾ November is 41.7% of the fiscal year.

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

		Revenue				Expenditures			
		Budget	Actual	Variance	%	Budget	Actual	Variance	%
General Fund									
Public Safety:									
Police Administration	1111	\$ 3,000	\$ 15,377	\$ 12,377	513%	\$ 2,167,272	\$ 767,438	\$ (1,399,834)	35%
Police Operations	1112	428,914	137,180	(291,734)	32%	9,606,991	3,907,185	(5,699,806)	41%
Police Support Services	1114	36,000	11,928	(24,072)	33%	2,902,423	1,156,708	(1,745,715)	40%
Crossing Guards	1119	-	-	-	N/A	139,709	26,646	(113,063)	19%
Emergency Preparedness	1140	-	-	-	N/A	440,700	404,872	(35,828)	92%
Fire Support	1141	494,100	220,133	(273,967)	45%	1,498,229	499,819	(998,410)	33%
Fire Suppression	1142	1,000	15,531	14,531	1553%	4,807,584	1,551,498	(3,256,086)	32%
Emergency Medical Services	1144	2,880,447	1,385,291	(1,495,156)	48%	8,423,107	2,826,784	(5,596,323)	34%
Code Enforcement	1460	2,023,200	1,081,452	(941,748)	53%	2,374,112	956,013	(1,418,099)	40%
Animal Control	2224	2,000	543	(1,457)	27%	32,000	7,645	(24,355)	24%
Subtotal		\$ 5,868,661	\$ 2,867,435	\$ (3,001,226)	49%	\$ 32,392,127	\$ 12,104,607	\$ (20,287,520)	37%
Culture & Recreation:									
Library	2331	\$ 242,349	\$ 145,519	\$ (96,830)	60%	\$ 3,053,793	\$ 1,239,848	\$ (1,813,945)	41%
Park Administration	2440	72,000	12,885	(59,115)	18%	393,676	151,733	(241,943)	39%
Park Maintenance	2441	-	214	214	N/A	2,236,523	1,005,545	(1,230,978)	45%
Recreation Programs	2442	675,000	291,167	(383,833)	43%	1,004,800	476,083	(528,717)	47%
Community Centers	2443	292,000	145,663	(146,337)	50%	634,584	228,094	(406,490)	36%
Aquatic Centers	2444	1,463,000	639,950	(823,050)	44%	1,833,898	1,082,176	(751,722)	59%
Prairie Ridge Sports Complex	2445	476,167	111,999	(364,168)	24%	1,310,628	611,077	(699,551)	47%
Hawkeye Concessions	2446	67,800	50,430	(17,370)	74%	71,430	25,899	(45,531)	36%
Cemetery	3547	-	-	-	N/A	600	-	(600)	0%
Subtotal		\$ 3,288,316	\$ 1,397,826	\$ (1,890,490)	43%	\$ 10,539,932	\$ 4,820,455	\$ (5,719,477)	46%
Public Works:									
Airport Authority	3548	\$ 745,727	\$ 377,456	\$ (368,271)	51%	\$ 745,736	\$ 372,868	-	50%
Subtotal		\$ 745,727	\$ 377,456	\$ (368,271)	51%	\$ 745,736	\$ 372,868	-	50%
Community & Economic Development:									
Development Engineering	3545	\$ 48,000	\$ 41,096	\$ (6,904)	86%	\$ 1,103,229	\$ 480,986	\$ (622,243)	44%
Housing Authority	3648	-	-	-	N/A	14,237	9,237	(5,000)	65%
Economic Development	4886	-	-	-	N/A	417,927	190,046	(227,881)	45%
Community Development	4887	30,000	14,945	(15,055)	50%	1,414,869	520,950	(893,919)	37%
Subtotal		\$ 78,000	\$ 56,041	\$ (21,959)	72%	\$ 2,950,262	\$ 1,201,220	\$ (1,749,042)	41%
General Government:									
Communications	2335	\$ -	\$ -	\$ -	N/A	\$ 489,943	\$ 211,653	\$ (278,290)	43%
Mayor and City Council	4881	-	2,525	2,525	N/A	184,967	135,134	(49,833)	73%
Human Resources	4882	-	-	-	N/A	574,002	270,041	(303,961)	47%
City Manager	4883	-	-	-	N/A	1,278,364	398,187	(880,177)	31%
City Clerk	4884	142,400	66,181	(76,219)	46%	582,129	234,605	(347,524)	40%
Finance	4885	41,760,459	22,175,552	(19,584,907)	53%	679,983	280,582	(399,401)	41%
Information Technology	4889	436,424	107,473	(328,951)	25%	1,745,696	742,479	(1,003,217)	43%
City Hall Building	4891	-	20	20	N/A	104,359	36,492	(67,867)	35%
Subtotal		\$ 42,339,283	\$ 22,351,752	\$ (19,987,531)	53%	\$ 5,639,443	\$ 2,309,173	\$ (3,330,270)	41%
Total General Fund		\$ 52,319,987	\$ 27,050,511	\$ (25,269,476)	52%	\$ 52,267,500	\$ 20,808,323	\$ (31,459,177)	40%
Hotel/Motel Tax Fund									
Community and Economic Development	2233	\$ 51,000	\$ -	\$ (51,000)	0%	\$ 1,840,989	\$ 927,574	\$ (913,415)	50%
Road Use Tax Fund									
Public Works:									
Street Lighting	1260	\$ -	\$ -	\$ -	N/A	\$ 750,000	\$ 286,050	\$ (463,950)	38%

Revenue						Expenditures					
		Budget	Actual	Variance	%	Budget	Actual	Variance	%		
Roadway Administration	3261	11,008,537	4,910,722	(6,097,815)	45%	2,435,550	921,579	(1,513,971)	38%		
Roadway Maintenance	3262	-	-	-	N/A	3,397,314	1,271,224	(2,126,090)	37%		
Snow and Ice Control	3263	-	-	-	N/A	1,214,930	470,669	(744,261)	39%		
Traffic Safety	3265	-	-	-	N/A	1,745,228	607,957	(1,137,271)	35%		
Total Road Use Tax Fund		\$ 11,008,537	\$ 4,910,722	\$ (6,097,815)	45%	\$ 9,543,022	\$ 3,557,480	\$ (5,985,542)	37%		
Tax Increment Financing											
Community and Economic Development	4280	\$ 8,570,035	\$ 4,541,589	\$ (4,028,446)	53%	\$ 3,212,250	\$ -	\$ (3,212,250)	0%		
Police and Fire Retirement											
Public Safety:	4290	\$ 3,255,339	\$ 1,631,586	\$ (1,623,753)	50%	\$ 3,465,256	\$ 1,390,836	\$ (2,074,420)	40%		
Debt Service											
Debt Service:	4300	\$ 18,530,034	\$ 9,284,818	\$ (9,245,216)	50%	\$ 27,055,475	\$ 2,158,669	\$ (24,896,806)	8%		
Solid Waste											
Enterprise:	3500	\$ 1,613,000	\$ 643,874	\$ (969,126)	40%	\$ 1,604,402	\$ 497,299	\$ (1,107,103)	31%		
Water											
Enterprise:											
Utility Deposits	3505	\$ 203,000	\$ 105,083	\$ (97,917)	52%	\$ 182,000	\$ 84,575	\$ (97,425)	46%		
Water Administration	3510	31,534,315	10,170,585	(21,363,730)	32%	28,720,114	3,114,761	(25,605,353)	11%		
Water Maintenance	3512	-	-	-	N/A	3,368,243	1,262,892	(2,105,352)	37%		
Water Improvement	3520	-	-	-	N/A	-	-	-	N/A		
Water Sinking	3530	-	-	-	N/A	3,705,682	245,263	(3,460,419)	7%		
Total Water Fund		\$ 31,737,315	\$ 10,275,668	\$ (21,461,647)	32%	\$ 35,976,039	\$ 4,707,490	\$ (31,268,549)	13%		
Sewer											
Enterprise:											
Wastewater Administration	3550	\$ 18,431,849	\$ 7,946,539	\$ (10,485,310)	43%	\$ 10,395,128	\$ 4,955,734	\$ (5,439,394)	48%		
Wastewater Operations	3552	-	-	-	N/A	2,211,090	1,209,048	(1,002,042)	55%		
Sewer Improvement	3560	-	-	-	N/A	-	-	-	N/A		
Total Sewer Fund		\$ 18,431,849	\$ 7,946,539	\$ (10,485,310)	43%	\$ 12,606,218	\$ 6,164,782	\$ (6,441,436)	49%		
Storm Water											
Enterprise:											
Storm Water Administration	3580	\$ 4,651,469	\$ 1,917,739	\$ (2,733,730)	41%	\$ 1,319,639	\$ 495,683	\$ (823,956)	38%		
Street Cleaning	3584	-	-	-	N/A	273,254	65,222	(208,032)	24%		
Total Storm Water Fund		\$ 4,651,469	\$ 1,917,739	\$ (2,733,730)	41%	\$ 1,592,893	\$ 560,905	\$ (1,031,988)	35%		
Golf Course											
Enterprise:											
Golf Course Maintenance	2591	\$ 1,000	\$ -	\$ (1,000)	0%	\$ 824,355	\$ 383,979	\$ (440,376)	47%		
Golf Course Pro Shop	2592	1,795,000	1,155,269	(639,731)	64%	802,722	335,967	(466,755)	42%		
Golf Course Banquet Services	2595	744,000	470,616	(273,384)	63%	793,845	420,087	(373,758)	53%		
Total Golf Course Fund		\$ 2,540,000	\$ 1,625,885	\$ (914,115)	64%	\$ 2,420,922	\$ 1,140,034	\$ (1,280,888)	47%		
Total		\$ 152,708,565	\$ 69,828,930	\$ (82,879,635)	46%	\$ 151,584,966	\$ 41,913,392	\$ (109,671,574)	28%		

**City of Ankeny
Investment Schedule
November 2025**

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance November 30, 2025
Capital Projects													
104092373377	Robert W. Baird & Co. FNMA		Federal Security	4.407%	9/3/2024	8/25/2025	356	\$ 5,000,000.00	\$ -	\$ (188,525.65)	\$ 197,900.65	\$ 4,811,474.35	\$ -
	Community Choice Cr€	CD	CD	4.250%	9/27/2024	9/27/2025	364	4,000,000.00	-	-	169,028.12	4,000,000.00	-
	Robert W. Baird & Co. T-Note		T-Note	4.119%	9/3/2024	2/15/2026	530	5,000,000.00	-	(170,858.59)	40,625.00	-	4,829,141.41
	RBC Wealth Managem MUFG Bank		Commercial Paper	3.953%	10/1/2025	6/26/2026	268	1,942,826.66	-	-	-	-	1,942,826.66
	RBC Wealth Managem Federal Farm Credits		Federal Security	3.559%	9/3/2024	8/15/2026	711	5,000,000.00	17,621.53	6,021.30	-	-	5,023,642.83
	RBC Wealth Managem T-Note		T-Note	3.891%	9/3/2024	8/15/2026	711	5,000,000.00	-	43,848.75	109,375.00	-	5,043,848.75
	Robert W. Baird & Co. T-Note		T-Note	3.660%	10/2/2025	10/31/2026	394	5,000,000.00	23,692.26	(131,603.12)	4,432.74	-	4,868,396.88
Subtotal								\$ 30,942,826.66	\$ 41,313.79	\$ (441,117.31)	\$ 521,361.51	\$ 8,811,474.35	\$ 21,707,856.53
Equipment Reserve													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000.00
Subtotal								\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000.00
General Funds													
0015592889-1003	Robert W. Baird & Co. Natixis		Commercial Paper	4.468%	12/12/2024	8/7/2025	238	\$ 4,856,538.90	\$ -	\$ -	\$ 143,461.10	\$ 4,856,538.90	\$ -
	Robert W. Baird & Co. T-Note		T-Note	4.282%	12/13/2024	8/31/2025	261	5,000,000.00	-	(139,860.95)	146,110.95	4,860,139.05	-
	RBC Wealth Managem MUFG Bank		Commercial Paper	4.442%	12/12/2024	9/5/2025	267	4,840,541.65	-	-	159,458.35	4,840,541.65	-
	Green State Credit Uni	CD	CD	4.500%	9/16/2024	9/16/2025	365	5,000,000.00	-	-	225,294.73	5,000,000.00	-
40029324	Two Rivers Bank & Tru	CD	CD	4.250%	9/27/2024	9/27/2025	365	5,000,000.00	-	-	212,499.53	5,000,000.00	-
260007020	Community State	CD	CD	4.400%	4/4/2025	10/1/2025	180	5,000,000.00	-	-	106,273.98	5,000,000.00	-
6901143053	RBC Wealth Managem FHLMC		Federal Security	4.204%	4/16/2025	10/15/2025	182	1,310,000.00	21.83	(23,056.00)	26,964.17	1,286,944.00	-
	RBC Wealth Managem FHLMC		Federal Security	4.197%	4/16/2025	10/27/2025	194	1,140,000.00	-	(21,318.00)	24,738.00	1,118,682.00	-
	Robert W. Baird & Co. T-Note		T-Note	4.256%	12/13/2024	11/30/2025	352	5,000,000.00	-	(179,750.00)	-	-	4,820,250.00
	Robert W. Baird & Co. T-Note		T-Note	4.068%	4/16/2025	1/31/2026	290	5,000,000.00	27,192.68	(55,531.25)	38,432.32	-	4,944,468.75
0028778	BMO	CD	CD	4.180%	4/4/2025	4/4/2026	365	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co. T-Note		T-Note	3.955%	4/16/2025	4/15/2026	364	5,000,000.00	512.30	(9,828.12)	93,237.70	-	4,990,171.88
	Community Choice Cr€	CD	CD	4.000%	10/16/2025	4/16/2026	181	5,000,000.00	-	-	-	-	5,000,000.00
	Robert W. Baird & Co. Lloyds Bank		Commercial Paper	3.885%	10/17/2025	5/31/2026	226	4,890,222.20	-	-	-	-	4,890,222.20
3001266051	Lincoln Savings Bank	CD	CD	4.000%	10/16/2025	7/17/2026	273	5,000,000.00	-	-	-	-	5,000,000.00
0028661	Community Choice Cr€	CD	CD	4.000%	10/1/2025	10/1/2026	364	2,000,000.00	-	-	-	-	2,000,000.00
3001266043	Lincoln Savings Bank	CD	CD	4.000%	10/16/2025	10/16/2026	364	5,000,000.00	-	-	-	-	5,000,000.00
3000907325	Robert W. Baird & Co. T-Note		T-Note	3.554%	10/20/2025	10/31/2026	376	5,000,000.00	38,196.33	(95,851.56)	2,428.67	-	4,904,148.44
	Lincoln Savings Bank	MM	Money market	2.722%	N/A	N/A	MM	7,813,470.77	-	-	100,137.76	-	7,813,470.77
	IPAIT	MM	Money market	3.723%	N/A	N/A	MM	87,737,384.98	-	-	925,132.26	20,000,000.00	67,737,384.98
	Farmers State Bank	MM	Money market	3.630%	N/A	N/A	MM	25,773,512.26	-	-	431,450.51	-	25,773,512.26
Subtotal								\$ 200,361,670.76	\$ 65,923.14	\$ (525,195.88)	\$ 2,635,620.03	\$ 51,962,845.60	\$ 147,873,629.28
Police/Fire Pension													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
Subtotal								\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
Sewer Improvement Fund													
104092373377	Community Choice Cr€	CD	CD	4.250%	9/27/2024	9/27/2025	364	\$ 1,000,000.00	\$ -	\$ -	\$ 42,257.03	\$ 1,000,000.00	\$ -
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	1,000,000.00	-	-	-	-	1,000,000.00
0028661	Community Choice Cr€	CD	CD	4.000%	10/1/2025	10/1/2026	364	1,000,000.00	-	-	-	-	1,000,000.00
Subtotal								\$ 3,000,000.00	\$ -	\$ -	\$ 42,257.03	\$ 1,000,000.00	\$ 2,000,000.00

**City of Ankeny
Investment Schedule
November 2025**

Account Number	Institution	Description	Type	Interest Rate	Purchase Date	Maturity Date	Days	Principal	Accrued Interest	Premium/ (Discount)	Interest/ Dividends Received	Principal Redeemed	Balance November 30, 2025
Water Fund													
260007546	Community State	CD	CD	4.170%	6/24/2025	6/24/2026	365	\$ 3,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000.00
Subtotal								\$ 3,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000.00
Total Investments								\$ 238,804,497.42	\$ 107,236.93	\$ (966,313.19)	\$ 3,199,238.57	\$ 61,774,319.95	\$ 176,081,485.81
<u>Totals by Institution</u>													
Bankers Trust								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BMO								5,000,000.00	-	-	-	-	5,000,000.00
Community Choice Credit Union								13,000,000.00	-	-	211,285.15	5,000,000.00	8,000,000.00
Community State								10,500,000.00	-	-	106,273.98	5,000,000.00	5,500,000.00
Farmers State Bank								25,773,512.26	-	-	431,450.51	-	25,773,512.26
First Interstate Bank								-	-	-	-	-	-
First National Bank								-	-	-	-	-	-
Great Southern Bank								-	-	-	-	-	-
Green State Credit Union								5,000,000.00	-	-	225,294.73	5,000,000.00	-
IPAIT								87,737,384.98	-	-	925,132.26	20,000,000.00	67,737,384.98
Lincoln Savings Bank								17,813,470.77	-	-	100,137.76	-	17,813,470.77
Northwest Bank								-	-	-	-	-	-
RBC Wealth Management								19,233,368.31	17,643.36	5,496.05	320,535.52	7,246,167.65	12,010,318.24
Robert W. Baird & Co.								49,746,761.10	89,593.57	(971,809.24)	666,629.13	14,528,152.30	34,246,799.56
South Story Bank & Trust								-	-	-	-	-	-
Two Rivers Bank & Trust								5,000,000.00	-	-	212,499.53	5,000,000.00	-
Veridian Credit Union								-	-	-	-	-	-
Wells Fargo Bank								-	-	-	-	-	-
Total								\$ 238,804,497.42	\$ 107,236.93	\$ (966,313.19)	\$ 3,199,238.57	\$ 61,774,319.95	\$ 176,081,485.81
<u>Totals by Type</u>													
CD								\$ 48,500,000.00	\$ -	\$ -	\$ 755,353.39	\$ 20,000,000.00	\$ 28,500,000.00
Commercial paper								16,530,129.41	-	-	302,919.45	9,697,080.55	6,833,048.86
Money market								121,324,368.01	-	-	1,456,720.53	20,000,000.00	101,324,368.01
Federal security								12,450,000.00	17,643.36	(226,878.35)	249,602.82	7,217,100.35	5,023,642.83
T-Bill								-	-	-	-	-	-
T-Note								40,000,000.00	89,593.57	(739,434.84)	434,642.38	4,860,139.05	34,400,426.11
								\$ 238,804,497.42	\$ 107,236.93	\$ (966,313.19)	\$ 3,199,238.57	\$ 61,774,319.95	\$ 176,081,485.81



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to receive and file Building Permit Report for November 2025.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. November 2025 Building Permit Report

City of Ankeny
Building Permit Report
Month of November 2025

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	November-25		November-24		1/1/2025-11/30/2025		1/1/2024-11/30/2024		7/1/2025-11/30/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	27	\$10,865,246	33	\$13,334,086	324	\$130,908,956	385	\$148,602,780	162	\$67,403,517
New Single Family Attached/Duplex	6	\$1,910,193	49	\$11,277,348	317	\$83,980,462	229	\$58,323,647	84	\$24,006,878
New Multi - Family	0	\$0	1	\$1,568,700	8	\$73,852,252	8	\$18,389,323	1	\$4,003,375
Total New Residential Permits	33	\$12,775,439	83	\$26,180,134	649	\$288,741,670	622	\$225,315,750	247	\$95,413,770
Additions/Alterations/Other (1)	37	\$636,772	54	\$868,408	736	\$24,816,004	731	\$8,613,343	342	\$2,869,916
Total New Dwelling Units	33		170		1252		796		267	
NON-RESIDENTIAL										
New Commercial *	2	\$400,000	2	\$16,420,856	24	\$86,795,223	14	\$46,759,090	10	\$31,300,190
COM Additions/Alterations/Other	6	\$1,165,535	6	\$886,850	72	\$21,076,156	94	\$47,457,555	32	\$4,246,508
New Church	0	\$0	0	\$0	1	\$300,000	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	5	\$7,907,744	5	\$317,908	3	\$4,366,794
New School	0	\$0	0	\$0	3	\$30,649,960	0	\$0	3	\$30,649,960
SCH Additions/Alterations/Other	0	\$0	0	\$0	4	\$832,250	2	\$3,612,000	2	\$273,760
Total Non Residential Permits	8	\$1,565,535	8	\$17,307,706	109	\$147,561,333	115	\$98,146,553	50	\$70,837,212
MISC PERMITS (2)	44	\$85,858	45	\$48,405	881	\$1,971,168	771	\$1,161,874	399	\$637,504
TOTALS	122	\$15,063,604	190	\$44,404,653	2375	\$463,090,175	2239	\$333,237,520	1038	\$169,758,402

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Nov-25

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	11/3/2025	\$511,306	25-6335-NEW	1812 NE Frisk Dr	Claman Custom Homes	Claman Custom Homes
Single Family Detached	New Building	11/3/2025	\$404,344	25-6409-NEW	2919 NW 27th Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	11/3/2025	\$444,556	25-6462-NEW	2112 NE 19th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	11/4/2025	\$600,620	25-3976-NEW	1612 NE 19th St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	11/4/2025	\$352,276	25-6549-NEW	1008 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/4/2025	\$350,916	25-6560-NEW	1004 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/4/2025	\$327,918	25-6574-NEW	1012 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/10/2025	\$521,620	25-6663-NEW	2727 NW Greenwood St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	11/12/2025	\$358,284	25-6589-NEW	5810 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/12/2025	\$402,037	25-6590-NEW	5809 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/13/2025	\$392,901	25-6624-NEW	4210 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/13/2025	\$433,185	25-6625-NEW	4206 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/13/2025	\$342,482	25-6626-NEW	4209 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/17/2025	\$364,264	25-6546-NEW	3204 SE Elkwood Ct	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	11/17/2025	\$356,088	25-6547-NEW	3208 SE Elkwood Ct	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	11/17/2025	\$361,175	25-6629-NEW	1308 NW Benjamin Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	11/17/2025	\$297,972	25-6808-NEW	4301 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	11/18/2025	\$400,837	25-6577-NEW	1100 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/18/2025	\$401,577	25-6579-NEW	4115 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/19/2025	\$374,982	25-6671-NEW	207 SW 16th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	11/24/2025	\$347,235	25-6861-NEW	4415 NE 7th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	11/24/2025	\$338,423	25-6862-NEW	4411 NE 7th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	11/24/2025	\$325,233	25-6863-NEW	707 NE Doe Pointe Dr	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	11/24/2025	\$354,773	25-6864-NEW	711 NE Doe Pointe Dr	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	11/25/2025	\$459,939	25-6112-NEW	3207 SE Elkwood Ct	Embarq Signature Homes	Embarq Signature Homes
Single Family Detached	New Building	11/26/2025	\$572,619	25-7084-NEW	107 NE 64th Ln	Harvest Ridge Builders	Harvest Ridge Builders
Single Family Detached	New Building	11/26/2025	\$467,684	25-6804-NEW	3111 NE Avery Dr	Astoria Homes LLC	Astoria Homes LLC
Single Family Attached	New Building	11/4/2025	\$319,296	25-5888-NEW	214 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	11/4/2025	\$317,754	25-5965-NEW	218 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	11/4/2025	\$317,754	25-5969-NEW	222 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	11/4/2025	\$319,296	25-5971-NEW	226 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	11/4/2025	\$317,276	25-5849-NEW	217 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	11/4/2025	\$318,817	25-5939-NEW	221 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Building Addition	11/3/2025	\$41,902	25-5621-ADD	3017 SW Pleasant Ct	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Building Alteration	11/3/2025	\$5,225	25-6573-ALT	214 SW Scott St	SafeBasements of Iowa	Anchored Walls
Single Family Detached	Building Alteration	11/3/2025	\$2,079	25-6632-ALT	2401 NW Park Meadows Dr	Rodney Godron	Rodney Godron
Single Family Detached	Building Alteration	11/4/2025	\$8,000	25-6682-ALT	129 SW Meadowlark Ct	Carlson Built Inc	Carlson Built Inc
Single Family Detached	Solar	11/5/2025	\$6,750	25-6710-SOL	601 NW 17th St	The Solar Guys	The Solar Guys
Single Family Attached	Fire Repair	11/7/2025	\$60,000	25-6529-FREP	1432 SW Twin Gates Dr	First Onsite Property Restoration	First Onsite Property Restoration
Single Family Attached	Fire Repair	11/7/2025	\$30,000	25-6532-FREP	1436 SW Twin Gates Dr	First Onsite Property Restoration	First Onsite Property Restoration
Single Family Detached	Fire Repair	11/7/2025	\$25,000	25-6769-FREP	813 SE Trilein Dr	Blue Sky Renovations LLC	Blue Sky Renovations LLC

Single Family Detached	Building Alteration	11/9/2025	\$12,348 25-5774-ALT	308 SW 50th St	Richard Jespersen	Jespersen Construction
Single Family Detached	Building Alteration	11/10/2025	\$29,421 25-6809-ALT	3720 NW Des Moines St	Marc T Guerne	Marc T Guerne
Single Family Detached	Porch	11/11/2025	\$2,880 25-6837-PRCH	1915 SE Clover Ridge Dr	Caleb Fritzler	Caleb Fritzler
Single Family Detached	Solar	11/12/2025	\$5,580 25-6742-SOL	4420 NW 17th St	The Solar Guys	The Solar Guys
Single Family Detached	Building Alteration	11/12/2025	\$21,798 25-6840-ALT	4214 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	11/13/2025	\$19,341 25-6824-ALT	1213 NW Driftwood Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Porch	11/18/2025	\$2,520 25-6498-PRCH	2706 NW Linwood Ct	Alexander Brock	Alexander Brock
Single Family Detached	Building Alteration	11/18/2025	\$30,460 25-6961-ALT	1010 NE 16th St	Shannon Salazar-Aleman	Shannon Salazar-Aleman
Single Family Detached	Building Alteration	11/19/2025	\$4,890 25-7004-ALT	409 SW Walnut St	BAM Basements	BAM Basements
Single Family Detached	Building Alteration	11/20/2025	\$5,000 25-6525-ALT	2214 NW Ashland Pkwy	Edith Campos	Lopez J Framing LLC
Single Family Detached	Solar	11/24/2025	\$27,000 25-6946-SOL	533 NE 3rd St	Purelight Power	Purelight Power
Single Family Detached	Porch	11/24/2025	\$5,312 25-7094-PRCH	304 SW Oakmont Ct	T & E Construction Inc	T & E Construction Inc
Single Family Detached	Shed	11/5/2025	\$1,400 25-6650-SHD	3201 SW Townpark Cir	Oudone Koulavongsa	Oudone Koulavongsa
Single Family Detached	Shed	11/12/2025	\$3,360 25-6834-SHD	5215 NW 8th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	11/24/2025	\$3,840 25-7135-SHD	822 SE 4th St	Tony Wayne Angran II	Tony Wayne Angran II
Single Family Detached	Shed	11/25/2025	\$960 25-7115-SHD	2106 SW 18th St	Andrew Oldridge	Andrew Oldridge
Single Family Detached	Garage	11/3/2025	\$34,954 25-6503-GAR	621 SW Cherry St	Jeffrey Black	Jeffrey Black
Single Family Detached	Garage	11/17/2025	\$38,131 25-6812-GAR	322 SW Westview Dr	Marvin Byrkett	Marvin Byrkett
Single Family Detached	Garage	11/23/2025	\$18,933 25-6667-GAR	414 NW 27th St	Ryan Ferris	Ferris Construction LLC
Single Family Detached	Deck	11/6/2025	\$240 25-6749-DECK	503 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	Deck	11/10/2025	\$1,728 25-6810-DECK	2949 SW Country Ln	Oakwood Builders Group	Oakwood Builders Group
Single Family Detached	Deck	11/17/2025	\$2,304 25-6307-DECK	4812 NE Hillcrest Ct	MW3 Construction, LLC	MW3 Construction, LLC
Single Family Detached	Deck	11/17/2025	\$4,752 25-6679-DECK	4804 NE Hillcrest Ct	Adam Stevens	Adam Stevens
Single Family Detached	Deck	11/19/2025	\$4,224 25-6599-DECK	729 NE Brook Haven Dr	Naylor Ross	Renomads LLC
Single Family Detached	Deck	11/25/2025	\$1,440 25-7008-DECK	711 NW 31st St	Better Builders	Better Builders
Single Family Detached	Spa/Hot Tub	11/11/2025	\$0 25-6826-SPA	4906 NW 5th St	William Lowe	William Lowe
Single Family Detached	Swimming Pool	11/5/2025	\$0 25-6504-POOL	1907 NW Abilene Rd	Carrie Becker	Swimming Pool Supply
Multi-Family	Swimming Pool	11/6/2025	\$175,000 25-6705-POOL	2820 NE 38th St	JCorp Inc	JCorp Inc
Single Family Detached	Swimming Pool	11/20/2025	\$0 25-6759-POOL	1015 NE 59th Ct	Premier Pools & Spas	Premier Pools & Spas
Industrial	Footing/Found	11/17/2025	\$360,000 25-6104-FND	7405 SE Northstar Dr	Michael Huff	Dean Snyder Construction
Mixed Use	Footing/Found	11/19/2025	\$40,000 25-6875-FND	1505 NE 36th St	DRA Properties	DRA Properties LLC
Retail	Building Alteration	11/6/2025	\$50,000 25-6597-ALT	1630 S Ankeny Blvd Ste 105	accurate commercial	accurate commercial
Mixed Use	Building Alteration	11/9/2025	\$30,000 25-6683-ALT	804 SW Cherry St	Knox Construction LLC	Knox Construction LLC
Retail	Building Alteration	11/10/2025	\$253,635 25-6582-ALT	2405 SW White Birch Dr STE 107	Four Ever Homes	Four Ever Homes
Mixed Use	Building Alteration	11/13/2025	\$130,000 25-6310-ALT	1345 SW Park Square Dr STE 100	DRA Properties	DRA Properties LLC
Office	Building Alteration	11/14/2025	\$1,900 25-6892-ALT	1625 S Ankeny Blvd Bldg 2	Mahmoud Chabayta	Mahmoud Chabayta
Other	Building Alteration	11/17/2025	\$700,000 25-4267-ALT	7310 SE Crosswinds Dr	Maegan Schlosser	Maegan Schlosser
Single Family Detached	Fence/Wall	11/4/2025	\$0 25-6676-FNCE	2013 NW Beechwood St	Arpy's Construction	Arpy's Construction
Single Family Detached	Fence/Wall	11/5/2025	\$0 25-6698-FNCE	2018 NW Woodland Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	11/5/2025	\$0 25-6699-FNCE	2911 SW Applewood St	Des Moines Steel Fence Co	Des Moines Steel Fence Co

Single Family Detached	Fence/Wall	11/6/2025	\$0 25-6743-FNCE	2802 NW 39th Ln	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	11/6/2025	\$0 25-6745-FNCE	2720 NW 39th Ln	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	11/7/2025	\$0 25-6633-FNCE	4507 NW 13th St	Veronica Muchiri	Veronica Muchiri
Single Family Detached	Fence/Wall	11/7/2025	\$0 25-6801-FNCE	2514 SW 32nd St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	11/11/2025	\$0 25-6829-FNCE	5510 NE Seneca Dr	Alexander A Schelling	Alexander A Schelling
Single Family Detached	Fence/Wall	11/11/2025	\$0 25-6836-FNCE	407 NE 51st Ct	Juan J Ortiz	Juan J Ortiz
Single Family Detached	Fence/Wall	11/12/2025	\$0 25-6707-FNCE	1507 NW Driftwood Dr	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	11/12/2025	\$0 25-6830-FNCE	1807 SW Westview Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	11/12/2025	\$0 25-6831-FNCE	1904 NE 19th St	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	11/12/2025	\$0 25-6832-FNCE	5808 NE Sherman Ct	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	11/12/2025	\$0 25-6884-FNCE	713 NE Country Meadow Dr	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	11/13/2025	\$0 25-6871-FNCE	1301 SE Trilein Dr	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	11/18/2025	\$0 25-6959-FNCE	3517 NW 28th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	11/18/2025	\$0 25-6974-FNCE	608 NE 56th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	11/18/2025	\$0 25-6989-FNCE	206 SW 48th St	Ryan Delaney	Elite Fence LLC
Single Family Detached	Fence/Wall	11/19/2025	\$0 25-6993-FNCE	4107 NW Abilene Rd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	11/19/2025	\$0 25-6998-FNCE	3205 SW Brookeline Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	11/20/2025	\$0 25-6896-FNCE	3115 NE 8th St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	11/21/2025	\$0 25-4461-FNCE	205 SW 15th St	Charles Ryan	Charles Ryan
Single Family Detached	Fence/Wall	11/21/2025	\$0 25-6945-FNCE	1103 NW Ridge Rd	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	11/21/2025	\$0 25-7041-FNCE	420 NE 58th St	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	11/24/2025	\$0 25-7093-FNCE	4428 NE 8th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	11/24/2025	\$0 25-7134-FNCE	3212 NW Northpark Dr	Benjamin Snyder	Benjamin Snyder
Single Family Detached	Fence/Wall	11/25/2025	\$0 25-7124-FNCE	1213 NW Driftwood Dr	Thrive Fencing	Thrive Fencing
Retail	Sign	11/3/2025	\$24,850 25-5555-SIGNP	3603 NE Otterview Cir	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	11/3/2025	\$12,700 25-5556-SIGNP	3603 NE Otterview Cir	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Single Family Detached	Sign	11/3/2025	\$2,501 25-6470-SIGNP	1010 SE 54th St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Multi-Family	Sign	11/6/2025	\$6,485 25-6400-SIGNP	1155 SW Prairie Trail Pkwy	Signarama Urbandale	Signarama Urbandale
Office	Sign	11/6/2025	\$4,200 25-6483-SIGNP	317 S Ankeny Blvd	Signarama Urbandale	Signarama Urbandale
Retail	Sign	11/12/2025	\$11,241 25-6553-SIGNP	1630 S Ankeny Blvd Ste 106	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Single Family Detached	Sign	11/12/2025	\$5,488 25-6554-SIGNP	1630 S Ankeny Blvd Ste 106	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	11/12/2025	\$5,233 25-6768-SIGNP	1630 S Ankeny Blvd Ste 107	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	11/14/2025	\$11,900 25-5133-SIGNP	1910 SW White Birch Cir	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	11/20/2025	\$630 25-6984-SIGNP	2120 NE 36th St Ste 103	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Retail	Sign	11/20/2025	\$630 25-6987-SIGNP	2120 NE 36th St Ste 103	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Retail	Temporary Sign	11/20/2025	\$0 25-6919-SIGNT	709 N Ankeny Blvd	H & R BLock	H & R BLock
Retail	Temporary Sign	11/20/2025	\$0 25-6920-SIGNT	1325 SW Oralabor Rd Ste 218	H & R BLock	H & R BLock
Single Family Detached	Drive Approach	11/17/2025	\$0 25-6967-RSTRM	1009 SE 8th St	Ikerson Concrete	Ikerson Concrete
Single Family Detached	Drive Approach	11/20/2025	\$0 25-7036-RSTRM	426 SW Oak Ln	AllCrete	AllCrete
Industrial	Fuel Tanks	11/13/2025	\$0 25-6381-FUEL	2129 SE Hulsizer Rd	Midwest Liquid System	Midwest Liquid System
Multi-Family	Fuel Tanks	11/21/2025	\$0 25-6748-FUEL	1155 SW Prairie Trail Pkwy	JCorp Inc	JCorp Inc



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to receive and file the Utility Billing Report for November 2025.

ORIGINATING DEPARTMENT

Finance

COUNCIL GOAL

Exercise Financial Discipline

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Utility Billing Report FY26

City of Ankeny
To the Mayor and City Council
Utility Billing Report

Month	Customers Billed	Billed Consumption (Gallons)	Water Billings	Revenue / 1000 Gal	Water Svc. Avail.	# W.A. Chg.	Total Tax	Misc. Charges	Sewer Billings	Sewer Svc. Avail.	# S.A. Chg.	Storm Water Billings	Total Monthly Billings
July	31,200	162,923,336	\$ 1,202,102	\$ 7.38	\$ 359,978	28,507	\$ 116,728	\$ 15,858	\$ 875,670	\$ 615,825	27,952	\$ 363,056	\$ 3,432,489
August	31,373	181,829,986	\$ 1,382,154	\$ 7.60	\$ 361,877	28,684	\$ 128,420	\$ 15,964	\$ 968,502	\$ 619,148	28,128	\$ 364,894	\$ 3,712,538
September	31,256	218,220,451	\$ 1,681,646	\$ 7.71	\$ 362,134	28,687	\$ 145,730	\$ 15,959	\$ 926,928	\$ 619,506	28,129	\$ 364,935	\$ 3,971,109
October	31,420	218,995,284	\$ 1,716,625	\$ 7.84	\$ 362,891	28,752	\$ 147,741	\$ 15,994	\$ 948,086	\$ 620,872	28,189	\$ 365,989	\$ 4,030,457
November	31,293	152,934,312	\$ 1,173,977	\$ 7.68	\$ 362,209	28,756	\$ 115,210	\$ 16,028	\$ 909,239	\$ 623,378	28,250	\$ 366,941	\$ 3,451,771
December													
January													
February													
March													
April													
May													
June													
FY Total	156,542	934,903,369	\$ 7,156,503	\$ 38.21	\$ 1,809,089	143,386	\$ 653,829	\$ 79,803	\$ 4,628,425	\$ 3,098,728	140,648	\$ 1,825,815	\$ 18,598,364
FY 26 Average	31,308	186,980,674	\$ 1,431,301	\$ 7.64	\$ 361,818	28,677	\$ 130,766	\$ 15,961	\$ 925,685	\$ 619,746	28,130	\$ 365,163	\$ 3,719,673
FY 25 Average	30,427	180,456,272	\$ 1,337,726	\$ 7.42	\$ 343,839	28,117	\$ 123,198	\$ 15,656	\$ 852,429	\$ 565,876	27,602	\$ 354,699	\$ 3,470,225
FY 24 Average	29,518	184,849,235	\$ 1,277,823	\$ 6.90	\$ 322,576	27,466	\$ 117,868	\$ 15,297	\$ 814,787	\$ 551,982	26,961	\$ 294,717	\$ 3,277,182
FY 23 Average	28,338	188,099,141	\$ 1,183,291	\$ 6.32	\$ 299,367	26,581	\$ 110,645	\$ 14,818	\$ 821,186	\$ 533,485	26,102	\$ 284,256	\$ 3,136,403
FY 22 Average	27,012	173,720,262	\$ 1,039,721	\$ 5.96	\$ 279,636	25,615	\$ 100,602	\$ 14,280	\$ 839,667	\$ 531,081	25,155	\$ 270,547	\$ 2,974,932
FY 21 Average	25,514	175,191,103	\$ 1,004,651	\$ 5.65	\$ 261,517	24,564	\$ 97,325	\$ 13,675	\$ 893,718	\$ 543,516	24,102	\$ 255,531	\$ 2,972,609
FY 20 Average	24,069	148,457,846	\$ 790,912	\$ 5.23	\$ 248,219	23,477	\$ 81,443	\$ 13,067	\$ 790,209	\$ 519,384	23,018	\$ 198,220	\$ 2,560,012
FY 19 Average	23,157	141,721,265	\$ 703,451	\$ 4.89	\$ 239,513	22,642	\$ 76,042	\$ 12,604	\$ 765,640	\$ 500,957	22,194	\$ 191,607	\$ 2,413,772
FY 18 Average	22,199	148,299,683	\$ 717,639	\$ 4.75	\$ 229,309	21,696	\$ 74,396	\$ 12,079	\$ 732,055	\$ 479,581	21,257	\$ 168,141	\$ 2,338,804
FY 17 Average	21,118	130,754,905	\$ 573,655	\$ 4.34	\$ 203,156	20,629	\$ 63,715	\$ 11,495	\$ 715,618	\$ 454,144	20,208	\$ 160,807	\$ 2,118,875
FY 16 Average	20,144	122,786,371	\$ 498,547	\$ 4.03	\$ 181,657	19,695	\$ 57,931	\$ 10,977	\$ 700,667	\$ 432,333	19,276	\$ 154,242	\$ 1,978,423
FY 15 Average	19,002	114,382,217	\$ 448,375	\$ 3.89	\$ 165,892	18,592	\$ 52,152	\$ 9,481	\$ 621,465	\$ 381,931	18,171	\$ 146,989	\$ 1,774,134
FY 14 Average	18,188	130,473,575	\$ 524,615	\$ 3.93	\$ 157,676	17,824	\$ 54,495	\$ 9,082	\$ 575,219	\$ 347,744	17,409	\$ 141,544	\$ 1,755,881
FY 13 Average	17,461	127,259,667	\$ 498,872	\$ 3.84	\$ 147,519	17,146	\$ 49,939	\$ 8,749	\$ 516,957	\$ 308,223	16,745	\$ 96,329	\$ 1,576,649
FY 12 Average	16,898	119,790,894	\$ 443,102	\$ 3.64	\$ 135,767	16,620	\$ 44,904	\$ 8,477	\$ 459,863	\$ 271,187	16,213	\$ 93,307	\$ 1,411,702
FY 11 Average	16,415	105,824,267	\$ 343,916	\$ 3.24	\$ 118,519	16,175	\$ 36,560	\$ 7,621	\$ 427,041	\$ 247,677	15,724	\$ 90,746	\$ 1,235,520
FY 10 Average	15,932	109,564,150	\$ 325,559	\$ 2.94	\$ 104,065	15,673	\$ 32,792	\$ 7,243	\$ 375,098	\$ 210,202	15,216	\$ 88,351	\$ 1,110,519
FY 09 Average	15,325	109,776,358	\$ 316,943	\$ 2.84	\$ 96,801	15,261	\$ 30,993	\$ 7,060	\$ 350,002	\$ 195,507	14,806	\$ -	\$ 966,313
FY 08 Average	14,934	112,497,657	\$ 326,578	\$ 2.86	\$ 90,607	14,742	\$ 28,423	\$ 12,328	\$ 309,562	\$ 163,141	14,274	\$ -	\$ 930,639
FY 07 Average	14,345	111,387,042	\$ 310,964	\$ 2.74	\$ 83,528	14,099	\$ 26,133	\$ 10,755	\$ 257,067	\$ 137,350	13,634	\$ -	\$ 825,795
FY 06 Average	13,420	108,202,296	\$ 291,748	\$ 2.66	\$ 73,332	13,109	\$ 23,924	\$ 9,694	\$ 233,797	\$ 109,441	12,668	\$ -	\$ 741,937
FY 05 Average	12,259	99,314,970	\$ 220,166	\$ 2.24	\$ 63,148	14,096	\$ 18,767	\$ 7,304	\$ 209,495	\$ 80,757	13,687	\$ -	\$ 599,637
FY 04 Average	11,160	106,031,112	\$ 223,285	\$ 2.10	\$ 57,886	13,782	\$ 17,891	\$ 4,312	\$ 189,435	\$ 70,582	13,393	\$ -	\$ 563,392
FY 03 Average	10,241	90,622,843	\$ 190,558	\$ 2.09	\$ 54,239	12,914	\$ 15,965	\$ 2,836	\$ 179,169	\$ 66,118	12,546	\$ -	\$ 508,886
FY 02 Average	9,538	86,506,417	\$ 179,109	\$ 2.06	\$ 51,377	12,233	\$ 15,237	\$ 2,865	\$ 175,727	\$ 62,666	11,891	\$ -	\$ 486,982
FY 01 Average	8,968	75,203,817	\$ 161,137	\$ 2.13	\$ 49,015	11,670	\$ 14,113	\$ 2,386	\$ 169,540	\$ 59,883	11,363	\$ -	\$ 456,075
FY 00 Average	8,943	76,589,060	\$ 161,036	\$ 2.10	\$ 46,920	11,171	\$ 11,686	\$ 2,411	\$ 163,674	\$ 57,273	10,868	\$ -	\$ 442,999
FY 99 Average	8,402	66,329,874	\$ 137,536	\$ 2.07	\$ 44,676	10,637	\$ 10,510	\$ 2,168	\$ 156,069	\$ 55,530	10,537	\$ -	\$ 406,489
FY 98 Average	8,014	63,130,217	\$ 135,586	\$ 2.15	\$ 42,754	10,180	\$ 10,520	\$ 2,445	\$ 153,575	\$ 52,226	9,910	\$ -	\$ 396,835
FY 97 Average	7,631	62,277,745	\$ 130,853	\$ 2.10	\$ 41,003	9,763	\$ 9,892	\$ 2,373	\$ 146,976	\$ 50,743	9,629	\$ -	\$ 381,841



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Change Order #2 increasing the contract amount by \$1,440.00 to Jasper Construction Services, Inc. for construction 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

The purpose of the change order is to add temporary bonded fiber matrix mulch to stabilize denuded areas for winter shut-down.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

July 21, 2025: Award contract to Jasper Construction Services, Inc. for \$325,834.00.

FISCAL IMPACT

Increases the project cost by \$1,440.00

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CO#2

City of
Ankeny
Bringing it all together

Project Title:	Sawgrass Park Dam Improvements		
Contractor:	Jasper Construction Services, Inc.		
Address:	928 N. 19th Ave E, Newton, IA 50208		
Finance Budget Code:	686.3686.4453	Finance Project #:	686.4453
Vendor Project #:	0	Purchase Order #:	0
Original Contract Date:	July 21, 2025	Vendor Account #:	9517

Date of Council Meeting: December 15, 2025 Change Order #: 2

Purpose of Change Order:

Item C - Temporary Bonded Fiber Matrix Mulch is needed as provisional stabilization for denuded areas that are in the process of being constructed but could not be completed due to seasonal weather and winter shut-down. This includes across the dam (31' x 193'), stockpile and staging areas (107' x 87'), and the access road between the parking lot and work site (14' x 400').

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
C	Temporary BFM Mulch	AC	+0.48	\$ 3,000.00	\$ 1,440.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Change Order #: <u>2</u> makes the following adjustments to the Contract:					\$ 1,440.00

Contractor Accepted: Jasper Construction Services, Inc.

Signature Steve Rhoads Firm Name _____ Date 12/2/25

Engineer Approved: Snyder & Associates, Inc.

Firm Name Bechtel
Shannon R. Schultz 12/2/2025
Signature _____ Date _____

Owner Accepted: City of Ankeny

Signature

Mayor

Title

December 15, 2025

Date

Attest for Owner:

	City Clerk
Signature	Title
	December 15, 2025
	Date

Record of Change Orders:

Original Contract Amount		\$ 325,834.00
#	Change Order Date	Amount
1	November 17, 2025	\$ 14,250.00
2	December 15, 2025	\$ 1,440.00
3		
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Revised Contract Amount \$ 341,524.00



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Change Order #3 decreasing the contract amount by \$34,152.28 to Rognes Corporation for construction services on the SE 3rd Street Utility Improvements — Phase 2 project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

Change Order #3 has 2 main components: (1) updates quantities to reflect as-built quantities, and (2) includes additional quantities for replacing previously constructed non-compliant driveways (including quantities for adding rebar to those driveways), and extending the HMA parking lot of 112 SE 3rd Street.

CITY MANAGER/STAFF RECOMMENDATIONS:

Consider motion to approve Change Order #3 decreasing the contract amount by \$34,152.28 to Rognes Corporation for construction services on the SE 3rd Street Utility Improvements — Phase 2 project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. SE 3rd Street Utility Improvements - Phase 2 - Signed CO 3

CHANGE ORDER FORM



Project Title: SE 3rd Street Utility Improvements - Phase 2
 Contractor: Rognes Corporation
 Address: 1609 North Ankeny Blvd, Suite 210, Ankeny, IA 50023

Finance Budget Code: 48% 658.3658.4452
 52% 695.3695.4453 Finance Project #: 48% 658.4452
 52% 695.4453

Vendor Project #: N/A Purchase Order #: N/A
 Original Contract Date: February 19, 2024 Vendor Account #: 1768

Date of Council Meeting: December 15, 2025 Change Order #: 3
 Purpose of Change Order:

Items 2.01, 2.04, 2.05, 2.06, 2.07, 4.03, 4.06, 4.07, 4.08, 4.09, 4.10, 4.11, 4.12, 4.13, 4.14, 4.16, 5.04, 5.05, 5.10, 7.01, 7.02, 7.03, 7.04, 7.06, 7.07, 7.08, 8.01, 8.02, 9.01, 9.02, 9.03, 9.04, 9.06, 9.07, 9.08, 11.03, and 11.04: Updated quantities to reflect as-built quantities.
 Item 12.10: Several existing driveways were found to have reinforced pavement. The replacement driveways were then reinforced with rebar.
 Item 12.11: Replaced newly constructed driveways that were built per plan, but were out of compliance for slope.
 Item 12.12: Extended the HMA parking lot of 112 SE 3rd Street by an additional 9 SY.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
2.01	CLEARING AND GRUBBING	UNIT	(74.5)	\$ 133.00	\$ (9,908.50)
2.04	EXCAVATION, CLASS 10	CY	134	\$ 27.00	\$ 3,618.00
2.05	SUBGRADE PREPARATION	SY	25	\$ 2.80	\$ 70.00
2.06	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR	SY	(1,425)	\$ 4.90	\$ (6,982.50)
2.07	SUBBASE, MODIFIED	SY	1,037	\$ 10.00	\$ 10,370.00
4.03	SANITARY SEWER SERVICE STUB, PVC, 4"	LF	(30)	\$ 110.00	\$ (3,300.00)
4.06	SANITARY SEWER CLEANOUT, TEMPORARY	EA	(1)	\$ 6,840.00	\$ (6,840.00)
4.07	REMOVAL OF SANITARY SEWER CLEANOUT	EA	(1)	\$ 116.00	\$ (116.00)
4.08	STORM SEWER, TRENCHED, RCP, 15 IN. DIA	LF	(17)	\$ 104.00	\$ (1,768.00)
4.09	STORM SEWER, TRENCHED, RCP, 36 IN. DIA	LF	(28.12)	\$ 166.00	\$ (4,667.92)
4.10	STORM SEWER, TRENCHED, RCP, 42 IN. DIA	LF	(24.73)	\$ 245.00	\$ (6,058.85)
4.11	REMOVAL OF STORM SEWER, RCP, DIA. EQUAL TO OR LESS THAN 18 IN.	LF	(20)	\$ 23.00	\$ (460.00)
4.12	REMOVAL OF STORM SEWER, RCP, DIA. EQUAL TO OR GREATER THAN 18 IN.	LF	(15)	\$ 23.00	\$ (345.00)
4.13	FOOTING DRAIN COLLECTOR/SUBDRAIN, CORRUGATED PVC, 8 IN. DIA	LF	75	\$ 41.00	\$ 3,075.00
4.14	SUBDRAIN CLEANOUT, TYPE A-1, 8 IN.	EA	(3)	\$ 773.00	\$ (2,319.00)
4.16	FOOTING DRAIN OUTLETS AND CONNECTIONS, 8 IN. DIA	EA	(2)	\$ 266.00	\$ (532.00)
5.04	WATER MAIN, TRENCHED, RESTRAINED PVC C900, 8 IN. DIA.	LF	(4)	\$ 91.00	\$ (364.00)
5.05	WATER MAIN, TRENCHED, RESTRAINED DIP, 8 IN. DIA.	LF	(1)	\$ 115.00	\$ (115.00)
5.10	FITTING, 45 DEG., 8 IN.	EA	(4)	\$ 849.00	\$ (3,396.00)
7.01	PAVEMENT, PCC, CLASS C-SUD, 8 IN.	SY	(112.4)	\$ 62.00	\$ (6,968.80)
7.02	REMOVAL OF SIDEWALK AND DRIVEWAY	SY	170.9	\$ 7.20	\$ 1,230.48
7.03	SIDEWALK, PCC, 4 IN.	SY	24.1	\$ 46.00	\$ 1,108.60
7.04	SIDEWALK, PCC, 6 IN.	SY	(41)	\$ 76.00	\$ (3,116.00)
7.06	DRIVEWAY, PAVED, PCC, 6 IN.	SY	237.8	\$ 58.00	\$ 13,792.40
7.07	DRIVEWAY, PAVED, PCC, 7 IN.	SY	(0.5)	\$ 65.00	\$ (32.50)
7.08	DRIVEWAY, GRANULAR, 7 IN.	SY	274.67	\$ 10.00	\$ 2,746.70
8.01	PAINTED PAVEMENT MARKING, DURABLE	STA	(0.92)	\$ 747.00	\$ (687.24)
8.02	GROOVES CUT FOR PAVEMENT MARKINGS	STA	(0.92)	\$ 320.00	\$ (294.40)
9.01	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 1	AC	0.22	\$ 3,205.00	\$ 705.10
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 4	AC	(0.5)	\$ 534.00	\$ (267.00)
9.03	WATTLE, STRAW, 9 IN. DIA.	LF	40	\$ 5.30	\$ 212.00
9.04	WATTLE, REMOVAL	LF	40	\$ 1.10	\$ 44.00
9.06	EROSION CONTROL MULCHING, HYDROMULCH (BFM)	AC	0.22	\$ 3,205.00	\$ 705.10
9.07	INLET PROTECTION DEVICE, DROP-IN	EA	14	\$ 160.00	\$ 2,240.00
9.08	INLET PROTECTION DEVICE, MAINTENANCE	EA	(40)	\$ 27.00	\$ (1,080.00)
11.03	TEMPORARY GRANULAR SIDEWALK	SY	(166.25)	\$ 19.00	\$ (3,158.75)
11.04	TEMPORARY PEDESTRIAN RAMP	EA	(10)	\$ 1,615.00	\$ (16,150.00)
12.10	REBAR IN STAGE 1 DRIVEWAYS	SY	102.7	\$ 2.35	\$ 241.35
12.11	STAGE 1 DRIVEWAYS, PAVED, PCC, 6 IN.	LS	1	\$ 3,691.70	\$ 3,691.70
12.12	HMA PARKING LOT, 4.0 IN. THICK, ADDITIONAL HMA	SY	9	\$ 102.75	\$ 924.75
Change Order #: 3 makes the following adjustments to the Contract:					\$ (34,152.28)

Contractor Accepted: Rognes Corporation

Record of Change Orders:

Firm Name
 Signature: Susan Ewin Date: 12-04-25

#	Change Order Date	Amount
1	December 16, 2024	\$ 4,006.50
2	November 17, 2025	\$ 35,036.43
3	December 15, 2025	\$ (34,152.28)
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Engineer Approved: City of Ankeny

Firm Name
 Signature: [Signature] Date: 12/05/2025

Owner Accepted: City of Ankeny

Signature: _____ Title: Mayor
 Date: December 15, 2025

Attest for Owner:

Signature: _____ Title: City Clerk
 Date: December 15, 2025

Revised Contract Amount \$ 2,248,890.65



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Change Order #3 increasing the contract amount by \$12,108.02 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

This is for the requested for the new water service for New Creations Child Care & Learning Center as it was impacted as the water service connection to the City's main was within the relocation. A city fiber was damaged during the removal of the driveway for Trestle Condos and Townhomes.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Shekar - CO #3

CHANGE ORDER FORM



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

Date of Council Meeting: December 15, 2025 **Change Order #:** 3

Purpose of Change Order:

Adding Item 12.04: New Creations Child Care & Learning Center Water Service. When relocating the water main from 210+85.11, 32.60' LT to 211+13.87, 31.43' LT, the water service for New Creations Child Care & Learning Center was impacted as the water service connection to the City's main was within the relocation. This new item covers the cost associated with the extra labor and material for the work associated with the water service. The cost of Item #12.04 will be \$6,942.76. This price is based on a time and material analysis for the work. This price also includes the prime contractor's 10% markup. Adding Item 12.05: Damaged City Fiber Repair. A city fiber was damaged during the removal of the western driveway for the Trestle Condos and Townhomes. The fiber had an unexpected bend underneath the driveway that caused the fiber to be hit. The cost for Item #12.05 will be \$5,165.26. This price reflects replacing the damaged pipe with a new 3" split pipe. The new pipe will be placed in a new lower trench and backfilled properly. These prices included are fair when compared to recent DOT lettings. There will be no contract time adjustments.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
12.04	New Creations Child Care & Learning Center Water Service	EA	1.00	\$ 6,942.76	\$ 6,942.76
12.05	Damaged City Fiber Repair	LS	1.00	\$ 5,165.26	\$ 5,165.26
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Change Order #: 3 **makes the following adjustments to the Contract:** **\$ 12,108.02**

Contractor Accepted: Shekar Engineering, PLC

Firm Name
 Chandra Shekar
 Digitally signed by Chandra Shekar
 Date: 2025.12.09 08:25:17 -0600
 Signature _____ Date _____

Engineer Approved: HR Green

Firm Name
 Russ Paramore
 Digitally signed by Russ Paramore
 DN: cn=Russ Paramore, o=City of Ankeny, ou=City of Ankeny, email=russ.paramore@cityofankeny.com, c=US
 Date: 2025.12.09 08:21:18 -0600
 Signature _____ Date _____

Owner Accepted: City of Ankeny

Mayor
 Signature _____ Title _____
 December 15, 2025
 Date _____

Attest for Owner:

City Clerk
 Signature _____ Title _____
 December 15, 2025
 Date _____

Record of Change Orders:

Original Contract Amount		\$ 2,527,796.34
#	Change Order Date	Amount
1	May 19, 2025	\$ 1,787.50
2	June 16, 2025	\$ 13,942.50
3	December 15, 2025	\$ 12,108.02
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Revised Contract Amount **\$ 2,555,634.36**



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #8 in the amount of \$105,689.12 to Absolute Concrete Construction, for construction services on the NW Northlawn Area Utility Improvements – Phase 4.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Absolute Concrete - Pymt #8

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW Northlawn Area Utility Improvements - Phase 4
Contractor: Absolute Concrete Construction
Address: 1800 Burr Oak Blvd, Granger, IA 50109
Finance Budget Code: 610.3610.4450 Finance Project #: 610.445
650.3650.4452 963.3963.4451 650.4452 963.4451
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: November 18, 2024 Vendor Account #: 4997

Date of Council Meeting: December 15, 2025 Payment Application #: 8

Payment Period: From: November 2, 2025 Through: November 29, 2025

Contract Summary:

Original Contract Amount: \$ 1,128,826.45
Net Change by Change Orders: \$ -
Contract Amount to Date: (line 1 ± 2) \$ 1,128,826.45

Total Completed and Stored to Date: \$ 1,106,230.00
Retainage: 5 % of Completed Work: \$ 55,311.50
Total Earned Less Retainage: \$ 1,050,918.50
Less Previous Applications for Payment: \$ 945,229.38
SUBTOTAL: \$ 105,689.12

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 105,689.12

Balance to Finish, Including Retainage: \$ 77,907.95

Contract Time Remaining (Substantial): 16.5 Working Days

Contract Time Remaining (Full): 9.0 Working Days

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

Construction Contractor Approval: Absolute Concrete Construction

Firm Name

Signature: Clayton Kay

Date: 12-2-25

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature: Emily Breitbarth

Date: 12/2/25

Submit to: Emily Breitbarth

E-mail: EBreitbarth@Ankenylowa.gov

Phone Number: (515) 963-3542

Date Printed: 12/1/2025

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 VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK													
2.01	Clearing and Grubbing	UNIT	170		170.00	\$ 44.00	\$ 7,480.00		\$ -	177.00	\$ 7,788.00		
2.02	Topsoil, Off-site	CY	210		210.00	\$ 45.00	\$ 9,450.00	130.40	\$ 5,868.00	79.60	\$ -	(7.00)	104.12%
2.03	Excavation, Class 10	CY	953		953.00	\$ 20.00	\$ 19,060.00		\$ -	953.00	\$ 19,060.00	0.00	100.00%
2.04	Subgrade Preparation	SY	4300		4,300.00	\$ 3.25	\$ 13,975.00		\$ -	4,300.00	\$ 13,975.00	0.00	100.00%
2.05	Subgrade Treatment, Geogrid, Triangular	SY	1000		1,000.00	\$ 5.00	\$ 5,000.00		\$ -	0.00	\$ -	1,000.00	0.00%
2.06	Subbase, Modified, 6" Depth (Virgin Aggregate)	SY	4300		4,300.00	\$ 12.00	\$ 51,600.00		\$ -	4,300.00	\$ 51,600.00	0.00	100.00%
2.07	Compaction Testing	LS	1		1.00	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	0.00	100.00%
TRENCH EXCAVATION AND BACKFILL													
3.01	Trench Compaction Testing	LS	1		1.00	\$ 8,500.00	\$ 8,500.00		\$ -	1.00	\$ 8,500.00	0.00	100.00%
SEWERS AND DRAINS													
4.01	Sanitary Sewer Gravity Main, Trenched, Truss PVC, 8" Diameter	LF	857		857.00	\$ 87.50	\$ 74,987.50		\$ -	857.00	\$ 74,987.50	0.00	100.00%
4.02	Sanitary Sewer Service Stub, PVC, 4" Diameter	LF	600		600.00	\$ 85.75	\$ 51,450.00		\$ -	600.00	\$ 51,450.00	0.00	100.00%
4.03	Removal of Sanitary Sewer, Less than or equal to 36" Diameter	LF	828		828.00	\$ 11.00	\$ 9,108.00		\$ -	828.00	\$ 9,108.00	0.00	100.00%
4.04	Sanitary Sewer Abandonment, Fill and Plug, 4" Diameter	LF	60		60.00	\$ 8.00	\$ 480.00		\$ -	60.00	\$ 480.00	0.00	100.00%
4.05	Storm Sewer, Trenched, Class III RCP, 15" Diameter (CI R-2 Bed)	LF	52		52.00	\$ 63.00	\$ 3,276.00		\$ -	52.00	\$ 3,276.00	0.00	100.00%
4.06	Storm Sewer, Trenched, Class III RCP, 18" Diameter (CI R-2 Bed)	LF	557		557.00	\$ 66.00	\$ 36,762.00		\$ -	557.00	\$ 36,762.00	0.00	100.00%
4.07	Footing Drain Collector/Subdrain, Corrugated PVC, 8" Diameter	LF	1608		1,608.00	\$ 33.50	\$ 53,868.00		\$ -	1,608.00	\$ 53,868.00	0.00	100.00%
4.08	Footing Drain Cleanout, Type B, 24" Diameter	EA	4		4.00	\$ 2,225.00	\$ 8,900.00	2.00	\$ 4,450.00	2.00	\$ 8,900.00	0.00	100.00%
4.09	Footing Drain Outlet and Connections, PVC, 8" Diameter	EA	7		7.00	\$ 420.00	\$ 2,940.00		\$ -	9.00	\$ 3,780.00	(2.00)	128.57%
4.10	Storm Sewer Service Stub, PVC, 1.5" Diameter	LF	286		286.00	\$ 66.50	\$ 19,019.00		\$ -	286.00	\$ 19,019.00	0.00	100.00%
WATER MAINS AND APPURTENANCES													
5.01	Water Main, Trenched, PVC, 6" Diameter	LF	10		10.00	\$ 86.00	\$ 860.00		\$ -	0.00	\$ -	10.00	0.00%
5.02	Water Main, Trenched, PVC, 8" Diameter	LF	1204		1,204.00	\$ 46.00	\$ 55,384.00		\$ -	1,214.00	\$ 55,844.00	(10.00)	100.83%
5.03	Fitting, 22.50 Degree Bend, 6" Diameter	EA	2		2.00	\$ 600.00	\$ 1,200.00		\$ -	0.00	\$ -	2.00	0.00%
5.04	Fitting, 8" X 8" Tee	EA	2		2.00	\$ 1,085.00	\$ 2,170.00		\$ -	2.00	\$ 2,170.00	0.00	100.00%
5.05	Fitting, 8" X 6" Reducer	EA	1		1.00	\$ 565.00	\$ 565.00		\$ -	1.00	\$ 565.00	0.00	100.00%
5.06	Water Service Stub, Polyethylene, 0.75" Diameter, Near Side	EA	12		12.00	\$ 1,250.00	\$ 15,000.00		\$ -	12.00	\$ 15,000.00	0.00	100.00%
5.07	Water Service Stub, Polyethylene, 0.75" Diameter, Far Side	EA	8		8.00	\$ 1,885.00	\$ 15,080.00		\$ -	8.00	\$ 15,080.00	0.00	100.00%
5.08	Water Main Removal, Less than or equal to 36" Diameter	LF	1222		1,222.00	\$ 12.50	\$ 15,275.00		\$ -	1,222.00	\$ 15,275.00	0.00	100.00%
5.09	Water Main, Temporary, PEX, 2" Diameter	LF	1709		1,709.00	\$ 30.50	\$ 52,124.50		\$ -	1,709.00	\$ 52,124.50	0.00	100.00%
5.10	Gate Valve, 8" Diameter	EA	4		4.00	\$ 2,650.00	\$ 10,600.00		\$ -	4.00	\$ 10,600.00	0.00	100.00%
5.11	Alternate Fire Hydrant Assembly	EA	2		2.00	\$ 8,150.00	\$ 16,300.00		\$ -	2.00	\$ 16,300.00	0.00	100.00%
5.12	Fire Hydrant Assembly Removal	EA	2		2.00	\$ 600.00	\$ 1,200.00		\$ -	2.00	\$ 1,200.00	0.00	100.00%
5.13	Valve Removal	EA	3		3.00	\$ 175.00	\$ 525.00		\$ -	3.00	\$ 525.00	0.00	100.00%
STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	Manhole, Type SW-301, 48" Diameter	EA	4		4.00	\$ 6,325.00	\$ 25,300.00		\$ -	4.00	\$ 25,300.00	0.00	100.00%
6.02	Manhole, Type SW-401, 48" Diameter	EA	1		1.00	\$ 4,625.00	\$ 4,625.00		\$ -	1.00	\$ 4,625.00	0.00	100.00%
6.03	Intake Type SW-505, 6'-8" X 2'-0"	EA	2		2.00	\$ 5,210.00	\$ 10,420.00		\$ -	2.00	\$ 10,420.00	0.00	100.00%
6.04	Intake Type SW-506, 6'-8" X 6'-0"	EA	2		2.00	\$ 8,250.00	\$ 16,500.00		\$ -	2.00	\$ 16,500.00	0.00	100.00%
6.05	Remove Manhole, Sanitary	EA	4		4.00	\$ 750.00	\$ 3,000.00		\$ -	4.00	\$ 3,000.00	0.00	100.00%
6.06	Remove Cleanout, Sanitary	EA	3		3.00	\$ 750.00	\$ 2,250.00		\$ -	3.00	\$ 2,250.00	0.00	100.00%
6.07	Connection to Existing Pipe, SW-211, Type PC-2	EA	1		1.00	\$ 1,300.00	\$ 1,300.00		\$ -	1.00	\$ 1,300.00	0.00	100.00%
STREETS AND RELATED WORK													
7.01	Pavement, PCC, Class C-SUD, 7" Thick	SY	3527		3,527.00	\$ 60.85	\$ 214,617.95		\$ -	3,549.00	\$ 215,956.65	(22.00)	100.62%
7.02	PCC Pavement Samples and Testing	LS	1		1.00	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	0.00	100.00%
7.03	Removal of Sidewalk	SY	791		791.00	\$ 6.05	\$ 4,785.55		\$ -	791.00	\$ 4,785.55	0.00	100.00%
7.04	Removal of Driveway	SY	809		809.00	\$ 6.05	\$ 4,894.45		\$ -	836.00	\$ 5,057.80	(27.00)	103.34%
7.05	Sidewalk, PCC, Class C, 4" Thick	SY	784		784.00	\$ 63.00	\$ 49,392.00	384.00	\$ 24,192.00	400.00	\$ 49,392.00	0.00	100.00%
7.06	Sidewalk, PCC, Class C, 6" Thick	SY	90		90.00	\$ 76.00	\$ 6,840.00	81.00	\$ 6,156.00	9.00	\$ 6,840.00	0.00	100.00%
7.07	Detectable Warnings	SF	64		64.00	\$ 66.00	\$ 4,224.00	56.00	\$ 3,696.00	8.00	\$ 4,224.00	0.00	100.00%
7.08	Driveway, Paved, PCC, Type A Residential, Class C, 6" Thick	SY	791		791.00	\$ 95.00	\$ 75,145.00	512.00	\$ 48,640.00	309.00	\$ 77,995.00	(30.00)	103.79%
7.09	Subbase Over-Excavation, 6" Depth	SY	500		500.00	\$ 13.00	\$ 6,500.00		\$ -	425.00	\$ 5,525.00	75.00	85.00%
7.10	Pavement Removal	SY	3376		3,376.00	\$ 6.00	\$ 20,256.00		\$ -	3,376.00	\$ 20,256.00	0.00	100.00%

Date printed: 12/1/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

TRAFFIC CONTROL									
8.01	Temporary Traffic Control	LS	1						
8.02	Portable Dynamic Message Signs	CPAY	30						
8.03	Remove and Reinstall Traffic Signs	EA	2						
SITE WORK AND LANDSCAPING									
9.01	Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 4	AC	2						
9.02	Filter sock, 9"	LF	2322						
9.03	Filter Sock, Removal	LF	2322						
9.04	Erosion Control Mulching, Hydromulching, BFM	AC	2						
9.05	Inlet Protection Device, Rock	EA	4						
9.06	Inlet Protection Device, Drop In	EA	16						
9.07	Inlet Protection Device, Maintenance	EA	32						
9.08	Removal and Reinstallation of Existing Fence, Chain Link, 48"	LF	50						
9.09	Temporary Fence, Orange Mesh Safety Fence	LF	2476						
MISCELLANEOUS									
11.01	Mobilization	LS	1						
11.02	Maintenance of Solid Waste Collection	LS	1						
11.03	Temporary Pedestrian Residential Access	EA	2						
11.04	Temporary Granular Sidewalk	SY	725						
11.05	Temporary Granular Access	SY	156						
11.06	Concrete Washout	LS	1						
11.07	Landscaping, Remove and Replace	LS	1						
CHANGE ORDER ITEMS									
12.01									
12.02									
12.03									
12.04									
12.05									

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$1,128,826.45 PAY PERIOD = \$ 111,251.70

COMPLETED = \$1,106,230.00

98.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 110,262.60
2	June 16, 2025	\$ 135,952.60
3	July 21, 2025	\$ 107,915.82
4	August 18, 2025	\$ 105,744.98
5	September 15, 2025	\$ 149,232.65
6	October 20, 2025	\$ 188,634.85
7	November 17, 2025	\$ 147,485.88
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Previous Applications for Payment:

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Record of Change Orders:

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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days: 140.0
Added by Change Order:
Total Working Days: 140.0
Working Days Used to Date: 123.5
Working Days Remaining: 16.5

Full Completion:

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

PREVIOUS PAY APPS TOTAL = \$ 945,229.38



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #12 in the amount of \$5,085.00 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension — Phase 4 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. CDA - Pymt #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Otter Creek Trunk Sewer Extension - Phase 4
Contractor: Civil Design Advantage
Address: 4121 NW Urbandale Drive, Urbandale, IA 50322
Finance Budget Code: 655.3655.4210 **Finance Project Code:** 655.4210
Vendor Project or Invoice #: _____ **PO #** _____
Original Contract Date: May 15, 2023 **Vendor #** 2407

Date of Council Meeting 12/15/2025 **PAYMENT REQUEST #** 12
PAYMENT PERIOD: From: 11/03/25 through: 11/30/25

Contract Summary

Original Contract Amount:	\$	<u>148,500.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>148,500.00</u>	
 Total completed and stored to date:	\$	<u>95,097.26</u>	
Retainage: _____ % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>95,097.26</u>	
Less previous applications for payment:	\$	<u>90,012.26</u>	
SUBTOTAL	\$		<u>5,085.00</u>
 OTHER CHARGES (Please attach an itemized list)	\$		<u>-</u>
 CURRENT PAYMENT DUE	\$		<u>5,085.00</u>

Balance to finish, including retainage: \$ 53,402.74

Contract Time Remaining (If applicable) _____ - _____ CALENDAR DAYS

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer/Consultant Approval: Civil Design Advantage

Firm Name

Signature

12/04/2025

Date

City of Ankeny Staff Approval

Signature

12-4-25

Date

Submit to: _____
Email: _____ Phone: _____ Fax: _____

Date Printed: 12/4/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	6/19/2023	\$ 15,410.28
2	7/17/2023	\$ 25,623.00
3	8/21/2023	\$ 8,896.50
4	9/18/2023	\$ 14,921.00
5	10/16/2023	\$ 8,096.50
6	11/20/2023	\$ 2,216.00
7	12/18/2023	\$ 1,151.00
8	1/4/2024	\$ 1,358.00
9	9/15/2025	\$ 3,126.00
10	10/20/2025	\$ 4,257.03
11	11/17/2025	\$ 4,956.95
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TOTAL \$ 90,012.26

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Record of Change Orders

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TOTAL		\$ -

Contract Time Remaining:

CONTRACT PERIOD:	CALENDAR DAYS
Original Contract Date:	May 15, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0

Civil Design Advantage LLC
4121 NW Urbandale Drive
Urbandale, Iowa 50322
(515) 369-4400



INVOICE

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

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

December 3, 2025
Project No: 2304.288
Invoice No: 51075
Due Date: January 2, 2026

Project 2304.288 C. Ankeny - Otter Creek Trunk Sewer Ph 4
Professional Services from November 3, 2025 through November 30, 2025

Task	103	Topo/Boundary Survey		
			Total this Task	0.00

Task	206	Wetland Services (Impact 7G)		
			Total this Task	0.00

Task	222	Joint Application		
			Total this Task	0.00

Task	230	Existing Utility Information		
Professional Personnel				

	Hours	Rate	Amount	
Engineer 7	12.00	174.00	2,088.00	
Total Labor				2,088.00
			Total this Task	\$2,088.00

Task	231	Project Manual Preparation		
			Total this Task	0.00

Task	302	Construction Drawing Preparation		
Professional Personnel				

	Hours	Rate	Amount	
Principal/Senior Engineer	2.00	215.00	430.00	
Engineer 4	.75	136.00	102.00	
Engineer 7	2.00	174.00	348.00	
Total Labor				880.00
			Total this Task	\$880.00

Task	306	Prem/Temp Easement Plat		
			Total this Task	0.00

Task	504	Bidding Services/Construction Letting		
Professional Personnel				

	Hours	Rate	Amount	
Principal/Senior Engineer	1.00	215.00	215.00	
Engineer 4	3.75	136.00	510.00	
Engineer 7	8.00	174.00	1,392.00	
Total Labor				2,117.00

Project	2304.288	C. Ankeny - Otter Creek Trunk Sewer Ph 4	Invoice	51075
			Total this Task	\$2,117.00
Task	701	Soils Investigation (ABE)	Total this Task	0.00
Task	998	Permits & Fees	Total this Task	0.00
Task	999	Reimbursable Expenses	Total this Task	0.00
Billing Limits				
		Current	Prior	To-Date
Total Billings		5,085.00	90,012.26	95,097.26
Limit				148,500.00
Remaining				53,402.74
			Total this Invoice	<u>\$5,085.00</u>

Should full compensation of invoice not be provided to Civil Design Advantage, LLC within 30 days of invoice date, said compensation shall be deemed past-due and shall accrue interest at 1.5% per month.

Project Manager Eric Schulte

December 04, 2025

Attn: Don Clark, P.E.
City of Ankeny, Director of Municipal Utilities
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: Billing Information Report #12
Otter Creek Trunk Sewer Extension – Phase 4
Ankeny, Iowa
CDA 2304.288

Dear Don:

Enclosed is a copy of Billing Information Report #12 for Otter Creek Trunk Sewer Extension – Phase 4.

During this time, Civil Design Advantage has finalized the front-end contract documents, provided bidding and construction letting services, including uploading plans for bid and answering contractor bidding questions, and sent out final private utility coordination letters for the Otter Creek Trunk Sewer Extension – Phase 4 project.

Please contact me with any comments or questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Eric Schulte, P.E.
Project Manager

Enclosures



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #8 in the amount of \$7,965.10 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) 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. CDA - Pymt #8

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Creekview Drive Extension (RISE)
Contractor: Civil Design Advantage, LLC
Address: 4121 NW Urbandale Drive Urbandale, Iowa 50322
Finance Budget Code: 954.3954.4210 Finance Project #: 954.4210
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: July 1, 2024 Vendor Account #: 2407

Date of Council Meeting: December 15, 2025 Payment Application #: 8
Payment Period: From: November 3, 2025 Through: November 30, 2025

Contract Summary:

Original Contract Amount:	\$	177,500.00	
Net Change by Change Orders:	\$	139,576.00	
Contract Amount to Date: (line 1 ± 2)	\$		317,076.00
Total Completed and Stored to Date:	\$	216,310.04	
Retainage: _____ % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$		216,310.04
Less Previous Applications for Payment:	\$		208,344.94
SUBTOTAL:			\$ 7,965.10

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 7,965.10

Balance to Finish, Including Retainage: \$ 100,765.96

Contract Time Remaining (Substantial): - #

Contract Time Remaining (Full): - #

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Civil Design Advantage

Firm Name

Signature

Date

12/04/2025

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Mitch Wedell, Development Engineering Manager

E-mail:

MWeddell@AnkenyIowa.gov

Phone Number:

(515) 963-3523

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	August 19, 2024	\$ 63,913.10
2	September 16, 2024	\$ 45,238.73
3	October 21, 2024	\$ 42,903.50
4	November 18, 2024	\$ 5,448.75
5	December 16, 2024	\$ 17,693.50
6	November 3, 2025	\$ 2,302.42
7	November 17, 2025	\$ 30,844.94
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = \$ 208,344.94

Record of Change Orders:

No.	Date	Amount
1	November 3, 2025	\$ 139,576.00
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CHANGE ORDER TOTAL = \$ 139,576.00

Contract Time Remaining:

Contract Period: _____
 Construction Start Date: _____

Substantial Completion:

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

Full Completion:

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

Civil Design Advantage LLC
 4121 NW Urbandale Drive
 Urbandale, Iowa 50322
 (515) 369-4400



INVOICE

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

City of Ankeny
 Attn: Accounts Payable
 401 West First Street
 Ankeny, IA 50023-1557

December 3, 2025
 Project No: 2404.267
 Invoice No: 51076
 Due Date: January 2, 2026

Project 2404.267 C. Ankeny SE Creekview Drive Extension
Professional Services from November 3, 2025 through November 30, 2025

Task	103	Topo Survey & Boundary Research		
			Total this Task	0.00

Task	106	Ex Utility Info/Coordination		
			Total this Task	0.00

Task	601	Construction Staking		
Professional Personnel				

	Hours	Rate	Amount	
Technician 1	9.50	62.00	589.00	
Technician 2	5.00	76.00	380.00	
Technician 6	2.50	122.00	305.00	
Senior Technician	4.00	158.00	632.00	
Total Labor				1,906.00
			Total this Task	\$1,906.00

Task	603	Construction Administration		
Professional Personnel				

	Hours	Rate	Amount	
Engineer 4	4.00	136.00	544.00	
Engineer 7	9.00	174.00	1,566.00	
Total Labor				2,110.00
			Total this Task	\$2,110.00

Task	604	Construction Observation		
Professional Personnel				

	Hours	Rate	Amount	
Engineer 7	2.00	174.00	348.00	
Technician 2	16.25	76.00	1,235.00	
Technician 4	3.00	101.00	303.00	
Total Labor				1,886.00
			Total this Task	\$1,886.00

Task	605	Record Drawings		
			Total this Task	0.00

Task	607	Shop Drawing Review		
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Professional Personnel

		Hours	Rate	Amount	
Engineer 4		6.50	136.00	884.00	
Engineer 7		6.00	174.00	1,044.00	
Total Labor					1,928.00
Total this Task					\$1,928.00

Task	701	Geotechnical Investigation			
Total this Task					0.00

Task	998	Permits & Fees			
Total this Task					0.00

Task	999	Reimbursable Expenses			
Unit Billing					
11/3/2025	Mileage	193.0 miles @ 0.70		135.10	
Total Units				135.10	135.10
Total this Task					\$135.10

Billing Limits		Current	Prior	To-Date	
Total Billings		7,965.10	208,344.94	216,310.04	
Limit				317,076.00	
Remaining				100,765.96	
Total this Invoice					<u>\$7,965.10</u>

Should full compensation of invoice not be provided to Civil Design Advantage, LLC within 30 days of invoice date, said compensation shall be deemed past-due and shall accrue interest at 1.5% per month.

Project Manager Eric Schulte

December 04, 2025

Attn: Mitch Wedell, P.E.
City of Ankeny, Development Engineering Manager
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: Billing Information Report #8
SE Creekview Drive Extension (RISE)
Ankeny, Iowa
CDA 2404.267

Dear Mitch:

Enclosed is a copy of Billing Information Report #8 for the SE Creekview Drive Extension (RISE) design project.

During this time, Civil Design Advantage coordinated with the contractor, reviewed construction shop drawings, provided survey construction staking, and provided construction observation that includes weekly construction reports and meeting minutes for the SE Creekview Drive Extension (RISE) project.

Please contact me with any comments or questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Eric Schulte, P.E.
Project Manager

Enclosures



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #9 in the amount of \$23,106.10 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements — Phase 1 project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA - Pymt #9

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 15, 2025 Payment Application #: 9

Payment Period: From: November 3, 2025 Through: November 30, 2025

Contract Summary:

Original Contract Amount:	\$	314,241.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	314,241.00	
Total Completed and Stored to Date:	\$	314,241.00	
Retainage: _____ % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	314,241.00	
Less Previous Applications for Payment:	\$	291,134.90	
SUBTOTAL:	\$		23,106.10

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 23,106.10

Balance to Finish, Including Retainage: \$ -

Contract Time Remaining (Substantial): - #

Contract Time Remaining (Full): - #

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Civil Design Advantage

Firm Name

Signature

12/04/2025

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Adam Lust, Public Works Engineering Manager

E-mail: Alust@AnkenyIowa.gov

Phone Number: (515) 963-3537

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 21, 2025	\$ 6,234.00
2	May 19, 2025	\$ 96,271.77
3	June 16, 2025	\$ 19,509.02
4	July 21, 2025	\$ 16,030.50
5	August 18, 2025	\$ 79,603.14
6	September 15, 2025	\$ 30,679.90
7	October 20, 2025	\$ 23,341.11
8	November 17, 2025	\$ 19,465.46
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 291,134.90

Record of Change Orders:

No.	Date	Amount
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2		
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15		

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: _____
 Construction Start Date: _____

Substantial Completion:

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

Full Completion:

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

December 04, 2025

Attn: Adam Lust, P.E.
City of Ankeny, Public Works Engineering Manager
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: Billing Information Report #9
Westlawn Place Area Utility Improvements – Phase 1
Ankeny, Iowa
CDA 2503.213

Dear Adam:

Enclosed is a copy of Billing Information Report #9 for Westlawn Place Area Utility Improvements – Phase 1.

During this time, Civil Design Advantage and subconsultants have refined stormwater calculations and final plan comments, performed additional project services, signed final plans, and sent a final private utility coordination letter for the Westlawn Place Area Utility Improvements – Phase 1 project.

Please feel free to contact me with any comments or questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Eric Schulte, P.E.
Project Manager

Enclosures

Civil Design Advantage LLC
4121 NW Urbandale Drive
Urbandale, Iowa 50322
(515) 369-4400



INVOICE

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

City of Ankeny
Adam Lust
220 W 1st St
Ankeny, IA 50023

December 3, 2025
Project No: 2503.213
Invoice No: 51079
Due Date: January 2, 2026

Project 2503.213 C. Ankeny-Westlawn PI Area Utility Imp 1
Professional Services from November 3, 2025 through November 30, 2025

Task	103	Limited Topographic Survey		
			Total this Task	0.00

Task 203 Stormwater Preliminary and Final Design

Professional Personnel

	Hours	Rate	Amount	
Engineer 4	32.00	136.00	4,352.00	
Engineer 7	76.00	174.00	13,224.00	
Total Labor				17,576.00

Consultants

Sub-consultant				
11/16/2025	RDG Planning & Design	Schematic design/construction documents	10,505.57	
11/30/2025	RDG Planning & Design	Schematic design/construction documents	2,503.28	
	Total Consultants		13,008.85	13,008.85

Total this Task \$30,584.85

Task 208 Right of Way Services

Consultants

Sub-consultant				
11/16/2025	JCG Land Services Inc	Right of Way services	1,435.00	
11/30/2025	JCG Land Services Inc	Right of Way services	62.55	
	Total Consultants		1,497.55	1,497.55

Total this Task \$1,497.55

Task 209 Private Utility Coordination

Project	2503.213	C. Ankeny-Westlawn PI Area Utility Imp 1	Invoice	51079
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Professional Personnel

	Hours	Rate	Amount
Engineer 4	1.00	136.00	136.00
Engineer 7	24.00	174.00	4,176.00
Technician 1	3.00	62.00	186.00
Technician 8	3.00	145.00	435.00
Total Labor			4,933.00

Total this Task \$4,933.00

Task 301 Structural Design

Professional Personnel

	Hours	Rate	Amount
Engineer 7	2.00	174.00	348.00
Total Labor			348.00

Total this Task \$348.00

Task 302 Construction Dwg Prep - Prelim Plans

Total this Task 0.00

Task 303 Construction Dwg Prep - Check Plans

Professional Personnel

	Hours	Rate	Amount
Principal/Senior Engineer	2.00	215.00	430.00
Engineer 2	3.50	110.00	385.00
Engineer 4	55.00	136.00	7,480.00
Engineer 7	143.00	174.00	24,882.00
Technician 1	16.50	62.00	1,023.00
Technician 7	39.00	134.00	5,226.00
Total Labor			39,426.00

Total this Task \$39,426.00

Task 304 Construction Dwg Prep - Final Plans

Professional Personnel

	Hours	Rate	Amount
Principal/Senior Engineer	18.00	215.00	3,870.00
Engineer 4	146.00	136.00	19,856.00
Engineer 7	154.00	174.00	26,796.00
Technician 7	36.00	134.00	4,824.00
Total Labor			55,346.00

Total this Task \$55,346.00

Task 306 Easement/Acquisition Plat Preparation

Project	2503.213	C. Ankeny-Westlawn PI Area Utility Imp 1	Invoice	51079
Professional Personnel				
	Hours	Rate	Amount	
Engineer 7	4.00	174.00	696.00	
Technician 6	.50	122.00	61.00	
	Total Labor		757.00	
			Total this Task	\$757.00
Task	501	Meetings		
Professional Personnel				
	Hours	Rate	Amount	
Engineer 4	6.50	136.00	884.00	
	Total Labor		884.00	
			Total this Task	\$884.00
Task	502	Public Outreach		
Professional Personnel				
	Hours	Rate	Amount	
Principal/Senior Engineer	4.00	215.00	860.00	
Engineer 7	10.00	174.00	1,740.00	
	Total Labor		2,600.00	
			Total this Task	\$2,600.00
Task	701	Geotechnical Consultation		
Consultants				
Sub-consultant				
11/30/2025	Allender Butzke Engineers Inc	Geotechnical exploration	1,500.00	
	Total Consultants		1,500.00	1,500.00
			Total this Task	\$1,500.00
Task	998	Permits & Fees		
			Total this Task	0.00
Task	999	Reimbursable Expenses		
			Total this Task	0.00
Billing Limits				
		Current	Prior	To-Date
Total Billings		137,876.40	291,134.90	429,011.30
Limit				314,241.00
Adjustment				-114,770.30
			Total this Invoice	\$23,106.10

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

Should full compensation of invoice not be provided to Civil Design Advantage, LLC within 30 days of invoice date, said compensation shall be deemed past-due and shall accrue interest at 1.5% per month.

Project	2503.213	C. Ankeny-Westlawn PI Area Utility Imp 1	Invoice	51079
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Project Manager Eric Schulte



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #8 in the amount of \$1,690.00 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 #8

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: December 15, 2025 **Payment Application #:** 8

Payment Period: From: October 21, 2025 Through: November 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:	\$	46,230.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	46,230.00	
Less Previous Applications for Payment:	\$	44,540.00	
SUBTOTAL:	\$		1,690.00

OTHER CHARGES:

CURRENT PAYMENT DUE: \$ 1,690.00

Balance to Finish, Including Retainage: \$ 3,270.00

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: 11/24/2025

CONFLUENCE

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

City of Ankeny, IA
Nick Lenox
Parks Department
1210 NW Prairie Ridge Dr.
Ankeny, IA 50023

Invoice number 33396
Date 11/24/2025

Project 24421 Trestle Ridge Park

Professional Services through November 20, 2025

Send invoice to: NLenox@AnkenyIowa.gov

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Phase 1	49,500.00	93.39	44,540.00	46,230.00	1,690.00
Total	49,500.00	93.39	44,540.00	46,230.00	1,690.00

Invoice total 1,690.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
33396	11/24/2025	1,690.00	1,690.00				
	Total	1,690.00	1,690.00	0.00	0.00	0.00	0.00



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #13 in the amount of \$48,532.80 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HR Green - Pymt #13

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 15, 2025 Payment Application #: 13

Payment Period: From: September 27, 2025 Through: October 31, 2025

Contract Summary:

Original Contract Amount:	\$	398,400.00	
Net Change by Change Orders:	\$	382,468.00	
Contract Amount to Date: (line 1 ± 2)	\$	780,868.00	
Total Completed and Stored to Date:	\$	739,600.22	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	739,600.22	
Less Previous Applications for Payment:	\$	691,067.42	
SUBTOTAL:	\$	48,532.80	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 48,532.80

Balance to Finish, Including Retainage: \$ 41,267.78

Contract Time Remaining: - Working Days

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

Construction Contractor Approval: NA
Firm Name

Signature

Date

Engineer / Consultant Approval: HR Green, Inc.
Firm Name

Signature

Date

City of Ankeny Staff Approval: *Matthew Grgurich*
Signature

Date

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

595

Page 340 of 595

Page 341 of 595

Date printed: 11/25/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 17, 2024	\$ 50,994.00
2	July 15, 2024	\$ 85,176.35
3	September 3, 2024	\$ 61,261.43
4	October 21, 2024	\$ 49,927.14
5	November 4, 2024	\$ 71,209.81
6	December 2, 2024	\$ 52,004.81
7	January 20, 2025	\$ 27,779.06
8	April 21, 2025	\$ 64,892.22
9	June 16, 2025	\$ 45,625.59
10	July 21, 2025	\$ 24,622.51
11	September 2, 2025	\$ 65,020.74
12	October 20, 2025	\$ 92,553.76
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 691,067.42

Record of Change Orders:

No.	Date	Amount
1	January 6, 2025	\$ 69,053.00
2	February 17, 2025	\$ 313,415.00
3		
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CHANGE ORDER TOTAL = \$ 382,468.00

Contract Time Remaining:

Contract Period: Working Days
 Construction Start Date: _____

Substantial Completion:

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

Full Completion:

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



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

▷ HRGREEN.COM

November 25, 2025

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

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

Dear Matt:

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

Attached Invoice #	195341
Period covered by invoice	9/27/25 – 10/31/25
Amount this invoice	\$48,532.80
Total billings to date, including this invoice	\$739,600.22
Contract maximum fee	\$780,868.00
% of Contract billed to date	94.72%

Summary of services during this billing period:

- Project Management
- Construction Survey
- Construction Observation
- Materials Testing

Comments:

- N/A

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

HR GREEN, INC.

Tony Babcock, P.E.



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

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

November 17, 2025
 Project No: 220196.01
 Invoice No: 195341
Invoice Total: \$48,532.80

Project 220196.01 Ankeny, IA - NW 18th Street & NW Irvinedale Drive Design
Professional Services Through October 31, 2025

Total this Project 0.00

 Project 220196.02 Ankeny, IA - (CE&I) NW Irvinedale Drive and NW 18th
 Phase 9.0 Construction Phase Services

Professional Personnel

	Hours	Amount	
Professional	8.00	1,810.00	
Field Personnel	274.25	45,791.25	
Senior Administrative	2.00	270.00	
Totals	284.25	47,871.25	
Total Labor			47,871.25

Unit Charges

Mileage 0.67	217.75	
2025 IRS Mileage Rate 0.70	443.80	
Total Unit Charges	661.55	661.55

Total this Phase \$48,532.80

Total this Project \$48,532.80

Billing Limits

	Current	Prior	To-Date
Total Billings	48,532.80	691,067.42	739,600.22
Limit			780,868.00
Remaining			41,267.78

Total this Invoice \$48,532.80



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #2 in the amount of \$38,426.55 to Jasper Construction Services, Inc., for construction 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. Jasper - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Sawgrass Park Dam Improvements
Contractor: Jasper Construction Services, Inc.
Address: 928 N. 19th Ave E, Newton, IA 50208
Finance Budget Code: 686.3686.4453 Finance Project #: 686.4453
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: July 21, 2025 Vendor Account #: 9517

Date of Council Meeting: December 15, 2025 Payment Application #: 2

Payment Period: From: November 1, 2025 Through: December 5, 2025

Contract Summary:

Original Contract Amount:	\$	325,834.00	
Net Change by Change Orders:	\$	15,690.00	
Contract Amount to Date: (line 1 ± 2)	\$	341,524.00	
Total Completed and Stored to Date:	\$	83,958.00	
Retainage: <u>3</u> % of Completed Work:	\$	2,518.74	
Total Earned Less Retainage:	\$	81,439.26	
Less Previous Applications for Payment:	\$	43,012.71	
SUBTOTAL:	\$	38,426.55	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	38,426.55	

Balance to Finish, Including Retainage: \$ 260,084.74

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: Jasper Construction Services, Inc.

Signature: Steve Rhoads Firm Name: _____ Date: 12/2/25

Engineer / Consultant Approval: Snyder & Associates, Inc.

Signature: Shannon R. Schultz Firm Name: _____ Date: December 2, 2025

City of Ankeny Staff Approval:

Signature: Becky Ford Date: 12/3/2025

Submit to: Becky Ford, Storm Water and Environmental Manager

E-mail: BFord@Ankenylowa.gov

Phone Number: 515-963-3526

Date Printed: 12/1/2025

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
1	Clearing & Grubbing	LS	1		1	\$ 10,000.00	\$ 10,000.00		\$ -				0.00	100.00%
2	Topsoil, On-site	CY	676		676	\$ 10.00	\$ 6,760.00	169.00	\$ 1,690.00	1.00	1.00	\$ 10,000.00	507.00	25.00%
3	Excavation, Class 10	CY	1,308		1,308	\$ 24.00	\$ 31,392.00	343.00	\$ 8,232.00	520.00	863.00	\$ 20,712.00	445.00	65.98%
4	Compaction Testing	LS	1		1	\$ 2,000.00	\$ 2,000.00		\$ -		0.00	\$ -	1.00	0.00%
5	Pier Repair	LS	1		1	\$ 10,000.00	\$ 10,000.00		\$ -		0.00	\$ -	1.00	0.00%
6	Pre-rehabilitation Cleaning & Inspection, 36"	LF	88		88	\$ 12.00	\$ 1,056.00		\$ -		0.00	\$ -	88.00	0.00%
7	Spray Applied Pipe Lining - Mortar, 36"	LS	88		88	\$ 650.00	\$ 57,200.00		\$ -		0.00	\$ -	88.00	0.00%
8	Site Dewatering	LS	1		1	\$ 3,000.00	\$ 3,000.00	0.25	\$ 750.00	0.25	0.50	\$ 1,500.00	0.50	50.00%
9	Removal of Shared Use Path	SY	340		340	\$ 15.00	\$ 5,100.00	97.80	\$ 1,467.00		97.80	\$ 1,467.00	242.20	28.76%
10	Shared Use Path, PCC, 6"	SY	340		340	\$ 70.00	\$ 23,800.00	97.80	\$ 6,846.00		97.80	\$ 6,846.00	242.20	28.76%
11	Special Subgrade Preparation for Shared Use Path	SY	490		490	\$ 5.00	\$ 2,450.00	141.00	\$ 705.00		141.00	\$ 705.00	349.00	28.78%
12	Full-Depth Patches, PCC, 7"	SY	20		20	\$ 175.00	\$ 3,500.00		\$ -		0.00	\$ -	20.00	0.00%
13	Temporary Traffic Control	LS	1		1	\$ 4,000.00	\$ 4,000.00		\$ -	1.00	1.00	\$ 4,000.00	0.00	100.00%
14	Hydraulic Seeding, Fertilizing, and BMF, Type 1	AC	1.4		1.4	\$ 4,000.00	\$ 5,600.00	0.560	\$ 2,240.00		0.56	\$ 2,240.00	0.84	40.00%
15	Hydraulic Seeding, Fertilizing, and Mulching, Type 3	AC	0.4		0.4	\$ 3,000.00	\$ 1,200.00		\$ -		0.00	\$ -	0.40	0.00%
16	Hydraulic Seeding, Fertilizing, and BMF, Type 3	AC	0.2		0.2	\$ 4,000.00	\$ 800.00		\$ -		0.00	\$ -	0.20	0.00%
17	Decompact Surface	AC	1		1	\$ 2,000.00	\$ 2,000.00		\$ -		0.00	\$ -	1.00	0.00%
18	Filter Sock, 12"	LF	200		200	\$ 3.00	\$ 600.00	165.0	\$ 495.00		165.00	\$ 495.00	35.00	82.50%
19	Temporary RECP, Type 4	SY	178		178	\$ 3.00	\$ 534.00		\$ -		0.00	\$ -	178.00	0.00%
20	Wattle, Straw, 12"	LF	700		700	\$ 3.00	\$ 2,100.00		\$ -	421.00	421.00	\$ 1,263.00	279.00	60.14%
21	Wattle, Removal	LF	700		700	\$ 0.50	\$ 350.00		\$ -		0.00	\$ -	700.00	0.00%
22	Turf Reinforcement Mat (TRM), Type 3	SY	500		500	\$ 10.00	\$ 5,000.00	500.0	\$ 5,000.00		500.00	\$ 5,000.00	0.00	100.00%
23	Grid-Tied Concrete Block Mat	SY	1,190		1,190	\$ 63.00	\$ 74,970.00		\$ -		0.00	\$ -	1,190.00	0.00%
24	GTOBM Percussive Anchors and Cross Plates	EA	890		890	\$ 33.00	\$ 29,370.00		\$ -		0.00	\$ -	890.00	0.00%
25	Wood Rail Fence	LF	432		432	\$ 36.00	\$ 15,552.00		\$ -		0.00	\$ -	432.00	0.00%
26	Remove and Replace Electric Line	LS	1		1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00		1.00	\$ 5,000.00	0.00	100.00%
27	Mobilization	LS	1		1	\$ 22,000.00	\$ 22,000.00	0.25	\$ 5,500.00	0.25	0.50	\$ 11,000.00	0.50	50.00%
28	Concrete Washout	LS	1		1	\$ 500.00	\$ 500.00	0.50	\$ 250.00		0.50	\$ 250.00	0.50	50.00%
CHANGE ORDER ITEMS														
1.A	Stabilized Construction Exit	SY		150.00	150.00	\$ 75.00	\$ 11,250.00		\$ -	138.00	138.00	\$ 10,350.00	12.00	92.00%
1.B	Relocate Power Box (pond fountain)	LS		1.00	1.00	\$ 3,000.00	\$ 3,000.00		\$ -		0.00	\$ -	1.00	0.00%
2.C	Temporary BFM Mulch	AC		0.48	0.48	\$ 3,000.00	\$ 1,440.00	0.48	\$ 1,440.00		0.48	\$ 1,440.00	0.00	100.00%
					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 = \$ 341,524.00 PAY PERIOD = \$ 39,615.00

COMPLETED = \$ 83,956.00

24.58%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	November 17th, 2025	\$ 43,012.71
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Previous Applications for Payment:

No.	Date	Amount
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Record of Change Orders:

No.	Date	Amount
1	November 17, 2025	\$ 14,250.00
2	December 15, 2035	\$ 1,440.00
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CHANGE ORDER TOTAL = \$ 15,690.00

Contract Time Remaining:

Contract Period: May 29, 2026
Construction Start Date: October 6, 2025

Substantial Completion:

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

Full Completion:

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

PREVIOUS PAY APPS TOTAL = \$ 43,012.71



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #9 in the amount of \$14,589.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.

ORIGINATING DEPARTMENT

Municipal Utilities

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. JEO - Pymt #9

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: December 15, 2025 **PAYMENT REQUEST #** 9
PAYMENT PERIOD: From: October 18, 2025 Through: November 14, 2025

Contract Summary

Original Contract Amount:	\$	64,700.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	64,700.00	
Total completed and stored to date:	\$	55,450.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	55,450.00	
Less previous applications for payment:	\$	40,861.00	
SUBTOTAL	\$		14,589.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 14,589.00

Balance to finish, including retainage: \$ 9,250.00

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

JEO Consulting Group, Inc.

Firm Name

Curtis Kamp

Signature

November 24, 2025

Date

City of Ankeny Staff Approval:

Donald Clark

Signature

11/24/25

Date

Submit to:

Don Clark, PE - Director of Municipal Utilities

E-mail:

DClark@Ankenylowa.gov

Phone:

(515) 963-3529

Fax:

(515) 963-3529

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	February 24, 2025	\$ 1,875.00
2	April 30, 2025	\$ 1,875.00
3	May 27, 2025	\$ 3,750.00
4	June 23, 2025	\$ 7,484.00
5	July 11, 2025	\$ 4,725.00
6	August 22, 2025	\$ 8,430.00
7	September 24, 2025	\$ 2,950.40
8	October 28, 2025	\$ 9,771.60
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Previous Applications for Payment

No.	Date	Amount
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PREVIOUS PAY APP TOTAL = \$ 40,861.00

Record of Change Orders

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0.0
Time Used to Date:	
Contract Time Remaining:	<u>0.0</u>



Invoice

November 24, 2025

Project No: R240666.00

Invoice No: 166368

Invoice Amount: 14,589.00

Don Clark
City of Ankeny
220 W 1st Street
Ankeny, IA 50023

Project Manager Curtis Kampman

Project R240666.00 Ankeny North Four Mile Creek Sanitary Sewer Study

Professional Services through November 14, 2025

See attached pay app

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Hydraulic Modeling	\$45,900.00	96%	\$44,025.00	\$38,400.00	\$5,625.00
Technical Memorandum	\$15,600.00	61%	\$9,525.00	\$2,461.00	\$7,064.00
Hourly Phase(s)					
Review Meetings			\$1,900.00	0.00	\$1,900.00
Additional Services			0.00	0.00	0.00
Total	\$61,500.00		\$55,450.00	\$40,861.00	\$14,589.00
Total Amount Due Upon Receipt :					\$14,589.00

Email invoices to: DClark@Ankenylowa.gov



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #1 in the amount of \$95,118.98 to Manatt's Inc. for construction services on the SE Creekview Drive Extension (RISE) 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. Manatts - Pymt #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Creekview Drive Extension (RISE)
Contractor: Manatt's Inc.
Address: PO Box 535 1775 Old 6 Rd. Brooklyn, IA 52211
Finance Budget Code: 954.3954.4451 **Finance Project #** 954.4451
Vendor Project or Invoice #: N/A **PO #** N/A
Original Contract Date: November 3, 2025 **Vendor #** 2207

Date of Council Meeting: December 15, 2025 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: November 4, 2025 Through: November 28, 2025

Contract Summary

Original Contract Amount:	\$	1,180,130.25
Net change by Change Orders:	\$	-
Contract Amount to Date: (line 1 ± 2)	\$	1,180,130.25
Total completed and stored to date:	\$	98,060.80
Retainage: 3 % of Completed Work:	\$	2,941.82
Total Earned less Retainage:	\$	95,118.98
Less previous applications for payment:	\$	-
SUBTOTAL	\$	95,118.98

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 95,118.98

Balance to finish, including retainage: \$ 1,085,011.27

Contract Time Remaining (If applicable) 71 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: Manatt's Inc.
Firm Name
Connor Young Digitally signed by Connor Young
DN: cn=US, e=Connor@manatts.com, ou=Connor
Reason: I am approving this document
Contact Info: Connor@manatts.com
Date: 2025.12.04 15:58:59 -0500
Signature
12/04/2025
Date

Engineer / Consultant Approval: Civil Design Advantage
Firm Name
Eric Schults
Signature
12/04/2025
Date

City of Ankeny Staff Approval:
Mittum Wedell
Signature
12-4-25
Date

Submit to: Mitch Wedell, P.E.
E-mail: MWedell@AnkenyIowa.gov **Phone:** (515) 963-3523 **Fax:** (515) 963-3536

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (include Change Order # if Applicable)	UNITS	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	ORIGINAL TOTAL QUANTITY	QUANTITY CHARGE DIV. 1 (BY CHANGE ORDER)	QUANTITY CHARGE DIV. 2 (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	DIVISION 1 EXTENDED PRICE	DIVISION 2 EXTENDED PRICE	DIV. 1 TOTAL QUANTITY THIS PAY PERIOD	DIV. 2 TOTAL QUANTITY THIS PAY PERIOD	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE	
EARTHWORK																					
2.01	Clearing and Grubbing	LS	1.00		1.00			1.00	\$ 14,000.00	\$ 14,000.00	\$ -			1.00	\$ 14,000.00		1.00	\$ 14,000.00	0.00	100.00%	
2.02	Locating/Repairing Tile Lines	STA	21.00		21.00			21.00	\$ 400.00	\$ 8,400.00	\$ -			0.00	\$ -			0.00	\$ -	21.00	0.00%
2.03	Topsoil, Onsite	CY	9,100.00		9,100.00			9,100.00	\$ 8.00	\$ 72,800.00	\$ -			4,450.00	\$ 4,450.00	\$ 35,600.00		4,450.00	\$ 35,600.00	4,450.00	48.90%
2.04	Excavation, Class 10 (On-site)	CY	14,158.00		14,158.00			14,158.00	\$ 4.00	\$ 56,632.00	\$ -			7,079.00	\$ 7,079.00	\$ 28,316.00		7,079.00	\$ 28,316.00	7,079.00	50.00%
2.05	Subgrade Preparation, 12" Depth	SY	4,971.00		4,971.00			4,971.00	\$ 2.50	\$ 12,427.50	\$ -			0.00	\$ -			0.00	\$ -	4,971.00	0.00%
2.06	Subbase, Modified, Virgin Aggregate	SY	4,971.00		4,971.00			4,971.00	\$ 11.25	\$ 55,923.75	\$ -			0.00	\$ -			0.00	\$ -	4,971.00	0.00%
2.07	Compaction Testing	LS	1.00		1.00			1.00	\$ 3,500.00	\$ 3,500.00	\$ -			0.00	\$ -			0.00	\$ -	1.00	0.00%
TRENCH EXCAVATION AND BACKFILL																					
3.01	TRENCH EXCAVATION TESTING	LS	1.00		1.00			1.00	\$ 5,000.00	\$ 5,000.00	\$ -			0.00	\$ -			0.00	\$ -	1.00	0.00%
SEWERS AND DRAINS																					
4.01	Sanitary Sewer Gravity Main, Trenchless, PVC, 8" Dia.	LF		561.00	561.00			561.00	\$ 89.00	\$ -	\$ 49,829.00			0.00	\$ -			0.00	\$ -	561.00	0.00%
4.02	Sanitary Sewer Service Stub, Trenchless, PVC, 6" Dia.	LF		148.00	148.00			148.00	\$ 80.00	\$ -	\$ 11,840.00			0.00	\$ -			0.00	\$ -	148.00	0.00%
4.03	Storm Sewer, Trenchless, RCP, 15" Dia.	LF		528.00	528.00			528.00	\$ 66.00	\$ 34,848.00	\$ -			0.00	\$ -			0.00	\$ -	528.00	0.00%
4.04	Storm Sewer, Trenchless, RCP, 18" Dia.	LF		170.00	170.00			170.00	\$ 77.50	\$ 13,175.00	\$ -			0.00	\$ -			0.00	\$ -	170.00	0.00%
4.05	Storm Sewer, Trenchless, RCP, 24" Dia.	LF		288.00	288.00			288.00	\$ 83.00	\$ 23,904.00	\$ -			0.00	\$ -			0.00	\$ -	288.00	0.00%
4.06	Storm Sewer, Trenchless, RCP, 30" Dia.	LF		175.00	175.00			175.00	\$ 144.00	\$ 25,200.00	\$ -			0.00	\$ -			0.00	\$ -	175.00	0.00%
4.07	Storm Sewer, Trenchless, RCP, 36" Dia.	LF		190.00	190.00			190.00	\$ 127.00	\$ 24,130.00	\$ -			0.00	\$ -			0.00	\$ -	190.00	0.00%
4.08	Pipe Appra. RCP, 30" Dia.	EA	1.00		1.00			1.00	\$ 1,730.00	\$ 1,730.00	\$ -			0.00	\$ -			0.00	\$ -	1.00	0.00%
4.09	Pipe Appra. RCP, 36" Dia.	EA	1.00		1.00			1.00	\$ 2,145.00	\$ 2,145.00	\$ -			0.00	\$ -			0.00	\$ -	1.00	0.00%
4.10	Feeding for Concrete Appra. RCP, 30" Dia.	EA	1.00		1.00			1.00	\$ 700.00	\$ 700.00	\$ -			0.00	\$ -			0.00	\$ -	1.00	0.00%
4.11	Feeding for Concrete Appra. RCP, 36" Dia.	EA	1.00		1.00			1.00	\$ 700.00	\$ 700.00	\$ -			0.00	\$ -			0.00	\$ -	1.00	0.00%
4.12	Pipe Appra. Guard	EA	2.00		2.00			2.00	\$ 3,100.00	\$ 6,200.00	\$ -			0.00	\$ -			0.00	\$ -	2.00	0.00%
4.13	Subdrain, Corrugated PVC, 8" Dia.	LF		2,360.00	2,360.00			2,360.00	\$ 16.50	\$ 38,940.00	\$ -			0.00	\$ -			0.00	\$ -	2,360.00	0.00%
4.14	Subdrain Clamnet, Type B, 24" Dia.	EA	2.00		2.00			2.00	\$ 500.00	\$ 1,000.00	\$ -			0.00	\$ -			0.00	\$ -	2.00	0.00%
4.15	Subdrain Outlets and Connections, RCP/Inlet/Manhole, 8" Dia.	EA		30.00	30.00			30.00	\$ 115.00	\$ 3,450.00	\$ -			0.00	\$ -			0.00	\$ -	30.00	0.00%
WATER MAINS AND APPURTENANCES																					
5.01	Water Main, Trenchless, PVC, 8" Dia. Service (Inlet/Tip)	LF		306.00	306.00			306.00	\$ 195.00	\$ -	\$ 59,670.00			0.00	\$ -			0.00	\$ -	306.00	0.00%
5.02	Water Main, Trenchless, PVC, 12" Dia.	LF		23.00	23.00			23.00	\$ 255.00	\$ -	\$ 5,865.00			0.00	\$ -			0.00	\$ -	23.00	0.00%
5.03	Bypass Hydrant	EA		4.00	4.00			4.00	\$ 4,450.00	\$ -	\$ 17,800.00			0.00	\$ -			0.00	\$ -	4.00	0.00%
5.04	Valve Gate, 12"	EA		2.00	2.00			2.00	\$ 9,050.00	\$ -	\$ 18,100.00			0.00	\$ -			0.00	\$ -	2.00	0.00%
5.05	Fire Hydrant Assembly (Inlet/Manhole Solid Sleeve)	EA		2.00	2.00			2.00	\$ 9,050.00	\$ -	\$ 18,100.00			0.00	\$ -			0.00	\$ -	2.00	0.00%
STRUCTURES FOR SANITARY AND STORM SEWERS																					
6.01	Manhole, Type SW-30, 48" Dia.	EA		4.00	4.00			4.00	\$ 5,850.00	\$ -	\$ 23,400.00			0.00	\$ -			0.00	\$ -	4.00	0.00%
6.02	Manhole, Type SW-40, 60" Dia.	EA		1.00	1.00			1.00	\$ 8,800.00	\$ 8,800.00	\$ -			0.00	\$ -			0.00	\$ -	1.00	0.00%
6.03	Inlet, Type SW-50, 3'-0" x 2'-0"	EA		2.00	2.00			2.00	\$ 4,050.00	\$ 8,100.00	\$ -			0.00	\$ -			0.00	\$ -	2.00	0.00%
6.04	Inlet, Type SW-50, 3'-0" x 6'-0"	EA		2.00	2.00			2.00	\$ 5,800.00	\$ 11,600.00	\$ -			0.00	\$ -			0.00	\$ -	2.00	0.00%
6.05	Inlet, Type SW-50, 6'-0" x 2'-0"	EA		6.00	6.00			6.00	\$ 5,800.00	\$ 34,800.00	\$ -			0.00	\$ -			0.00	\$ -	6.00	0.00%
6.06	Inlet, Type SW-50, 6'-0" x 6'-0"	EA		4.00	4.00			4.00	\$ 8,400.00	\$ 33,600.00	\$ -			0.00	\$ -			0.00	\$ -	4.00	0.00%
6.07	Inlet, Type SW-51, 4'-0" x 2'-0"	EA		2.00	2.00			2.00	\$ 5,550.00	\$ 11,100.00	\$ -			0.00	\$ -			0.00	\$ -	2.00	0.00%
6.08	Inlet, Type SW-51, 5'-0" x 2'-0"	EA		1.00	1.00			1.00	\$ 7,350.00	\$ 7,350.00	\$ -			0.00	\$ -			0.00	\$ -	1.00	0.00%
6.09	Inlet, Type SW-51, 5'-0" x 3'-0"	EA		2.00	2.00			2.00	\$ 1,050.00	\$ 2,100.00	\$ -			0.00	\$ -			0.00	\$ -	2.00	0.00%
6.10	Manhole Adjustment, Minor	EA		2.00	2.00			2.00	\$ 1,550.00	\$ 3,100.00	\$ -			0.00	\$ -			0.00	\$ -	2.00	0.00%
6.11	Connection to Existing Manhole, Sanitary Sewer	EA		2.00	2.00			2.00	\$ 2,100.00	\$ 4,200.00	\$ -			0.00	\$ -			0.00	\$ -	2.00	0.00%
6.12	Connection to Existing Inlet	EA		2.00	2.00			2.00	\$ 1,550.00	\$ 3,100.00	\$ -			0.00	\$ -			0.00	\$ -	2.00	0.00%
STREETS AND RELATED WORK																					
7.01	Pavement, PCC, 9" C&SD	SY		4,158.00	4,158.00			4,158.00	\$ 59.00	\$ 245,322.00	\$ -			0.00	\$ -			0.00	\$ -	4,158.00	0.00%
7.02	PCC Pavement Samples and Testing	LS		1.00	1.00			1.00	\$ 5,000.00	\$ 5,000.00	\$ -			0.00	\$ -			0.00	\$ -	1.00	0.00%
7.03	Subdrain, RCP, 4"	SY		776.00	776.00			776.00	\$ 42.00	\$ 32,592.00	\$ -			0.00	\$ -			0.00	\$ -	776.00	0.00%
7.04	Subbase, Over-Excavation	TON		250.00	250.00			250.00	\$ 45.00	\$ 11,250.00	\$ -			0.00	\$ -			0.00	\$ -	250.00	0.00%
7.05	Gravel/Turfing, 6" Material, 6" Class A Crushed Stone	SY		241.00	241.00			241.00	\$ 40.00	\$ 9,640.00	\$ -			0.00	\$ -			0.00	\$ -	241.00	0.00%
7.06	Pavement Removal, PCC, 9"	SY		45.00	45.00			45.00	\$ 25.00	\$ 1,125.00	\$ -			0.00	\$ -			0.00	\$ -	45.00	0.00%
TRAFFIC CONTROL																					
8.01	Temporary Traffic Control	LS		1.00	1.00			1.00	\$ 2,000.00	\$ 2,000.00	\$ -			1.00	\$ 2,000.00			1.00	\$ 2,000.00	100.00%	
8.02	Traffic Signs	EA		12.00	12.00			12.00	\$ 200.00	\$ 2,400.00	\$ -			0.00	\$ -			0.00	\$ -	12.00	0.00%
SITE WORK AND LANDSCAPING																					
9.01	Conventional Seeding, Seeding, Fertilizing, Type 1	AC		6.63	6.63			6.63	\$ 1,025.00	\$ 6,795.75	\$ -			0.00	\$ -			0.00	\$ -	6.63	0.00%
9.02	Conventional Seeding and Mulching, Wetland Seeding	AC		0.02	0.02			0.02	\$ 6,050.00	\$ -	\$ 121.00			0.00	\$ -			0.00	\$ -	0.02	0.00%
9.03	Conventional Seeding, Seeding, Fertilizing, Type 4 (Temp Seeding)	AC		8.10	8.10			8.10	\$ 215.00	\$ 1,741.50	\$ -			0.00	\$ -			0.00	\$ -	8.10	0.00%
9.04	Hydraulic Mulch (BPA)	AC		6.63	6.63			6.63	\$ 2,650.00	\$ 17,565.00	\$ -			0.00	\$ -			0.00	\$ -	6.63	0.00%
9.05	Filter Socks, 12"	LF		41.00	41.00			41.00	\$ 5.00	\$ 205.00	\$ -			0.00	\$ -			0.00	\$ -	41.00	0.00%
9.06	Filter Socks, Removal	LF		41.00	41.00			41.00	\$ 1.00	\$ 41.00	\$ -			0.00	\$ -			0.00	\$ -	41.00	0.00%
9.07	Check Dam, Rock (Temporary)	EA		7.00	7.00			7.00	\$ 1,000.00	\$ 7,000.00	\$ -			0.00	\$ -			0.00	\$ -	7.00	0.00%
9.08	Strip Rep. Class B	TON		65.00	150.00			215.00	\$ 71.00	\$ 4,615.00	\$ 10,650.00			0.00	\$ -			0.00	\$ -	215.00	0.00%
9.09	Turf Reinforcing Mats, Type 2	SQ		6.00	6.00			6.00	\$ 40.00	\$ 240.00	\$ -			0.00	\$ -			0.00	\$ -	6.00	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	DIVISION 1 QUANTITY	DIVISION 2 QUANTITY	ORIGINAL PROPOSED TOTAL QUANTITY	QUANTITY CHANGE DIV. 1 (BY CHANGE ORDER)	QUANTITY CHANGE DIV. 2 (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	DIVISION 1 EXTENDED PRICE	DIVISION 2 EXTENDED PRICE	DIV. 1 TOTAL QUANTITY THIS PAY PERIOD	DIV. 2 TOTAL QUANTITY THIS PAY PERIOD	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 COMPLETED
9.10	Slit Fence	LF	6,349.00		6,349.00			6,349.00	\$ 1.70	\$ 10,793.30	\$ -	3,144.00		3,144.00	\$ 5,344.80		3,144.00	\$ 5,344.80	3,205.00	49.52%
9.11	Slit Fence Removal of Device	LF	6,349.00		6,349.00			6,349.00	\$ 0.05	\$ 317.45	\$ -			0.00	\$ -		0.00	\$ -	6,349.00	0.00%
9.12	Stabilized Construction Entrance	SY	120.00		120.00			120.00	\$ 25.00	\$ 3,000.00	\$ -			0.00	\$ -		0.00	\$ -	120.00	0.00%
9.13	Erosion Control Mulch, Straw	AC	8.10		8.10			8.10	\$ 625.00	\$ 5,062.50	\$ -			0.00	\$ -		0.00	\$ -	8.10	0.00%
9.14	Inter Protection Device Surface Applied	EA	4.00		4.00			4.00	\$ 135.00	\$ 540.00	\$ -			0.00	\$ -		0.00	\$ -	4.00	0.00%
9.15	Inter Protection Device, Drop-In	EA	14.00		14.00			14.00	\$ 165.00	\$ 2,310.00	\$ -			0.00	\$ -		0.00	\$ -	14.00	0.00%
9.16	Inter Protection Device, Maintenance	EA	18.00		18.00			18.00	\$ 25.00	\$ 450.00	\$ -			0.00	\$ -		0.00	\$ -	18.00	0.00%
9.17	Temporary Fence, Orange Mesh Safety Fence	LF		80.00	80.00			80.00	\$ 20.00	\$ -	\$ 1,600.00		40.00	40.00	\$ 800.00		40.00	\$ 800.00	40.00	50.00%
MISCELLANEOUS																				
11.01	Mobilization	LS	1.00		1.00			1.00	\$ 60,000.00	\$ 60,000.00	\$ -	0.20		0.20	\$ 12,000.00		0.20	\$ 12,000.00	0.80	20.00%
11.02	Concrete Washout	EA	2.00		2.00			2.00	\$ 1,000.00	\$ 2,000.00	\$ -			0.00	\$ -		0.00	\$ -	2.00	0.00%
CHANGE ORDER ITEMS																				

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

Division 1: \$954,655.25 Division 2: \$225,475.00 PAY PERIOD: \$ 98,060.80 COMPLETED: \$ 98,060.80 8.31%

CONTRACT = \$1,180,130.25

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

PRICE DETAILED BY DIVISION SUMMARY

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	UNIT PRICE	DIV. 1 QUANTITY THIS PAY PERIOD	DIV. 1 QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL DIV. 1 QUANTITY COMPLETE	DIV. 1 TOTAL VALUE OF COMPLETED WORK	DIV. 2 QUANTITY THIS PAY PERIOD	DIV. 2 QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL DIV. 2 QUANTITY COMPLETE	DIV. 2 TOTAL VALUE OF COMPLETED WORK	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK															
2.01	Clearing and Grubbing	LS	\$ 14,000.00	1.00		1.00	\$ 14,000.00			0.00	\$ -	1.00	\$ 14,000.00	0.00	100%
2.02	Locating/Repointing Tile Lines	STA	\$ 400.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	21.00	0%
2.03	Topsoil, On-site	CY	\$ 8.00	0.00	4,450.00	4,450.00	\$ 35,600.00	0.00		0.00	\$ -	4,450.00	\$ 35,600.00	4,450.00	48%
2.04	Excavation, Class 10 (On-site)	CY	\$ 4.00	0.00	7,079.00	7,079.00	\$ 28,316.00	0.00		0.00	\$ -	7,079.00	\$ 28,316.00	7,079.00	50%
2.05	Subgrade Preparation, 12" Depth	SY	\$ 2.90	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	4971.00	0%
2.06	Subbase, Modified Virgin Aggregate	SY	\$ 11.25	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	4971.00	0%
2.07	Compaction Testing	LS	\$ 3,500.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	1.00	0%
TRENCH EXCAVATION AND BACKFILL															
3.01	TRENCH COMPACTION TESTING	LS	\$ 5,000.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	1.00	0%
SEWERS AND DRAINS															
4.01	Sanitary Sewer Gravity Main, Trenched, PVC, 8" Dia.	LF	\$ 88.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	561.00	0%
4.02	Sanitary Sewer Service Stub, Trenched, PVC, 6" Dia.	LF	\$ 80.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	148.00	0%
4.03	Storm Sewer, Trenched, RCP, 15" Dia.	LF	\$ 66.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	528.00	0%
4.04	Storm Sewer, Trenched, RCP, 18" Dia.	LF	\$ 77.50	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	170.00	0%
4.05	Storm Sewer, Trenched, RCP, 24" Dia.	LF	\$ 83.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	268.00	0%
4.06	Storm Sewer, Trenched, RCP, 30" Dia.	LF	\$ 144.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	175.00	0%
4.07	Storm Sewer, Trenched, RCP, 36" Dia.	LF	\$ 127.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	190.00	0%
4.08	Pipe Appen, RCP, 36" Dia.	EA	\$ 1,730.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	1.00	0%
4.09	Pipe Appen, RCP, 36" Dia.	EA	\$ 2,145.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	1.00	0%
4.10	Feeding for Concrete Appen, RCP, 30" Dia.	EA	\$ 700.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	1.00	0%
4.11	Feeding for Concrete Appen, RCP, 36" Dia.	EA	\$ 700.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	1.00	0%
4.12	Pipe Appen Guard	EA	\$ 3,100.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
4.13	Subdrain, Corrugated PVC, 3" Dia.	LF	\$ 16.50	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2360.00	0%
4.14	Subdrain Cleanout, Type B, 24" Dia.	EA	\$ 500.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
4.15	Subdrain Outlet and Connections, RCP/Inlet/Manhole, 8" Dia.	EA	\$ 115.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	30.00	0%
WATER MAINS AND APPURTENANCES															
5.01	Water Main, Trenched, PVC, 8" Dia. Service (Includes Tap)	LF	\$ 195.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	306.00	0%
5.02	Water Main, Trenched, PVC, 12" Dia.	LF	\$ 255.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	23.00	0%
5.03	Blowoff/Inlet	EA	\$ 4,450.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	4.00	0%
5.04	Valve Gate, 12"	EA	\$ 9,600.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
5.05	Fire Hydrant Assembly (Includes Solid Sleeve)	EA	\$ 9,050.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
STRUCTURES FOR SANITARY AND STORM SEWERS															
6.01	Manhole, Type SW-301, 48" Dia.	EA	\$ 5,850.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	4.00	0%
6.02	Manhole, Type SW-401, 60" Dia.	EA	\$ 8,900.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	1.00	0%
6.03	Manhole, Type SW-501, 3'-0" x 3'-0"	EA	\$ 4,050.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
6.04	Manhole, Type SW-503, 3'-0" x 6'-0"	EA	\$ 5,800.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
6.05	Manhole, Type SW-505, 6'-3" x 2'-0"	EA	\$ 5,800.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	6.00	0%
6.06	Manhole, Type SW-506, 6'-3" x 6'-0"	EA	\$ 8,400.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	4.00	0%
6.07	Manhole, Type SW-513, 4'-0" x 4'-0"	EA	\$ 5,550.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
6.08	Manhole, Type SW-513, 5'-0" x 5'-0"	EA	\$ 7,350.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
6.09	Manhole Adjustment, Minor	EA	\$ 1,050.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
6.10	Manhole Adjustment, Major, Sanitary	EA	\$ 2,100.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
6.11	Connection to Existing Manhole, Sanitary Sewer	EA	\$ 1,550.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
6.12	Connection to Existing Intake	EA	\$ 2,050.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	1.00	0%
STREETS AND RELATED WORK															
7.01	Pavement, PCC, 9" CSUD	SY	\$ 59.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	4158.00	0%
7.02	PCC Pavement Samples and Testing	LS	\$ 5,000.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	1.00	0%
7.03	Subgrade, PCC, 4"	SY	\$ 42.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	776.00	0%
7.04	Subbase, Over-excavation	TON	\$ 45.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	250.00	0%
7.05	Granular Turnaround, 6" Macadam, 6" Class A Crushed Stone	SY	\$ 40.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	241.00	0%
7.06	Pavement Removal, PCC, 9"	SY	\$ 25.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	45.00	0%
TRAFFIC CONTROL															
8.01	Temporary Traffic Control	LS	\$ 2,000.00	1.00		1.00	\$ 2,000.00	0.00		0.00	\$ -	1.00	\$ 2,000.00	0.00	100%
8.02	Traffic Signs	EA	\$ 200.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	12.00	0%
SITE WORK AND LANDSCAPING															
9.01	Conventional Seeding, Seeding, Fertilizer, Type 1	AC	\$ 1,025.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	6.53	0%
9.02	Conventional Seeding and Mulching, Wetland Seeding	AC	\$ 6,050.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	0.02	0%
9.03	Conventional Seeding, Seeding, Fertilizing, Type 4 (Temp Seeding)	AC	\$ 215.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	8.10	0%
9.04	Hydraulic Mulch (HBM)	AC	\$ 2,550.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	6.53	0%
9.05	Filter Socks, 12"	LF	\$ 5.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	41.00	0%
9.06	Filter Socks, Removal	LF	\$ 1.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	7.00	0%
9.07	Check Dam, Rock (Temporary)	EA	\$ 1,000.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	215.00	0%
9.08	Rip Rap, Class B	TON	\$ 71.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	6.00	0%
9.09	Turf Reinforcing Mats, Type 2	SQ	\$ 40.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -		

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	UNIT PRICE	DIV. 1 QUANTITY THIS PAY PERIOD	DIV. 1 QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL DIV. 1 QUANTITY COMPLETED	DIV. 1 TOTAL VALUE OF COMPLETED WORK	DIV. 2 QUANTITY THIS PAY PERIOD	DIV. 2 QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL DIV. 2 QUANTITY COMPLETED	DIV. 2 TOTAL VALUE OF COMPLETED WORK	TOTAL QUANTITY COMPLETED	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
9.10	Slip Fence	LF	\$ 1.70	3,144.00		3,144.00	\$ 5,344.80	0.00		0.00	\$ -	3,144.00	\$ 5,344.80	3205.00	50%
9.11	Slip Fence, Removal of Device	LF	\$ 0.05	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	6349.00	0%
9.12	Stabilized Construction Entrance	SY	\$ 25.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	120.00	0%
9.13	Erosion Control Matted Straw	AC	\$ 625.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	8.10	0%
9.14	Inter Protection Device, Surface Applied	EA	\$ 135.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	4.00	0%
9.15	Inter Protection Device, Drop-In	EA	\$ 165.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	14.00	0%
9.16	Inter Protection Device, Maintenance	EA	\$ 25.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	18.00	0%
9.17	Temporary Fence, Chain Mesh Safety Fence	LF	\$ 20.00	0.00		0.00	\$ -	40.00		40.00	\$ 800.00	40.00	\$ 800.00	40.00	50%
MISCELLANEOUS															
11.01	Mobilization	LS	\$ 60,000.00	0.20		0.20	\$ 12,000.00	0.00		0.00	\$ -	0.20	\$ 12,000.00	0.80	20%
11.02	Concrete Washout	EA	\$ 1,000.00	0.00		0.00	\$ -	0.00		0.00	\$ -	0.00	\$ -	2.00	0%
CHANGE ORDER ITEMS															

TOTAL DIVISION AND VALUE OF PAY PERIOD AND COMPLETED WORK

DIV. 1 COMPLETED = \$ 97,260.80

DIV. 2 COMPLETED = \$ 800.00

COMPLETED = \$ 98,060.80

8.31%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1		
2		
3		
4		
5		
6		
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Previous Applications for Payment

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

Record of Change Orders

No.	Date	Amount
1		
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining

Contract Period: Working Days
 Construction Start Date: November 4, 2025

Substantial Completion

Contract Working Days: 80.0
 Added by Change Order: _____
 Total Working Days: 80.0
 Working Days Used to Date: 9.0
 Working Days Remaining: 71.0

Full Completion

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #21 in the amount of \$22,159.40 to McClure Engineering for construction administration and observation on the SW Des Moines Street Utility Improvements.

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 #21

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: December 15, 2025 Payment Application #: 21

Payment Period: From: October 26, 2025 Through: November 29, 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:	\$	399,067.88	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	399,067.88	
Less Previous Applications for Payment:	\$	376,908.48	
SUBTOTAL:	\$	22,159.40	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	22,159.40	

Balance to Finish, Including Retainage: \$ 72,832.12

Contract Time Remaining (Substantial): - Working Days

Contract Time Remaining (Full): - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering

Firm Name

Signature

Date

December 5, 2025

City of Ankeny Staff Approval:

Signature

Date

12/5/2025

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

E-mail: bford@ankenyiowa.gov

Phone Number: 515-963-3526

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 15, 2024	\$ 41,613.75
2	May 25, 2024	\$ 31,766.90
3	June 17, 2024	\$ 27,986.25
4	August 5, 2024	\$ 27,468.75
5	August 19, 2024	\$ 18,762.50
6	October 7, 2024	\$ 11,495.27
7	November 4, 2024	\$ 16,174.50
8	November 18, 2024	\$ 19,013.75
9	January 6, 2025	\$ 10,212.40
10	January 21, 2025	\$ 4,781.50
11	March 3, 2025	\$ 24,419.25
12	March 17, 2025	\$ 2,701.25
13	May 19, 2025	\$ 13,370.41
14	May 19, 2025	\$ 18,037.75
15	July 7, 2025	\$ 24,377.30
16	July 21, 2025	\$ 23,248.25
17	August 18, 2025	\$ 19,591.80
18	October 6, 2025	\$ 18,269.60
19	October 20, 2025	\$ 11,512.50
20	November 17, 2025	\$ 12,104.80
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 376,908.48

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

December 02, 2025
Project No: 2024000157-000
Invoice No: 164138
Due Date: January 01, 2026

Project 2024000157-000 Ankeny SW Des Moines Street Utility Improvements

Professional Services from October 26, 2025 to November 29, 2025

Phase	600	Construction Administration
Task	601	Construction Administration

	Hours	Rate	Amount	
Engineer III	28.50	185.00	5,272.50	
Engineer I	5.00	125.00	625.00	
Totals	33.50		5,897.50	
Total Labor				5,897.50
Total this Task				\$5,897.50
Total this Phase				\$5,897.50

Phase	650	Onsite Project Representative
Task	651	Resident Project Representative

	Hours	Rate	Amount	
On-Site Representative I	82.00	115.00	9,430.00	
Intern	35.00	75.00	2,625.00	
Engineer I	10.50	125.00	1,312.50	
Totals	127.50		13,367.50	
Total Labor				13,367.50

Mileage (.70/.686 p/mile)				94.50
Total this Task				\$13,462.00
Total this Phase				\$13,462.00

Phase	700	Survey Services
Task	760	Construction Staking

	Hours	Rate	Amount
Crew Member	1.00	75.00	75.00
Project Manager II	2.25	205.00	461.25

Project	2024000157-000	Ankeny SW Des Moines St Utility Improve.	Invoice	164138
Crew Chief		14.50	150.00	2,175.00
Totals		17.75		2,711.25
Total Labor				2,711.25
Mileage (.90 p/mile)				
				54.90
			Total this Task	\$2,766.15
			Total this Phase	\$2,766.15

Phase	850	Project Management and Coordination		

Task	851	Project Management and Coordination		
		Hours	Rate	Amount
Project Coordinator		.25	135.00	33.75
Totals		.25		33.75
Total Labor				33.75
			Total this Task	\$33.75
			Total this Phase	\$33.75
		Current	Prior	To-Date
Total Billings		22,159.40	376,908.48	399,067.88
Contract Limit (not-to-exceed)				471,900.00
Contract Limit Remaining				72,832.12
			Total Due this Invoice	\$22,159.40

PROGRESS REPORT #21

SW Des Moines Street Utility Improvements

Date: December 5, 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: October 26, 2025 – November 29, 2025

1. SUMMARY OF WORK DONE LAST PERIOD

- a. The Contractor completed Stage 2 construction
- b. Construction observation
- c. Construction administration
- d. Construction staking

2. FORECAST OF ACTIVITIES PLANNED FOR NEXT PERIOD

- a. Construction has stopped on the site for the year. Construction will resume on Stage 3 in the spring

3. SCOPE CHANGES / VALUE ADDED

- a. None

4. STATUS OF RECENT PREVIOUS INVOICES

INVOICE #	DATE SENT	INVOICE TOTAL	STATUS
161315	July 31, 2025	\$19,591.80	Paid
162031	September 10, 2025	\$18,269.60	Paid
163106	October 9, 2025	\$11,512.50	Paid
163490	November 3, 2025	\$12,104.80	Paid
164138	December 5, 2025	\$22,159.40	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

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #17 in the amount of \$146,714.09 to Rognes Corporation, for construction services on the SE 3rd Street Improvements — Phase 2 project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Rognes - Pymt #17

city of
Ankeny
bringing it all together

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
DIVISION 2 - EARTHWORK														
2.01	CLEARING AND GRUBBING	UNIT	594.5	(74.5)	520	\$ 133.00	\$ 69,160.00		\$ -	520	520	\$ 69,160.00	0	100.00%
2.02	REMOVAL AND SALVAGE OF LANDSCAPING	LS	1		1	\$ 7,560.00	\$ 7,560.00		\$ -	1	1	\$ 7,560.00	0	100.00%
2.03	TOPSOIL, OFF-SITE	CY	325		325	\$ 27.00	\$ 8,775.00	40	\$ 1,080.00	285	325	\$ 7,560.00	0	100.00%
2.04	EXCAVATION, CLASS 10	CY	1,610	134	1,744	\$ 27.00	\$ 47,088.00	205	\$ 5,535.00	1,539	1,744	\$ 47,088.00	0	100.00%
2.05	SUBGRADE PREPARATION	SY	6,045	25	6,070	\$ 2.80	\$ 16,996.00	570	\$ 1,596.00	5,500	6,070	\$ 16,996.00	0	100.00%
2.06	SUBGRADE TREATMENT, GEOTRID, TRIANGULAR	SY	1,995	(1,425)	570	\$ 4.90	\$ 2,793.00	570	\$ 2,793.00	0	570	\$ 2,793.00	0	100.00%
2.07	SUBBASE, MODIFIED	SY	6,045	1,037	7,082	\$ 10.00	\$ 70,820.00	1,182	\$ 11,820.00	5,900	7,082	\$ 70,820.00	0	100.00%
2.08	COMPACTION TESTING	LS	1		1	\$ 8,760.00	\$ 8,760.00	0.05	\$ 438.00	0.95	1	\$ 8,760.00	0	100.00%
DIVISION 3 - TRENCH AND TRENCHLESS CONSTRUCTION														
3.01	TRENCH COMPACTION TESTING	LS	1		1	\$ 8,760.00	\$ 8,760.00	0.05	\$ 438.00	0.95	1	\$ 8,760.00	0	100.00%
DIVISION 4 - SEWERS AND DRAINS														
4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 8 IN. DIA.	LF	123		123	\$ 122.00	\$ 15,006.00		\$ -	123	123	\$ 15,006.00	0	100.00%
4.02	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 15 IN. DIA.	LF	1,228		1,228	\$ 195.00	\$ 239,460.00		\$ -	1,228	1,228	\$ 239,460.00	0	100.00%
4.03	SANITARY SEWER SERVICE STUB, PVC, 4"	LF	564	(30)	564	\$ 110.00	\$ 62,040.00		\$ -	564	564	\$ 62,040.00	0	100.00%
4.04	SANITARY SEWER SERVICE STUB, PVC, 6"	LF	113	47	160	\$ 119.00	\$ 19,040.00		\$ -	160	160	\$ 19,040.00	0	100.00%
4.05	REMOVAL OF SANITARY SEWER, VCP, DIA. EQUAL TO OR LESS THAN 10 IN.	EA	1,460	(1)	2	\$ 6,840.00	\$ 13,680.00	2	\$ -	2	2	\$ 13,680.00	0	100.00%
4.06	SANITARY SEWER CLEANOUT, TEMPORARY	EA	4	(1)	3	\$ 116.00	\$ 348.00	3	\$ -	3	3	\$ 348.00	0	100.00%
4.07	REMOVAL OF SANITARY SEWER CLEANOUT	EA	283	(17)	266	\$ 104.00	\$ 27,664.00	266	\$ -	266	266	\$ 27,664.00	0	100.00%
4.08	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	1,252	(28,12)	1,223.88	\$ 166.00	\$ 203,164.08	88	\$ 14,608.00	1,352.88	1,223.88	\$ 203,164.08	0	100.00%
4.09	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	80	(24,73)	55.27	\$ 245.00	\$ 13,541.15	55.27	\$ -	44	44	\$ 1,072.00	0	100.00%
4.10	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	LF	64	(20)	44	\$ 23.00	\$ 1,012.00		\$ -	65	65	\$ 1,495.00	0	100.00%
4.11	REMOVAL OF STORM SEWER, RCP, DIA. EQUAL TO OR LESS THAN 18 IN.	LF	80	(15)	65	\$ 23.00	\$ 1,495.00		\$ -	2,460	2,460	\$ 104,960.00	0	100.00%
4.12	REMOVAL OF STORM SEWER, RCP, DIA. EQUAL TO OR GREATER THAN 18 IN.	LF	2,485	75	2,560	\$ 41.00	\$ 104,960.00	100	\$ 4,100.00	0	2,660	\$ 109,060.00	0	100.00%
4.13	FOOTING DRAIN COLLECTOR/SUBRAIN, CORRUGATED PVC, 8 IN. DIA.	EA	3	(3)	0	\$ 773.00	\$ -	0	\$ -	0	0	\$ -	0	0.00%
4.14	SUBRAIN CLEANOUT, TYPE A-1, 8 IN.	EA	2		2	\$ 473.00	\$ 956.00	2	\$ -	2	2	\$ 956.00	0	100.00%
4.15	SUBRAIN CLEANOUT, TYPE B	EA	28	(2)	26	\$ 266.00	\$ 6,916.00	26	\$ -	24	26	\$ 6,916.00	0	100.00%
4.16	FOOTING DRAIN OUTLETS AND CONNECTIONS, 8 IN. DIA.	EA	26		26	\$ 745.00	\$ 19,370.00	2	\$ 1,490.00	1	1	\$ 120.00	0	100.00%
4.17	STORM SEWER SERVICE STUB, PVC, 1-1/2 IN. DIA.	EA	1		1	\$ 120.00	\$ 120.00		\$ -	2	2	\$ 486.00	0	100.00%
4.18	REMOVAL OF SUBRAIN CLEANOUT	EA	2		2	\$ 248.00	\$ 496.00		\$ -	80	80	\$ 160.00	0	100.00%
4.19	CONNECT EXISTING SUBRAIN TO STRUCTURE	LF	80		80	\$ 2.00	\$ 160.00		\$ -					
4.20	REMOVAL OF SUBRAIN	EA												
DIVISION 5 - WATER MAINS AND APPURTENANCES														
5.01	WATER MAIN, TRENCHED, PVC C900, 4 IN. DIA.	LF	17	2	19	\$ 117.00	\$ 2,223.00	19	\$ -	19	19	\$ 2,223.00	0	100.00%
5.02	WATER MAIN, TRENCHED, DIP, 4 IN. DIA.	LF	8		8	\$ 174.00	\$ 1,392.00	8	\$ -	8	8	\$ 1,392.00	0	100.00%
5.03	WATER MAIN, TRENCHED, PVC C900, 8 IN. DIA.	LF	736		736	\$ 73.00	\$ 53,728.00		\$ -	736	736	\$ 53,728.00	0	100.00%
5.04	WATER MAIN, TRENCHED, RESTRAINED DIP, 8 IN. DIA.	LF	317	(4)	313	\$ 91.00	\$ 28,483.00	313	\$ -	133	313	\$ 28,483.00	0	100.00%
5.05	WATER MAIN, TRENCHED, RESTRAINED DIP, 8 IN. DIA.	LF	134	(1)	133	\$ 15.00	\$ 1,995.00	133	\$ -	4	4	\$ 60.00	0	100.00%
5.06	FITTING, REDUCER, 8" X 4" IN.	EA	4		4	\$ 543.00	\$ 2,172.00		\$ -	1	1	\$ 1,075.00	0	100.00%
5.07	FITTING, TEE, 8" X 8" X 8"	EA	1		1	\$ 1,075.00	\$ 1,075.00	1	\$ -	1	1	\$ 1,075.00	0	100.00%
5.08	FITTING, CROSS, 8" X 8" X 8" X 8"	EA	1		1	\$ 869.00	\$ 869.00	1	\$ -	1	1	\$ 869.00	0	100.00%
5.09	FITTING, 45 DEG., 4 IN.	EA	8		8	\$ 509.00	\$ 4,072.00	8	\$ -	8	8	\$ 4,072.00	0	100.00%
5.10	FITTING, 45 DEG., 8 IN.	EA	6	(4)	2	\$ 849.00	\$ 1,698.00	2	\$ -	2	2	\$ 1,698.00	0	100.00%
5.11	WATER SERVICE, POLYETHYLENE, 3/4 IN. DIA. NEAR SIDE	EA	10		10	\$ 2,175.00	\$ 21,750.00	10	\$ -	10	10	\$ 21,750.00	0	100.00%
5.12	WATER SERVICE, COPPER, 3/4 IN. DIA. NEAR SIDE	EA	2		2	\$ 2,390.00	\$ 4,780.00	2	\$ -	2	2	\$ 4,780.00	0	100.00%
5.13	WATER SERVICE, POLYETHYLENE, 3/4 IN. DIA. FAR SIDE	EA	10		10	\$ 2,570.00	\$ 25,700.00	10	\$ -	10	10	\$ 25,700.00	0	100.00%
5.14	WATER SERVICE, COPPER, 1 IN. DIA. FAR SIDE	EA	2		2	\$ 3,000.00	\$ 6,000.00	2	\$ -	2	2	\$ 6,000.00	0	100.00%
5.15	WATER SERVICE CURB STOP AND BOX	EA	1		1	\$ 1,085.00	\$ 1,085.00	1	\$ -	0	1	\$ 1,085.00	0	100.00%
5.16	REMOVAL OF WATER MAIN	LF	1,221		1,221	\$ 15.00	\$ 18,315.00		\$ -	1,221	1,221	\$ 18,315.00	0	100.00%
5.17	WATER MAIN, TEMPORARY, PEX, 2 IN. DIA.	LF	2,510		2,510	\$ 17.00	\$ 42,670.00		\$ -	2,510	2,510	\$ 42,670.00	0	100.00%
5.18	VALVE, GATE, 8 IN.	EA	5		5	\$ 2,430.00	\$ 12,150.00	5	\$ -	5	5	\$ 12,150.00	0	100.00%
5.19	TAPPING VALVE ASSEMBLY, 1 IN. CHLORINATION TAP	EA	1		1	\$ 2,040.00	\$ 4,080.00	2	\$ -	2	2	\$ 4,080.00	0	100.00%
5.20	FLUSHING DEVICE (TEMPORARY HYDRANT), 4 IN.	EA	3		3	\$ 5,070.00	\$ 15,210.00	3	\$ -	3	3	\$ 15,210.00	0	100.00%
5.21	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	2		2	\$ 7,185.00	\$ 14,370.00	2	\$ -	2	2	\$ 14,370.00	0	100.00%
5.22	FIRE HYDRANT ASSEMBLY REMOVAL	EA	3		3	\$ 990.00	\$ 2,970.00	3	\$ -	3	3	\$ 2,970.00	0	100.00%
5.23	VALVE REMOVAL	EA	3		3	\$ 310.00	\$ 930.00	3	\$ -	3	3	\$ 930.00	0	100.00%
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	MANHOLE, SW-301, 48"	EA	6		6	\$ 6,780.00	\$ 40,680.00		\$ -	6	6	\$ 40,680.00	0	100.00%
6.02	MANHOLE, SW-401, 60", MODIFIED	EA	1		1	\$ 8,325.00	\$ 8,325.00		\$ -	1	1	\$ 8,325.00	0	100.00%

6.03	MANHOLE, SW-401, 36"	EA	1		1	\$ 17,980.00	\$ 17,980.00	\$ -	-	1	1	\$ 17,980.00	0	100.00%
6.04	INTAKE, SW-505	EA	3		6	\$ 5,350.00	\$ 32,100.00	\$ -	-	6	6	\$ 32,100.00	0	100.00%
6.05	INTAKE, SW-505, MODIFIED	EA	6		3	\$ 9,685.00	\$ 29,055.00	\$ -	-	3	3	\$ 29,055.00	0	100.00%
6.06	INTAKE, SW-506	EA	3		3	\$ 8,425.00	\$ 25,275.00	\$ -	-	3	3	\$ 25,275.00	0	100.00%
6.07	INTAKE, SW-506, MODIFIED	EA	1		1	\$ 11,020.00	\$ 11,020.00	\$ -	-	1	1	\$ 11,020.00	0	100.00%
6.08	INTAKE, SPECIAL STRUCTURE, CAST-IN-PLACE	EA	1		1	\$ 15,900.00	\$ 15,900.00	\$ -	-	1	1	\$ 15,900.00	0	100.00%
6.09	EXTERNAL DROP CONNECTION	EA	5		5	\$ 8,670.00	\$ 43,350.00	\$ -	-	5	5	\$ 43,350.00	0	100.00%
6.10	REMOVE MANHOLE	EA	4		4	\$ 1,625.00	\$ 6,500.00	\$ -	-	4	4	\$ 6,500.00	0	100.00%
6.11	REMOVE INTAKE	EA	2		2	\$ 1,625.00	\$ 3,250.00	\$ -	-	2	2	\$ 3,250.00	0	100.00%
DIVISION 7 - STREETS AND RELATED WORK														
7.01	PAVEMENT, PCC, CLASS C-SUD, 8 IN.	SY	5,087.4	(112.4)	4,975	\$ 62.00	\$ 308,450.00	475	\$ 29,450.00	4,500	4,975	\$ 308,450.00	0	100.00%
7.02	REMOVAL OF SIDEWALK AND DRIVEWAY	SY	2,109	170.9	2,279.9	\$ 7.20	\$ 16,415.28	104.5	\$ 752.40	2,175.4	2,279.9	\$ 16,415.28	0	100.00%
7.03	SIDEWALK, PCC, 4 IN.	SY	836.5	24.1	863.6	\$ 46.00	\$ 39,725.60	36.1	\$ 1,752.60	825.5	863.6	\$ 39,725.60	0	100.00%
7.04	SIDEWALK, PCC, 6 IN.	SY	210.5	(41)	169.5	\$ 76.00	\$ 12,882.00	104.8	\$ 7,954.80	64.7	169.5	\$ 12,882.00	0	100.00%
7.05	DETECTABLE WARNINGS	SF	128		128	\$ 57.00	\$ 7,296.00	16	\$ 912.00	112	128	\$ 7,296.00	0	100.00%
7.06	DRIVEWAY, PAVED, PCC, 6 IN.	SY	695	237.8	932.8	\$ 56.00	\$ 54,102.40	11.5	\$ 7,247.50	932.8	932.8	\$ 54,102.40	0	100.00%
7.07	DRIVEWAY, PAVED, PCC, 7 IN.	SY	224.9	(0.5)	224.4	\$ 65.00	\$ 14,586.00	112.9	\$ 22.4	224.4	224.4	\$ 14,586.00	0	100.00%
7.08	DRIVEWAY, GRANULAR, 7 IN.	SY	253.9	274.67	528.57	\$ 10.00	\$ 5,285.70		\$ -	528.57	528.57	\$ 5,285.70	0	100.00%
7.09	FULL DEPTH PATCHES, HMA, 7.0 IN, THICK	SY	55.3	(55.3)	0	\$ 143.00	\$ -		\$ -	0	0	\$ -	0	0.00%
7.10	PARTIAL DEPTH PATCHES, HMA	SF	3,090	(3,090)	0	\$ 6.40	\$ -		\$ -	0	0	\$ -	0	0.00%
7.11	PAVEMENT REMOVAL	SY	4,301.4	27.7	4,329.1	\$ 7.40	\$ 32,035.34		\$ -	4,329.1	4,329.1	\$ 32,035.34	0	100.00%
7.12	PLASTIC CONCRETE TESTING	LS	1		1	\$ 5,340.00	\$ 5,340.00	0.1	\$ 54.00	0.9	1	\$ 5,340.00	0	100.00%
DIVISION 8 - TRAFFIC CONTROL														
8.01	PAINTED PAVEMENT MARKING, DURABLE	STA	7.82	(0.92)	6.9	\$ 747.00	\$ 5,154.30		\$ -	6.9	6.9	\$ 5,154.30	0	100.00%
8.02	GROOVES CUT FOR PAVEMENT MARKINGS	STA	7.82	(0.92)	6.9	\$ 320.00	\$ 2,208.00		\$ -	6.9	6.9	\$ 2,208.00	0	100.00%
8.03	TEMPORARY TRAFFIC CONTROL	LS	1		1	\$ 28,930.00	\$ 28,930.00	0.1	\$ 2,893.00	0.9	1	\$ 28,930.00	0	100.00%
8.04	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	30		30	\$ 187.00	\$ 5,610.00	10	\$ 1,870.00	20	30	\$ 5,610.00	0	100.00%
8.05	ORANGE MESH SAFETY FENCE	LS	1		1	\$ 9,075.00	\$ 9,075.00	0.1	\$ 907.50	0.9	1	\$ 9,075.00	0	100.00%
8.06	WOOD POSTS	LF	96		96	\$ 3.50	\$ 336.00	34	\$ 11					

COMPLETED = \$2,247,450.65

89.94%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 6, 2024	\$ 121,019.55
2	June 17, 2024	\$ 89,894.04
3	July 15, 2024	\$ 123,325.26
4	August 19, 2024	\$ 134,730.62
5	September 16, 2024	\$ 101,531.39
6	October 21, 2024	\$ 118,241.26
7	November 18, 2024	\$ 145,314.74
8	December 16, 2024	\$ 35,385.13
9	February 3, 2025	\$ 6,896.52
10	May 19, 2025	\$ 57,767.51
11	June 16, 2025	\$ 259,286.04
12	July 21, 2025	\$ 123,946.79
13	August 18, 2025	\$ 141,774.91
14	September 15, 2025	\$ 129,515.46
15	October 20, 2025	\$ 319,234.05
16	November 17, 2025	\$ 80,500.76
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 1,988,364.03

Record of Change Orders:

No.	Date	Amount
1	December 16, 2024	\$ 4,006.50
2	November 17, 2025	\$ 35,036.43
3	December 15, 2025	\$ (34,152.28)
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CHANGE ORDER TOTAL = \$ 4,890.65

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days:	160.0
Added by Change Order:	15.0
Total Working Days:	175.0
Working Days Used to Date:	203.5
Working Days Remaining:	(28.5)

Full Completion:

Contract Working Days:	10.0
Added by Change Order:	0.0
Total Working Days:	10.0
Working Days Used to Date:	7.0
Working Days Remaining:	3.0



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #7 in the amount of \$533,057.43 to Shekar Engineering, PLC, for construction services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Shekar - Pymt #7

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 15, 2025 Payment Application #: 7

Payment Period: From: November 2, 2025 Through: November 29, 2025

Contract Summary:

Original Contract Amount:	\$	2,527,796.34	
Net Change by Change Orders:	\$	27,838.02	
Contract Amount to Date: (line 1 ± 2)	\$	2,555,634.36	
Total Completed and Stored to Date:	\$	2,307,974.00	
Retainage: 5 % of Completed Work:	\$	115,398.70	
Total Earned Less Retainage:	\$	2,192,575.30	
Less Previous Applications for Payment:	\$	1,659,517.87	
SUBTOTAL:	\$		533,057.43

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 533,057.43

Balance to Finish, Including Retainage: \$ 363,059.06

Contract Time Remaining (Substantial): - Working Days

Contract Time Remaining (Final): (43.5) Working Days

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

Construction Contractor Approval: Shekar Engineering, PLC

Firm Name

Chandra Shekar

Signature

Digitally signed by Chandra Shekar
Date: 2025.12.05 10:21:48 -06'00'

Date

Engineer / Consultant Approval: HR Green, Inc.

Firm Name

Russ Paramore

Signature

Digitally signed by Russ Paramore
DN: C=US, E=rparamore@hrgreen.com, CN=Russ Paramore
Date: 2025.12.02 13:19:06 -06'00'

Date

City of Ankeny Staff Approval:

Signature

Matthew Grgurich

Date

12/5/25

Submit to: Matthew Grgurich

E-mail: MGrgrich@Ankenylowa.gov

Phone Number: 515-963-3549

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
EARTHWORK														
2.01	Clearing and Grubbing	UNIT	64.6		64.60	\$ 91.80	\$ 5,930.28	0.00	\$ -	64.60	64.60	\$ 5,930.28	0.00	100.00%
2.02	Topsoil, On-Site	CY	2,250		2,250.00	\$ 8.16	\$ 18,360.00	1,125.00	\$ 9,180.00	0.00	1,125.00	\$ 9,180.00	1,125.00	50.00%
2.03	Excavation, Class 10, Roadway and Borrow	CY	1,628		1,628.00	\$ 5.10	\$ 8,302.80	552.00	\$ 2,815.20	1,076.00	1,628.00	\$ 8,302.80	0.00	100.00%
2.04	Excavation, Class 10, Waste	CY	10,955		10,955.00	\$ 10.20	\$ 111,741.00	2,738.75	\$ 27,935.25	8,216.25	10,955.00	\$ 111,741.00	0.00	100.00%
2.05	Subgrade Preparation, 6" Depth	SY	14,989		14,989.00	\$ 1.28	\$ 19,185.92	5,822.32	\$ 7,452.57	9,166.68	14,989.00	\$ 19,185.92	0.00	100.00%
2.06	Subgrade Treatment, Geogrid, Triangular, Type 3	SY	3,747		3,747.00	\$ 4.08	\$ 15,287.76	149.00	\$ 607.92	720.80	869.80	\$ 3,548.78	2,877.20	23.21%
2.07	Subbase, Modified, 6" Depth	SY	14,989		14,989.00	\$ 10.71	\$ 160,532.19	3,747.25	\$ 40,133.05	11,241.75	14,989.00	\$ 160,532.19	0.00	100.00%
2.08	Removal of Known Pipe Culvert	LF	80		80.00	\$ 9.02	\$ 721.60	80.00	\$ 721.60	0.00	80.00	\$ 721.60	0.00	100.00%
2.09	Compaction Testing	LS	1		1.00	\$ 3,570.00	\$ 3,570.00	0.25	\$ 892.50	0.75	1.00	\$ 3,570.00	0.00	100.00%
TRENCH EXCAVATION AND BACKFILL														
3.01	Trench Compaction Testing	LS	1		1.00	\$ 8,925.00	\$ 8,925.00	0.25	\$ 2,231.25	0.75	1.00	\$ 8,925.00	0.00	100.00%
SEWERS AND DRAINS														
4.01	Storm Sewer, Trenched, RCP, 2000D (Class III), 15" Dia.	LF	1,378		1,378.00	\$ 63.96	\$ 88,136.88	399.00	\$ 25,520.04	979.00	1,378.00	\$ 88,136.88	0.00	100.00%
4.02	Storm Sewer, Trenched, RCP, 2000D (Class III), 18" Dia.	LF	100		100.00	\$ 60.91	\$ 6,091.00	0.00	\$ -	100.00	100.00	\$ 6,091.00	0.00	100.00%
4.03	Storm Sewer, Trenched, RCP, 2000D (Class III), 24" x 18" Dia.	LF	760		760.00	\$ 100.29	\$ 76,220.40	0.00	\$ -	760.00	760.00	\$ 76,220.40	0.00	100.00%
4.04	Storm Sewer, Trenched, RCP, 2000D (Class III), 36" x 24" Dia.	LF	70		70.00	\$ 156.28	\$ 10,939.60	70.00	\$ 10,939.60	0.00	70.00	\$ 10,939.60	0.00	100.00%
4.05	Removal of Storm Sewer, CMP, 30" Dia.	LF	65		65.00	\$ 12.12	\$ 787.80	65.00	\$ 787.80	0.00	65.00	\$ 787.80	0.00	100.00%
4.06	Removal of Storm Sewer, RCP, 15" Dia.	LF	411		411.00	\$ 6.20	\$ 2,548.20	0.00	\$ -	411.00	411.00	\$ 2,548.20	0.00	100.00%
4.07	Removal of Storm Sewer, RCP, 18" Dia.	EA	243		243.00	\$ 9.00	\$ 2,187.00	0.00	\$ -	243.00	243.00	\$ 2,187.00	0.00	100.00%
4.08	Pipe Apron, RCP, 15" Dia.	EA	3		3.00	\$ 1,424.20	\$ 4,272.60	2.00	\$ 2,848.40	1.00	3.00	\$ 4,272.60	0.00	100.00%
4.09	Pipe Apron, RCP, 24" x 18" Dia.	EA	1		1.00	\$ 1,877.14	\$ 1,877.14	0.00	\$ -	1.00	1.00	\$ 1,877.14	0.00	100.00%
4.10	Footings for Concrete Pipe Apron, RCP, 15" Dia.	EA	3		3.00	\$ 285.06	\$ 855.18	2.00	\$ 570.12	1.00	3.00	\$ 855.18	0.00	100.00%
4.11	Footings for Concrete Pipe Apron, RCP, 20" x 60" x 48"	EA	1		1.00	\$ 387.90	\$ 387.90	0.00	\$ -	1.00	1.00	\$ 387.90	0.00	100.00%
4.12	Pipe Apron Guard, RCP, 15" Dia.	EA	3		3.00	\$ 983.35	\$ 2,950.05	2.00	\$ 1,966.70	1.00	3.00	\$ 2,950.05	0.00	100.00%
4.13	Pipe Apron Guard, RCP, 24" x 18" Dia.	EA	1		1.00	\$ 1,619.96	\$ 1,619.96	0.00	\$ -	1.00	1.00	\$ 1,619.96	0.00	100.00%
4.14	Subdrain, Corrugated PVC, Type 2, 8" Dia.	LF	3,758		3,758.00	\$ 21.43	\$ 80,533.94	836.00	\$ 17,915.48	2,922.00	3,758.00	\$ 80,533.94	0.00	100.00%
4.15	Subdrain Cleanout, Type B, 24" Dia.	EA	7		7.00	\$ 1,698.15	\$ 11,887.05	4.00	\$ 6,792.60	3.00	7.00	\$ 11,887.05	0.00	100.00%
4.16	Subdrain Outlets and Connections, PVC, 8" Dia.	EA	43		43.00	\$ 221.62	\$ 9,529.66	43.00	\$ 9,529.66	0.00	43.00	\$ 9,529.66	0.00	100.00%
4.17	Removal of Subdrain	LF	500		500.00	\$ 2.61	\$ 1,305.00	0.00	\$ -	730.00	730.00	\$ 1,905.30	(230.00)	146.00%
4.18	Removal of Pipe Apron, RCP, 15" Dia.	EA	3		3.00	\$ 133.77	\$ 401.31	3.00	\$ 401.31	0.00	3.00	\$ 401.31	0.00	100.00%
4.19	Removal of Pipe Apron, RCP, 18" Dia.	EA	1		1.00	\$ 164.09	\$ 164.09	0.00	\$ -	1.00	1.00	\$ 164.09	0.00	100.00%
4.20	Removal of Pipe Apron, RCP, 24" Dia.	EA	2		2.00	\$ 164.10	\$ 328.20	0.00	\$ -	2.00	2.00	\$ 328.20	0.00	100.00%
WATER MAINS AND APPURTENANCES														
5.01	Water Main, Trenched, Ductile Iron, Restrained Joint, 12" Dia.	LF	123		123.00	\$ 211.35	\$ 25,996.05	0.00	\$ -	137.00	137.00	\$ 28,954.95	(14.00)	111.38%
5.02	Fittings, Ductile Iron Mechanical Joint, 45 Bend, 12" Dia.	EA	16		16.00	\$ 789.10	\$ 12,625.60	0.00	\$ -	16.00	16.00	\$ 12,625.60	0.00	100.00%
5.03	Fittings, Plug, 12" Dia.	EA	1		1.00	\$ 246.90	\$ 246.90	0.00	\$ -	1.00	1.00	\$ 246.90	0.00	100.00%
5.04	Water Main Abandonment, Cap, 12" Dia.	EA	1		1.00	\$ 2,078.05	\$ 2,078.05	0.00	\$ -	1.00	1.00	\$ 2,078.05	0.00	100.00%
5.05	Water Main Removal, PVC, 12" Dia.	LF	135		135.00	\$ 9.93	\$ 1,340.55	0.00	\$ -	145.00	145.00	\$ 1,439.85	(10.00)	107.41%
5.06	Fire Hydrant Assembly	EA	1		1.00	\$ 12,986.58	\$ 12,986.58	0.00	\$ -	1.00	1.00	\$ 12,986.58	0.00	100.00%
5.07	Valve Box Extension	EA	6		6.00	\$ 220.88	\$ 1,325.28	3.00	\$ 662.64	3.00	6.00	\$ 1,325.28	0.00	100.00%
5.08	Valve Box Replacement	EA	4		4.00	\$ 651.81	\$ 2,607.24	2.00	\$ 1,303.62	2.00	4.00	\$ 2,607.24	0.00	100.00%
5.09	Fire Hydrant Adjustment	EA	3		3.00	\$ 1,421.06	\$ 4,263.18	1.00	\$ 1,421.06	2.00	3.00	\$ 4,263.18	0.00	100.00%
5.10	Fire Hydrant Assembly Removal	EA	1		1.00	\$ 1,096.51	\$ 1,096.51	0.00	\$ -	1.00	1.00	\$ 1,096.51	0.00	100.00%
5.11	Valve Removal	EA	1		1.00	\$ 484.71	\$ 484.71	0.00	\$ -	1.00	1.00	\$ 484.71	0.00	100.00%
STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Manhole, SW-401, 48" Dia., Precast	EA	3		3.00	\$ 4,357.36	\$ 13,072.08	0.00	\$ -	3.00	3.00	\$ 13,072.08	0.00	100.00%
6.02	Manhole, SW-401, 60" Dia., Precast	EA	1		1.00	\$ 6,114.71	\$ 6,114.71	0.00	\$ -	1.00	1.00	\$ 6,114.71	0.00	100.00%
6.03	Manhole, SW-401, 72" Dia., Cast-in-Place	EA	1		1.00	\$ 9,507.40	\$ 9,507.40	0.50	\$ 4,753.70	0.50	1.00	\$ 9,507.40	0.00	100.00%
6.04	Manhole, SW-402, 5'-0" x 5'-0", Precast	EA	2		2.00	\$ 6,688.36	\$ 13,376.72	0.00	\$ -	2.00	2.00	\$ 13,376.72	0.00	100.00%
6.05	Intake, SW-501, 3'-0" x 2'-0", Precast	EA	1		1.00	\$ 3,319.55	\$ 3,319.55	0.00	\$ -	1.00	1.00	\$ 3,319.55	0.00	100.00%
6.06	Intake, SW-503, 6'-0" x 2'-0", Precast	EA	3		3.00	\$ 5,475.46	\$ 16,426.38	1.00	\$ 5,475.46	2.00	3.00	\$ 16,426.38	0.00	100.00%
6.07	Intake, SW-505, 6'-8" x 2'-0", Cast-in-Place	EA	3		3.00	\$ 7,800.52	\$ 23,401.56	0.00	\$ -	3.00	3.00	\$ 23,401.56	0.00	100.00%
6.08	Intake, SW-505, 6'-8" x 2'-0", Precast	EA	8		8.00	\$ 5,381.87	\$ 42,654.96	0.00	\$ -	8.00	8.00	\$ 42,654.96	0.00	100.00%
6.09	Intake, SW-506, 6'-8" x 6'-0", Precast	EA	3		3.00	\$ 8,405.76	\$ 25,217.28	1.00	\$ 8,405.76	2.00	3.00	\$ 25,217.28	0.00	100.00%
6.10	Intake, SW-541, Cast-in-Place	EA	2		2.00	\$ 9,698.89	\$ 19,397.78	0.00	\$ -	2.00	2.00	\$ 19,397.78	0.00	100.00%
6.11	Intake, SW-541, Precast	EA	1		1.00	\$ 4,422.12	\$ 4,422.12	1.00	\$ 4,422.12	0.00	1.00	\$ 4,422.12	0.00	100.00%
6.12	Manhole Adjustment, Major	EA	2		2.00	\$ 2,255.35	\$ 4,510.70	0.00	\$ -	2.00	2.00	\$ 4,510.70	0.00	100.00%
6.13	Connection to Existing Manhole	EA	1		1.00	\$ 1,656.93	\$ 1,656.93	0.00	\$ -	1.00	1.00	\$ 1,656.93	0.00	100.00%
6.14	Remove Manhole	EA	1		1.00	\$ 250.52	\$ 250.52	0.00	\$ -	1.00	1.00	\$ 250.52	0.00	100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

6.15	Remove Intake	EA	6		6.00	\$	424.70	\$	2,548.20	0.00	\$	6.00	6.00	\$	2,548.20	0.00	100.00%
STREETS AND RELATED WORK																	
7.01	Pavement, PCC, Class C-SUD, 9" Thickness	SY	11,831		11,831.00	\$	65.21	\$	771,499.51	2,278.60	\$	148,587.51	9,364.60	\$	759,253.07	187.80	98.41%
7.02	Pavement, PCC, Class C-SUD, 9" Thickness, Fully-Reinforced	SY	177		177.00	\$	93.79	\$	16,600.83	44.25	\$	4,150.21	88.50	\$	12,450.62	44.25	75.00%
7.03	Pavement, PCC, Class C-SUD, 7" Thickness	SY	1,586		1,586.00	\$	66.25	\$	105,072.50	859.00	\$	56,908.75	727.00	\$	105,072.50	0.00	100.00%
7.04	Concrete Median, 6" Thickness	SY	123		123.00	\$	99.62	\$	12,253.26	0.00	\$	-	123.00	\$	12,253.26	0.00	100.00%
7.05	Shoulder, Granular	TON	51		51.00	\$	45.90	\$	2,340.90	0.00	\$	-	52.94	\$	2,429.95	(1.94)	103.80%
7.06	Removal of Sidewalk	SY	950		950.00	\$	5.10	\$	4,845.00	77.00	\$	392.70	873.00	\$	4,845.00	0.00	100.00%
7.07	Removal of Driveway	SY	744		744.00	\$	6.12	\$	4,553.28	0.00	\$	-	744.00	\$	4,553.28	0.00	100.00%
7.08	Sidewalk, PCC, Class C, 4" Thickness	SY	263		263.00	\$	45.90	\$	12,071.70	102.44	\$	4,702.00	183.56	\$	8,399.70	80.00	69.58%
7.09	Sidewalk, PCC, Class C, 5" Thickness	SY	364		364.00	\$	51.00	\$	18,564.00	130.67	\$	6,664.17	133.33	\$	13,464.00	100.00	72.53%
7.10	Sidewalk, PCC, Class C, 6" Thickness	SY	238		238.00	\$	56.10	\$	13,351.80	200.00	\$	11,220.00	0.00	\$	11,220.00	38.00	84.03%
7.11	Detachable Warnings, Galvanized Steel	SF	222		222.00	\$	51.00	\$	11,322.00	162.00	\$	8,262.00	0.00	\$	8,262.00	60.00	72.97%
7.12	Driveway, Paved, PCC, Class C, Type A Commercial, 7" Thickness	SY	603		603.00	\$	66.30	\$	39,978.90	0.00	\$	-	362.00	\$	24,000.60	241.00	60.03%
7.13	Subbase Over-Excavation, 6" Depth	SY	1,499		1,499.00	\$	25.50	\$	38,224.50	149.00	\$	3,799.50	720.80	\$	22,179.90	629.20	58.03%
7.14	Pavement Removal	SY	8,806		8,806.00	\$	9.18	\$	80,839.08	0.00	\$	-	8,806.00	\$	80,839.08	0.00	100.00%
TRAFFIC CONTROL																	
8.01	Traffic Signal, NW InVenedale Drive & NW 18th Street	LS	1		1.00	\$	204,908.82	\$	204,908.82	0.27	\$	55,940.11	0.23	\$	102,454.41	0.50	50.00%
8.02	Temporary Traffic Signal Removal	LS	1		1.00	\$	10,240.80	\$	10,240.80	0.00	\$	-	1.00	\$	10,240.80	0.00	100.00%
8.03	Painted Pavement Markings, Durable	STA	122.1		122.10	\$	137.70	\$	16,813.17	97.29	\$	13,396.83	0.00	\$	13,396.83	24.81	79.68%
8.04	Painted Symbols and Legends, Durable	EA	23		23.00	\$	408.00	\$	9,384.00	18.00	\$	7,344.00	0.00	\$	7,344.00	5.00	78.26%
8.05	Raised Pavement Markers	EA	40		40.00	\$	15.30	\$	612.00	40.00	\$	612.00	0.00	\$	612.00	0.00	100.00%
8.06	Pavement Markings Removed	STA	6.3		6.30	\$	331.50	\$	2,088.45	6.30	\$	2,088.45	0.00	\$	2,088.45	0.00	100.00%
8.07	Grooves Cut for Pavement Markings	STA	116.8		116.80	\$	107.10	\$	12,509.28	93.65	\$	10,029.92	0.00	\$	10,029.92	23.15	80.18%
8.08	Grooves Cut for Symbols and Legends	STA	23		23.00	\$	204.00	\$	4,692.00	18.00	\$	3,672.00	0.00	\$	3,672.00	5.00	78.26%
8.09	Temporary Traffic Control	LS	1		1.00	\$	29,886.00	\$	29,886.00	0.23	\$	6,873.78	0.67	\$	26,887.40	0.10	90.00%
8.10	Portable Dynamic Message Sign (PDMS)	GDAY	35		35.00	\$	102.00	\$	3,570.00	0.00	\$	-	35.00	\$	3,570.00	0.00	100.00%
8.11	Traffic Signs	SF	25		25.00	\$	25.50	\$	637.50	0.00	\$	-	0.00	\$	637.50	25.00	0.00%
8.12	Wood Posts	EA	8		8.00	\$	153.00	\$	1,224.00	0.00	\$	-	0.00	\$	1,224.00	8.00	0.00%
8.13	Round Steel Posts	EA	2		2.00	\$	204.00	\$	408.00	0.00	\$	-	0.00	\$	408.00	2.00	0.00%
8.14	Round Steel Post Anchors	EA	2		2.00	\$	204.00	\$	408.00	0.00	\$	-	0.00	\$	408.00	2.00	0.00%
8.15	Remove and Reinstall Traffic Signs	EA	5		5.00	\$	204.00	\$	1,020.00	0.00	\$	-	0.00	\$	1,020.00	5.00	0.00%
8.16	Remove and Salvage Traffic Sign Assembly	EA	6		6.00	\$	102.00	\$	612.00	0.00	\$	-	0.00	\$	612.00	6.00	0.00%
8.17	Fiber Optic Cable, 24 Single Mode (Install City-Unimished Cable)	LF	294		294.00	\$	3.47	\$	1,020.18	294.00	\$	1,020.18	0.00	\$	1,020.18	0.00	100.00%
8.18	Conduit, Fiber Optic, Blue HDPE, 2" Dia.	LF	966		966.00	\$	5.48	\$	5,293.68	0.00	\$	-	966.00	\$	5,293.68	0.00	100.00%
8.19	Conduit, Fiber Optic, Blue HDPE, 3" Dia.	LF	630		630.00	\$	10.20	\$	6,426.00	0.00	\$	-	630.00	\$	6,426.00	0.00	100.00%
8.20	Handhole, Type IV, 30" x 48"	EA	1		1.00	\$	1,530.00	\$	1,530.00	0.00	\$	-	0.00	\$	1,530.00	1.00	0.00%
SITE WORK AND LANDSCAPING																	
9.01	Conventional Seeding and Fertilizing, Type 4	AC	3.28		3.28	\$	612.00	\$	2,007.36	0.00	\$	-	0.00	\$	-	3.28	0.00%
9.02	Conventional Seeding and Fertilizing, Permanent	AC	2.19		2.19	\$	2,295.00	\$	5,026.05	0.00	\$	-	0.00	\$	-	2.19	0.00%
9.03	Filter Sock, 9" Dia.	LF	4,680		4,680.00	\$	1.89	\$	8,845.20	0.00	\$	-	775.00	\$	775.00	3,905.00	16.56%
9.04	Filter Sock, 12" Dia.	LF	210		210.00	\$	2.86	\$	600.60	0.00	\$	-	160.00	\$	457.60	50.00	76.19%
9.05	Filter Sock, Removal	LF	4,890		4,890.00	\$	0.26	\$	1,271.40	0.00	\$	-	0.00	\$	-	4,890.00	0.00%
9.06	Rip Rap, Erosion Stone	TON	12		12.00	\$	84.00	\$	1,008.00	0.00	\$	-	0.00	\$	-	12.00	0.00%
9.07	Rip Rap, Revetment Class E	TON	4		4.00	\$	84.00	\$	336.00	0.00	\$	-	0.00	\$	-	4.00	0.00%
9.08	Silt Fence or Silt Fence Ditch Check	LF	345		345.00	\$	2.24	\$	772.80	0.00	\$	-	0.00	\$	-	345.00	0.00%
9.09	Silt Fence or Silt Fence Ditch Check, Removal of Device	LF	345		345.00	\$	0.20	\$	69.00	0.00	\$	-	0.00	\$	-	345.00	0.00%
9.10	Erosion Control Mulching, Conventional	AC	6.56		6.56	\$	1,315.80	\$	8,631.85	0.00	\$	-	0.00	\$	-	6.56	0.00%
9.11	Erosion Control Mulching Hydromulching, BFM	AC	2.19		2.19	\$	2,805.00	\$	6,142.95	0.00	\$	-	0.00	\$	-	2.19	0.00%
9.12	Inlet Protection Device, Surface-Applied	EA	35		35.00	\$	51.00	\$	1,785.00	0.00	\$	-	3.00	\$	153.00	32.00	8.57%
9.13	Inlet Protection Device, Drop-In	EA	35		35.00	\$	91.80	\$	3,213.00	0.00	\$	-	27.00	\$	2,478.60	8.00	77.14%
9.14	Inlet Protection Device, Maintenance	EA	70		70.00	\$	5.10	\$	357.00	0.00	\$	-	0.00	\$	-	70.00	0.00%
9.15	Removal of Fence	LF	44		44.00	\$	21.00	\$	924.00	0.00	\$	-	44.00	\$	924.00	0.00	100.00%
9.16	Temporary Fence, Orange Plastic	LF	30		30.00	\$	10.50	\$	315.00	0.00	\$	-	17.00	\$	178.50	13.00	56.67%
9.17	Fence, Wood, 6' Height	LF	20		20.00	\$	89.25	\$	1,785.00	0.00	\$	-	0.00	\$	-	20.00	0.00%
9.18	Concrete Drainage Curbette, PCC	SY	69		69.00	\$	100.06	\$	6,904.14	69.00	\$	6,904.14	0.00	\$	6,904.14	0.00	100.00%
MISCELLANEOUS																	
11.01	Mobilization	LS	1		1.00	\$	109,200.00	\$	109,200.00	0.00	\$	-	1.00	\$	109,200.00	0.00	100.00%
11.02	Temporary Granular Driveway	SY	124		124.00	\$	63.00	\$	7,812.00	0.00	\$	-	62.00	\$	7,812.00	62.00	50.00%
11.03	Concrete Washout	LS	1		1.00	\$	8,976.00	\$	8,976.00	0.28	\$	2,513.28	0.67	\$	8,527.20	0.05	95.00%
CHANGE ORDER ITEMS																	
12.01	Additional Business Access Signs	LS		1.00	1.00	\$	1,787.50	\$	1,787.50	0.00	\$	-	1.00	\$	1,787.50	0.00	100.00%
12.02	Additional Business Access Signs	LS		1.00	1.00	\$	1,787.50	\$	1,787.50	0.00	\$	-	1.00	\$	1,787.50	0.00	100.00%
12.03	Concrete Testing	LS		1.00	1.00	\$	12,155.00	\$	12,155.00	0.28	\$	3,403.40	0.67	\$	11,547.25	0.05	95.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

12.04	New Creations Child Care & Learning Center Water Service	EA				1.00	1.00	\$ 6,942.76	\$ 6,942.76	1.00	\$ 6,942.76	100.00%
12.05	Damaged City Fiber Repair	LS				1.00	1.00	\$ 5,165.26	\$ 5,165.26	0.00	\$ -	0.00%
TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK												
								CONTRACT =	\$2,555,634.36	PAY PERIOD =	\$ 561,113.08	
								COMPLETED =	\$2,307,974.00			
										90.31%		

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 179,610.71
2	June 19, 2025	\$ 180,579.01
3	July 7, 2025	\$ 38,821.85
4	September 15, 2025	\$ 364,696.98
5	October 20, 2025	\$ 348,983.28
6	November 17, 2025	\$ 546,826.04
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Previous Applications for Payment:

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Record of Change Orders:

No.	Date	Amount
1	May 19, 2025	\$ 1,787.50
2	June 16, 2025	\$ 13,942.50
3	December 15, 2025	\$ 12,108.02
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CHANGE ORDER TOTAL = \$ 27,838.02

Contract Time Remaining:

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

Full Completion:

Contract Working Days:	140.0
Added by Change Order:	2.0
Total Working Days:	142.0
Working Days Used to Date:	185.5
Working Days Remaining:	(43.5)

PREVIOUS PAY APPS TOTAL = \$ 1,659,517.87



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #8 in the amount of \$12,470.00 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Van Maanen - Pymt #8

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 15, 2025 Payment Application #: 8

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

Contract Summary:

Original Contract Amount:	\$	<u>830,887.82</u>	
Net Change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>830,887.82</u>	
Total Completed and Stored to Date:	\$	<u>539,664.76</u>	
Retainage: <u>5</u> % of Completed Work:	\$	<u>26,983.24</u>	
Total Earned Less Retainage:	\$	<u>512,681.52</u>	
Less Previous Applications for Payment:	\$	<u>500,211.52</u>	
SUBTOTAL:	\$		<u>12,470.00</u>

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 12,470.00

Balance to Finish, Including Retainage: \$ 318,206.30

Contract Time Remaining (Substantial): _____ Calendar Days

Contract Time Remaining (Final): _____ Calendar Days

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

Construction Contractor Approval: Van Maanen Electric, Inc.

[Signature] Van Maanen Electric, Inc.
Signature Firm Name Date 12/3/25

Engineer / Consultant Approval: Olsson, Inc.

[Signature] Olsson, Inc.
Signature Firm Name Date 12/05/2025

City of Ankeny Staff Approval:

[Signature] 12/5/25
Signature Date

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

E-mail: lhart@ankenyiowa.gov Phone Number: 515-963-3548

Date Printed: 12/3/2025

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
	STREETS AND RELATED WORK													
7.01	REMOVE AND CONSTRUCT SIDEWALK	SY	1.00		1.00	\$ 2,675.00	\$ 2,675.00		\$ -	1.00	1.00	\$ 2,675.00	0.00	100.00%
	TRAFFIC CONTROL													
8.02	REMOVE EXISTING HANDHOLE, TP I	EA	27.00		27.00	\$ 260.00	\$ 7,020.00		\$ -	6.00	6.00	\$ 1,560.00	21.00	22.22%
8.03	REMOVE EXISTING HANDHOLE, TP III	EA	8.00		8.00	\$ 260.00	\$ 2,080.00		\$ -	4.00	4.00	\$ 1,040.00	4.00	50.00%
8.04	REMOVE EXISTING HANDHOLE, TP IV	EA	1.00		1.00	\$ 480.00	\$ 480.00		\$ -		0.00	\$ -	1.00	0.00%
8.05	REMOVE EXISTING FIBER OPTIC SPLICE CLOSURE	EA	7.00		7.00	\$ 160.50	\$ 1,123.50		\$ -	5.00	5.00	\$ 802.50	2.00	71.43%
8.06	REMOVE EXISTING HUB CABINET	EA	1.00		1.00	\$ 1,027.20	\$ 1,027.20		\$ -		0.00	\$ -	1.00	0.00%
8.07	REMOVE FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	59,553.00		59,553.00	\$ 0.44	\$ 26,203.32	650.00	\$ 288.00	13,066.00	13,716.00	\$ 6,035.04	45,837.00	23.03%
8.08	REMOVE FIBER OPTIC CABLE 96 FO COUNT	LF	190.00		190.00	\$ 0.44	\$ 83.60		\$ -	132.00	132.00	\$ 58.08	58.00	69.47%
8.09	DISCONNECT FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	1,556.00		1,556.00	\$ 0.44	\$ 684.64	57.00	\$ 25.08	233.00	290.00	\$ 127.60	1,266.00	18.64%
8.10	DISCONNECT FIBER OPTIC CABLE 96 FO COUNT	LF	828.00		828.00	\$ 0.44	\$ 364.32		\$ -	5.00	5.00	\$ 2.20	823.00	0.60%
8.11	PULLBACK FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	2,302.00		2,302.00	\$ 0.44	\$ 1,012.88	275.00	\$ 121.00	40.00	315.00	\$ 138.60	1,987.00	13.68%
8.12	PULLBACK FIBER OPTIC CABLE 96 FO COUNT	LF	9,154.00		9,154.00	\$ 0.44	\$ 4,027.76		\$ -	152.00	152.00	\$ 66.88	9,002.00	1.66%
8.13	RE-ROUTE/RE-INSTALL FIBER OPTIC CABLE 48 FO COUNT OR LESS	LF	1,915.00		1,915.00	\$ 2.05	\$ 3,925.75	100.00	\$ 205.00		100.00	\$ 205.00	1,815.00	5.22%
8.14	RE-ROUTE/RE-INSTALL FIBER OPTIC CABLE 96 FO COUNT	LF	7,632.00		7,632.00	\$ 2.05	\$ 15,645.60		\$ -	132.00	132.00	\$ 270.60	7,500.00	1.73%
8.15	INSTALL HANDHOLE, TYPE III (ITS 36x24x36)	EA	13.00		13.00	\$ 1,275.00	\$ 16,575.00		\$ -	10.00	10.00	\$ 12,750.00	3.00	76.92%
8.16	INSTALL HANDHOLE, TYPE IV (ITS 48x30x36)	EA	21.00		21.00	\$ 1,925.00	\$ 40,425.00		\$ -	15.00	15.00	\$ 28,875.00	6.00	71.43%
8.17	INSTALL TEST STATION (CITY FURNISHED, INSTALL ONLY)	EA	31.00		31.00	\$ 110.00	\$ 3,410.00		\$ -	3.00	3.00	\$ 330.00	28.00	9.68%
8.18	INSTALL CONDUIT, BLUE HOPE, 2 INCH BORED (CITY FURNISHED, INSTALL ONLY)	LF	24,425.00		24,425.00	\$ 6.00	\$ 146,550.00		\$ -	16,028.00	16,028.00	\$ 96,168.00	8,397.00	65.62%
8.19	HEAL CONDUIT	EA	7.00		7.00	\$ 220.00	\$ 1,540.00		\$ -	7.00	7.00	\$ 1,540.00	0.00	100.00%
8.20	INSTALL FIBER OPTIC 24 SM FO CABLE (CITY FURNISHED, INSTALL ONLY)	LF	6,203.00		6,203.00	\$ 2.05	\$ 12,716.15		\$ -		0.00	\$ -	6,203.00	0.00%
8.21	INSTALL FIBER OPTIC 96 SM FO CABLE (CITY FURNISHED, INSTALL ONLY)	LF	173,272.00		173,272.00	\$ 2.05	\$ 355,207.60		\$ -	151,402.00	151,402.00	\$ 310,374.10	21,870.00	87.38%
8.22	INSTALL FIBER OPTIC SPLICE ENCLOSURE	EA	30.00		30.00	\$ 701.00	\$ 21,030.00	1.00	\$ 701.00	16.00	17.00	\$ 11,917.00	13.00	56.67%
8.23	EXISTING FIBER OPTIC SPLICE ENCLOSURE REWORK	EA	45.00		45.00	\$ 256.80	\$ 11,556.00	2.00	\$ 513.60	7.00	9.00	\$ 2,311.20	36.00	20.00%
8.24	CLOSET CONNECTOR HOUSING, FOUR RACK UNIT	EA	3.00		3.00	\$ 482.57	\$ 1,447.71	1.00	\$ 482.57		1.00	\$ 482.57	2.00	33.33%
8.25	CCH PIGTAILED SPLICE CASSETTE MODULE, 12 SM FO, LC/UPC DUPLEX	EA	33.00		33.00	\$ 818.55	\$ 27,012.15	5.00	\$ 4,092.75		5.00	\$ 4,092.75	28.00	15.15%
8.26	SPH PIGTAILED - WITH DNR RAIL MOUNTING, 12 SM FO, LC/UPC DUPLEX	EA	10.00		10.00	\$ 600.00	\$ 6,000.00	1.00	\$ 600.00	8.00	9.00	\$ 5,400.00	1.00	90.00%
8.27	CCH ADAPTER PANEL, PIGTAILED, 12 SM FO, LC/UPC DUPLEX	EA	3.00		3.00	\$ 566.00	\$ 1,698.00		\$ -		0.00	\$ -	3.00	0.00%
8.28	FIBER OPTIC SPLICE TRAY, 24 FIBER	EA	20.00		20.00	\$ 75.00	\$ 1,500.00		\$ -		0.00	\$ -	20.00	0.00%
8.29	FIBER OPTIC FUSION SPLICE	EA	4,006.00		4,006.00	\$ 21.94	\$ 87,891.64	278.00	\$ 6,099.32	1,128.00	1,406.00	\$ 30,847.64	2,600.00	35.10%
8.30	FIBER OPTIC CABLE ACCEPTANCE TESTING	LS	1.00		1.00	\$ 8,400.00	\$ 8,400.00		\$ -		0.00	\$ -	1.00	0.00%
8.31	TRAFFIC CONTROL	LS	1.00		1.00	\$ 9,095.00	\$ 9,095.00		\$ -	1.00	1.00	\$ 9,095.00	0.00	100.00%
	MISCELLANEOUS													
11.32	MOBILIZATION	LS	1.00		1.00	\$ 12,500.00	\$ 12,500.00		\$ -	1.00	1.00	\$ 12,500.00	0.00	100.00%
	CHANGE ORDER ITEMS													
12.33					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.34					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.35					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.36					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%
12.37					0.00		\$ -		\$ -		0.00	\$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 830,887.82 PAY PERIOD = \$ 13,126.32

COMPLETED = \$ 539,664.76

64.95%

Date printed: 12/3/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 50,307.01
2	June 16, 2025	\$ 29,172.60
3	July 21, 2025	\$ 59,280.98
4	August 18, 2025	\$ 125,735.35
5	September 15, 2025	\$ 166,696.48
6	October 20, 2025	\$ 33,139.18
7	November 17, 2025	\$ 35,879.92
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Previous Applications for Payment:

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Record of Change Orders:

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12		
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14		
15		

CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

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

Substantial Completion:

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

Full Completion:

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

PREVIOUS PAY APPS TOTAL = \$ 500,211.52



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve Payment #4 in the amount of \$14,730.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

Payment application for Veenstra & Kimm, Inc. for design of Elevated Storage Tower #4.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Veenstra & Kimm - Pymt #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Water Tower-Design Services
Contractor: Veenstra & Kimm, Inc.
Address: 6775 Vista Drive, West Des Moines, IA 50266
Finance Budget Code: 617.3617.4210 **Finance Project #** 617.4210
Vendor Project or Invoice #: 115296 **PO #**
Original Contract Date: March 3, 2025 **Vendor #** 479

Date of Council Meeting: December 15, 2025 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: October 19, 2025 Through: November 15, 2025

Contract Summary

Original Contract Amount:	\$ 294,600.00	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$ 294,600.00	
Total completed and stored to date:	\$ 58,920.00	
Retainage: 0 % of Completed Work:	\$ -	
Total Earned less Retainage:	\$ 58,920.00	
Less previous applications for payment:	\$ 44,190.00	
SUBTOTAL		\$ 14,730.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 14,730.00

Balance to finish, including retainage: \$ 235,680.00

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Veenstra & Kimm, Inc.

Firm Name

November 24, 2025

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Don Clark, PE - Director of Municipal Utilities

E-mail:

DClark@Ankenylowa.gov

Phone: 515-963-3529

Fax: 515-963-3535

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 21, 2025	\$ 14,730.00
2	August 18, 2025	\$ 14,730.00
3	September 26, 2025	\$ 14,730.00
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
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30		
31		
32		
33		
34		
35		

Previous Applications for Payment

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

TOTAL \$ 44,190.00

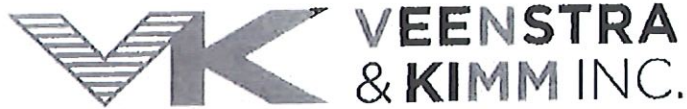
Record of Change Orders

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		

TOTAL \$ -

Contract Time Remaining

Contract Period: Working Days
Original Contract Date: _____
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: -
Time Used to Date: _____
Contract Time Remaining: -



.....
A Kleinfelder Company

STATEMENT OF PROFESSIONAL SERVICES

City of Ankeny
 220 West 1st Street
 Ankeny, IA 50023-1557

November 21, 2025
 Invoice No: 115296 - 4

Project Manager Forrest Aldrich

Engineering services for Water Tower - Design Services
 Finance Budget Code: 617.3617.4210
 Finance Project Number: 617.4210

Professional Services from October 19, 2025 to November 15, 2025

Fee

Total Fee	294,600.00			
Percent Complete	20.00	Total Earned	58,920.00	
		Previous Fee Billing	44,190.00	
		Current Fee Billing	14,730.00	
		Total Fee		14,730.00
		Total this Invoice		\$14,730.00

Billings to Date

	Current	Prior	Total
Fee	14,730.00	44,190.00	58,920.00
Totals	14,730.00	44,190.00	58,920.00

*

*

* EMAIL INVOICES: DClark@Ankenylowa.gov

Remit payment to:
 6775 Vista Drive // West Des Moines, Iowa 50266
 515.225.8000 // 800.241.8000 // www.v-k.net

BUILDING RELATIONSHIPS



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve the December 15, 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
DECEMBER 15, 2025

Fund		PAYMENTS
100	General Fund	\$ 162,786.99
220	Fire Gift Fund	413.00
233	Hotel Motel Tax Fund	105,398.44
240	Parks Improvements	-
250	Police Gift Fund	-
260	Road Use Tax Fund	325,950.76
270	Seizure Fund	-
280	Tax Increment Financing Fund	-
284	Economic Development Fund	-
290	Police/Fire Pension Fund	1,394.54
300	Debt Service Fund	1,300.00
430	Library Foundation Fund	472.75
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	118,531.04
510	Water Fund	17,855,357.80
520	Water Improvement Fund	-
530	Water Sinking Fund	550.00
550	Sewer Fund	822,446.80
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Stormwater Fund	61,751.96
590	Golf Course Fund	15,189.07
600-699	Enterprise Project Funds	414,667.21
710	Revolving Fund	23,081.46
720	Risk Management Fund	134,913.28
730	Health Insurance Fund	582.65
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	866,377.25
Sub Total		\$ 20,911,165.00
Payroll Totals		1,567,943.96
Service Transfers/ACH Drafts		(237,886.35)
Agenda Payments Approved Separately		(1,111,525.07)
Grand Total		<u>\$ 21,129,697.54</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:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
003479	MID IOWA PETROLEUM EQUIPMENT L							
M-CHECK	MID IOWA PETROLEUM EQUIPUNPOST	V	12/05/2025			013086		586.86CR
012080	DES MOINES WATER WORKS - CIWW							
C-CHECK	DES MOINES WATER WORKS -VOIDED	V	12/15/2025			254389		17,725,432.00CR

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	2 VOID DEBITS	0.00		
	VOID CREDITS	17,726,018.86CR	17,726,018.86CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: TOTALS:	2	17,726,018.86CR	0.00	0.00
BANK: TOTALS:	2	17,726,018.86CR	0.00	0.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004997	ABSOLUTE CONCRETE CONSTRUCTION							
	I-PAY 8-NW NTHLWNUTL PAY 8-NW NTHLWN UTILITY IMP P4	E	12/17/2025	105,689.12		013293		105,689.12
	*** VENDOR TOTALS ***					1 CHECKS		105,689.12
003881	ACADEMY ROOFING & SHEET							
	I-30295 ROOF REPAIRS CH	R	12/15/2025	348.82		254364		348.82
	*** VENDOR TOTALS ***					1 CHECKS		348.82
012098	LMNOP LLC							
	I-2794 PLAQUES - FD	R	12/15/2025	305.00		254365		305.00
	*** VENDOR TOTALS ***					1 CHECKS		305.00
008578	ACCESS TECHNOLOGIES INC							
	I-INV1891947 11/30/2025 STATEMENT	R	12/15/2025	1,820.24		254366		1,820.24
	*** VENDOR TOTALS ***					1 CHECKS		1,820.24
000164	G & S HARDWARE INC							
	I-211387/2 PROPANE FORKLIFT-PW	R	12/15/2025	69.98		254367		
	I-211393/2 POWER EQUIP/SNOWBLADE-FS4	R	12/15/2025	756.57		254367		
	I-211404/2 FASTENERS/NUTS/BOLTS- PKS	R	12/15/2025	4.79		254367		831.34
	*** VENDOR TOTALS ***					1 CHECKS		831.34
007297	J F AHERN COMPANY							
	I-778676 SPRINKLER ALARM ISSUE-KL	E	12/17/2025	354.00		013302		354.00
	*** VENDOR TOTALS ***					1 CHECKS		354.00
000026	AHLERS & COONEY PC							
	I-903488 CONST REIM THROUGH 11/13/25-ED	E	12/17/2025	263.75		013256		
	I-903689 SECRKVV DR EXT RISE 11/13/25	E	12/17/2025	2,000.00		013256		2,263.75
	*** VENDOR TOTALS ***					1 CHECKS		2,263.75
000226	AIRGAS NORTH CENTRAL INC							
	I-9166679671 OXYGEN RENTAL - FD	R	12/15/2025	82.68		254368		82.68
	*** VENDOR TOTALS ***					1 CHECKS		82.68
009981	ALL CITY MANAGEMENT SERVICES,							
	I-104925 SCHOOL GUARDS 11/2-11/15	E	12/17/2025	6,662.98		013315		6,662.98
	*** VENDOR TOTALS ***					1 CHECKS		6,662.98
011844	ALPHA LANDSCAPES, LLC							
	I-3642 SURFACE RESTORATION	R	12/15/2025	7,500.00		254369		7,500.00
	*** VENDOR TOTALS ***					1 CHECKS		7,500.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
009262	AMAZON CAPITAL SERVICES INC							
I-11FC-43G9-DHRG	MISC MULTI MEDIA-KL	E	12/17/2025	40.90		013310		
I-13RV-GWTV-LLP6J	MULTI MEDIA-KL	E	12/17/2025	17.95		013310		
I-19TF-6DL4-196N	BOOK CLUB BOOKS-KL	E	12/17/2025	402.45		013310		
I-19TF-6DL4-QW4M	MISC MULTI MEDIA	E	12/17/2025	99.79		013310		
I-19XL-WJD7-KG7N	MISC MULTI MEDIA-KL	E	12/17/2025	52.28		013310		
I-1C3Q-Q9LD-96N3	WRISTBANDS -ACC	E	12/17/2025	345.88		013310		
I-1CHR-HCP7-H71L	MINI PROJECTOR-KL	E	12/17/2025	43.31		013310		
I-1DTD-KF1V-4G37	MISC MULTI MEDIA-KL	E	12/17/2025	24.96		013310		
I-1DWC-KWWH-MQNF	MISC SUPPLIES-KL	E	12/17/2025	14.98		013310		
I-1F9D-X7K7-W1W6	MISC SUP PROGRAMS-KL	E	12/17/2025	22.99		013310		
I-1FQN-6679-HNQR	2026 LABELS GREEN-PD	E	12/17/2025	146.50		013310		
I-1HJD-L167-PRPF	MOUSE/KEYPAD - DEV ENG	E	12/17/2025	26.47		013310		
I-1J91-YD61-RNCY	NOTEBOOK - PW	E	12/17/2025	26.40		013310		
I-1JGC-TTWY-1XRX	MISC MULTI MEDIA-KL	E	12/17/2025	30.06		013310		
I-1JHG-6GWM-DJGL	PROG SUPPLIES-KL	E	12/17/2025	16.99		013310		
I-1KF6-GWWF-JRDQ	CLEANING KIT-PD	E	12/17/2025	49.99		013310		
I-1KTK-L1QN-G761	LABEL HOLDERS FOR RACKS-KL	E	12/17/2025	70.61		013310		
I-1LDW-MW46-FKP4	MISC MULTI MEDIA-KL	E	12/17/2025	17.58		013310		
I-1LFR-HHWG-7KQF	MISC MULTI MEDIA-KL	E	12/17/2025	105.50		013310		
I-1LML-DNR9-1LWH	MISC BOOKS-KL	E	12/17/2025	68.33		013310		
I-1NPC-CHWD-JP7V	CALENDAR - P&R	E	12/17/2025	8.06		013310		
I-1NW3-6CSM-TN47	MISC SUPPLIES-PD	E	12/17/2025	98.63		013310		
I-1NXW-RF9Q-WVDH	KEYBOARD - DEV ENG	E	12/17/2025	108.00		013310		
I-1Q3G-LTGR-CXH7	ADAPTER - CG	E	12/17/2025	15.29		013310		
I-1QLG-76M4-LW13	PINSTRIPE - PW	E	12/17/2025	33.59		013310		
I-1QWC-THF3-DXQL	MISC BOOKS-KL	E	12/17/2025	17.40		013310		
I-1R5RXG-FXD3-HMWM	BOOK CLUB-KL	E	12/17/2025	70.30		013310		
I-1RGJ-L4N7-6PJL	FANS/STEP STOOLS -FD	E	12/17/2025	374.94		013310		
I-1RLD-GVHD-KKVW	GARLAND -OC	E	12/17/2025	537.80		013310		
I-1RLW-96DM-KGRM	TABLECLOTH CLIPS - OC	E	12/17/2025	10.44		013310		
I-1V37-9D7T-J1YV	MISC MULTI MEDIA-KL	E	12/17/2025	63.85		013310		
I-1VK1-FD3G-KTV7	HIGH VIS VESTS -FD	E	12/17/2025	342.72		013310		
I-1VVP-GV7N-HX4F	OFFICE SUPPLIES-DM	E	12/17/2025	47.35		013310		
I-1WKC-GP9J-LVR3	WEBBING -FD	E	12/17/2025	132.84		013310		
I-1Y6R-M6KW-9CY7	MISC BOOKS-KL	E	12/17/2025	26.02		013310		
I-1YJD-MJCR-7RF7	SALT SPREADER - PKS	E	12/17/2025	729.95		013310		
I-1YKR-GJVD-4XVC	LEAF BLOWER-WTR	E	12/17/2025	187.90		013310		
I-1YWF-7L76-FKHM	MISC MULTI MEDIA-KL	E	12/17/2025	57.98		013310		
I-A9P3-GP6L-M6MN	MISC MULTI MEDIA-KL	E	12/17/2025	69.90		013310		
I-IYWF-7L76-HY9G	POLY BAGS-PD	E	12/17/2025	75.85		013310		4,632.73
*** VENDOR TOTALS ***						1 CHECKS		4,632.73

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012254	AM ACQUISITIONS INC							
I-0042288	NAMEPLATE - JH	E	12/17/2025	23.00		013327		
I-0042425	SVC ANIMAL CLINGS-KL	E	12/17/2025	39.70		013327		62.70
	*** VENDOR TOTALS ***					1 CHECKS		62.70
000772	AMERICAN SOCIETY OF CIVIL							
I-9/25 MRBSHIP 2026	SOCIETY 2026 MBRSHIP-MU	R	12/15/2025	296.00		254370		296.00
	*** VENDOR TOTALS ***					1 CHECKS		296.00
011996	ANKENY HARDWARE STORE LLC							
I-1204373	OUTDOOR CORD - AMP	E	12/17/2025	17.98		013322		
I-1204534	HILLMAN - WTR	E	12/17/2025	0.80		013322		
I-1205418	HILLMAN - FS 3	E	12/17/2025	18.76		013322		
I-1205563	KEY/THERMOMETER -OCM	E	12/17/2025	9.48		013322		
I-1205851	PUMP MOTOR MOUNT - PKS	E	12/17/2025	14.97		013322		
I-1205886	CLEANER/LUBRICANT -OCM	E	12/17/2025	38.45		013322		100.44
	*** VENDOR TOTALS ***					1 CHECKS		100.44
003319	MIDWEST SOLID WASTE							
I-2129309	ROLL OFFS -LEAF COLLECTION	E	12/17/2025	993.20		013281		
I-2129310	LEAF COLLECTION	E	12/17/2025	3,435.60		013281		
I-2132677	10/30/25 ROLL OFF -FD ACADEMY	E	12/17/2025	262.50		013281		4,691.30
	*** VENDOR TOTALS ***					1 CHECKS		4,691.30
000057	ARNOLD MOTOR SUPPLY							
C-15CR019208	CR: 987 CORE	R	12/15/2025	72.00CR		254371		
C-15CR019219	CR: UNIT #304 GASKET SET	R	12/15/2025	39.36CR		254371		
C-15CR019275	CR: #101 HIGH PERF AUTO LINE	R	12/15/2025	150.38CR		254371		
I-15NV226179	UNIT #987 HVY DTY SVC	R	12/15/2025	338.10		254371		
I-15NV226241	XL V-BELT -PKS	R	12/15/2025	24.16		254371		
I-15NV226310	UNIT #631 AIR/HYD FILTERS	R	12/15/2025	32.42		254371		
I-15NV226323	UNIT #631 FILTER	R	12/15/2025	20.11		254371		
I-15NV226419	UNIT #640 BLADE	R	12/15/2025	34.36		254371		
I-15NV226648	UNIT #609 BUSHING	R	12/15/2025	10.75		254371		
I-15NV226693	UNIT #240 AIR/FUEL/OIL FILTERS	R	12/15/2025	172.03		254371		
I-15NV226713	UNIT #636 BLADE /WSHR FLD	R	12/15/2025	40.94		254371		
I-15NV226857	OIL FILTER - CG	R	12/15/2025	23.36		254371		
I-15NV226904	OIL/AIR/FUEL FILTERS CG	R	12/15/2025	299.94		254371		
I-15NV226980	HD DUCT TAPE - CG	R	12/15/2025	40.18		254371		
I-15NV226983	UNIT #101 HIGH PERF AUTO LINE	R	12/15/2025	178.46		254371		953.07
	*** VENDOR TOTALS ***					1 CHECKS		953.07
012092	ASCENDANCE TRUCKS LLC							
C-XA301039854-01	CR: DUPLICATE PAYMENT	E	12/17/2025	49.68CR		013325		
C-XA301046387-01	CR: AIR DRYER FILTER	E	12/17/2025	130.00CR		013325		
I-VA301000553	SNOW PLOW-PW	E	12/17/2025	102,604.00		013325		
I-XA301046147-01	UNIT #221 /647 AIR SPRING SUSP	E	12/17/2025	237.34		013325		
I-XA301046516-01	UNIT #221 FITNG/RING/HOSE	E	12/17/2025	572.71		013325		103,234.37
	*** VENDOR TOTALS ***					1 CHECKS		103,234.37

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000061	AUTO INDUSTRIAL MACHINE							
I-3119	UNIT #116 SCRAPER BLADE REP	R	12/15/2025	113.00		254372		113.00
	*** VENDOR TOTALS ***					1 CHECKS		113.00
012604	WENDY BENNETT							
I-11/29/2025 OEC	11/29/25 REFUND OEC	R	12/15/2025	216.00		254373		216.00
	*** VENDOR TOTALS ***					1 CHECKS		216.00
005868	MICHAEL BERNARD							
I-12/25 HELMET	FIRE HELMET-FD	R	12/15/2025	468.00		254374		468.00
	*** VENDOR TOTALS ***					1 CHECKS		468.00
012581	BILL KIMBERLEY, LC							
I-RES 2022-370	SANITAT SWR FEE KINGS PT-SWR	R	12/15/2025	40,937.61		254375		40,937.61
	*** VENDOR TOTALS ***					1 CHECKS		40,937.61
005950	BLACKSTONE AUDIO INC							
I-2218674	MISC MULTI MEDIA-KL	R	12/15/2025	478.10		254376		
I-2220015	MISC BOOKS/SHELF READY-KL	R	12/15/2025	33.94		254376		512.04
	*** VENDOR TOTALS ***					1 CHECKS		512.04
007515	EFFLUENT INC							
I-I12924	NOVEMBER RENTALS - PKS	E	12/17/2025	135.00		013303		135.00
	*** VENDOR TOTALS ***					1 CHECKS		135.00
008100	BOMGAARS SUPPLY INC							
I-65459226	COUPLERS/HOSE/VALVE/MISC- PKS	R	12/15/2025	110.00		254377		110.00
	*** VENDOR TOTALS ***					1 CHECKS		110.00
009487	BOOT BARN INC							
C-CRE00015765	CR: JKT AL	E	12/17/2025	161.99CR		013313		
I-INV00545512	BOOTS -AB	E	12/17/2025	140.00		013313		
I-INV00545513	10/2 JACKET/OVERALLS- AB	E	12/17/2025	220.48		013313		
I-INV00545524	JKT/BIBS -AL	E	12/17/2025	296.98		013313		
I-INV00545525	BIBS/JKT -DT	E	12/17/2025	160.98		013313		656.45
	*** VENDOR TOTALS ***					1 CHECKS		656.45
005174	BOUND TREE MEDICAL LLC							
I-85990705	EMS SUPPLIES - FD	R	12/15/2025	395.69		254378		
I-85995091	EMS SUPPLIES - FD	R	12/15/2025	250.70		254378		
I-85995092	EMS SUPPLIES - FD	R	12/15/2025	103.38		254378		
I-85995093	EMS SUPPLIES - FD	R	12/15/2025	173.08		254378		
I-85996930	EMS SUPPLIES - FD	R	12/15/2025	103.38		254378		
I-85996931	EMS SUPPLIES - FD	R	12/15/2025	413.52		254378		
I-85996932	EMS SUPPLIES -FD	R	12/15/2025	516.90		254378		
I-85998800	EMS SUPPLIES - FD	R	12/15/2025	258.45		254378		
I-85998801	EMS SUPPLIES - FD	R	12/15/2025	206.76		254378		
I-85998802	EMS SUPPLIES -FD	R	12/15/2025	1,171.63		254378		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

		CHECK		INVOICE		CHECK	CHECK	CHECK
VENDOR I.D.	NAME	STATUS	DATE	AMOUNT	DISCOUNT	NO	STATUS	AMOUNT
	I-86000389		FY25 AMBO SUCTION	R	12/15/2025	1,274.72		254378
	I-86003141		EMS SUPPLIES - FD	R	12/15/2025	1,104.48		254378
	I-86004930		EMS SUPPLIES - FD	R	12/15/2025	94.64		254378
	I-86004931		EMS SUPPLIES - FD	R	12/15/2025	89.59		254378
			*** VENDOR TOTALS ***			1	CHECKS	6,156.92
011616	TANYA BOYLE							
	I-11/25-12/25CLASSES		11/25-12/25 CORE/STRENGTH/BTCM	E	12/17/2025	465.00		013341
			*** VENDOR TOTALS ***			1	CHECKS	465.00
009385	BRAVO COMPANY USA, INC							
	I-27439		FIREARM PARTS	R	12/15/2025	140.19		254379
			*** VENDOR TOTALS ***			1	CHECKS	140.19
012520	BRAVO GREATER DES MOINES INC							
	I-11/25/2025		OCTOBER 2025 HOTEL/MOTEL	R	12/15/2025	52,699.22		254380
			*** VENDOR TOTALS ***			1	CHECKS	52,699.22
000127	BRICK GENTRY PC							
	I-467253		10/25/2025 STATEMENT 224.011	E	12/17/2025	4,506.27		013257
	I-469236		11/25/2025 STATEMENT	E	12/17/2025	200.00		013257
			*** VENDOR TOTALS ***			1	CHECKS	4,706.27
010643	PATRICIA BROWN							
	I-10/25-12/25 CLASS		10/25-12/25 CLASSES - ACC	E	12/17/2025	426.00		013337
			*** VENDOR TOTALS ***			1	CHECKS	426.00
012229	JILL BURRELL							
	I-12/2025 FITNESS		12/2025 BARBELL/MISC	E	12/17/2025	216.00		013342
			*** VENDOR TOTALS ***			1	CHECKS	216.00
004126	CALHOUN-BURNS AND							
	I-115297-5		2025 BRIDGE INSPECTION	R	12/15/2025	7,369.25		254381
			*** VENDOR TOTALS ***			1	CHECKS	7,369.25
000385	CAPITAL CITY EQUIPMENT CO							
	I-61066D 11/25/2025		UNIT #202 CLUTCH PW	E	12/17/2025	717.11		013264
			*** VENDOR TOTALS ***			1	CHECKS	717.11
000453	CARQUEST AUTO PARTS							
	I-233-890031		CHAIN WRENCH - CG	R	12/15/2025	158.23		254382
	I-2330-889690		UNIT #204 AIR FILTER	R	12/15/2025	73.58		254382
	I-2330-889691		AIR FILTER UNIT #214	R	12/15/2025	47.19		254382
	I-2330-889754		UNIT #123 LIFT SUPPORT	R	12/15/2025	9.98		254382
			*** VENDOR TOTALS ***			1	CHECKS	288.98

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

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004543	GREATER DES MOINES CONVENTION							
I-24852	OCTOBER 2025 HOTEL/MOTEL	E	12/17/2025	52,699.22		013286		52,699.22
	*** VENDOR TOTALS ***					1 CHECKS		52,699.22
012534	TRANZONIC COMPANIES -CCP DIREC							
I-IN05643177	CORD/LENS - CG	E	12/17/2025	13.69		013330		
I-IN05645082	GLOVES - CG	E	12/17/2025	204.10		013330		217.79
	*** VENDOR TOTALS ***					1 CHECKS		217.79
005278	CDW GOVERNMENT							
I-AG9WI4W	ADOBE PRO ADD LICENSE	E	12/17/2025	29.00		013295		29.00
	*** VENDOR TOTALS ***					1 CHECKS		29.00
000211	GALE							
I-999101737527	MISC BOOKS-KL	E	12/17/2025	53.98		013259		
I-999101737529	MISC BOOKS-KL	E	12/17/2025	49.48		013259		103.46
	*** VENDOR TOTALS ***					1 CHECKS		103.46
004613	CENTRAL IOWA DISTRIBUTING							
I-01023179	DOUBLE JR ROLL TP-PRSC	E	12/17/2025	176.00		013287		176.00
	*** VENDOR TOTALS ***					1 CHECKS		176.00
008864	CENTRAL PUMP AND MOTOR LLC							
I-5962	11/18 11/24/25 SVC CALL - OCM	R	12/15/2025	764.00		254383		764.00
	*** VENDOR TOTALS ***					1 CHECKS		764.00
004074	ROBERT J CHIAPPANO JR							
I-12/2025 MEALS	BAGELS 11/17/25 MTG-FD	R	12/15/2025	47.67		254384		47.67
	*** VENDOR TOTALS ***					1 CHECKS		47.67
011576	CINTAS CORPORATION							
I-4250046011	MATS/UNIFORMS-SWR	R	12/15/2025	173.24		254385		
I-4250239945	MATS/UNIFORMS-WTR	R	12/15/2025	184.84		254385		
I-4250754113	MATS/UNIFORMS-SWR	R	12/15/2025	173.24		254385		
I-4250887408	MATS/UNIFORMS-WTR	R	12/15/2025	184.84		254385		
I-4251533433	MATS/UNIFORMS-SWR	R	12/15/2025	173.24		254385		
I-4251535833	SUPPLY RENTALS - ACC	R	12/15/2025	32.38		254385		
I-4251652017	MAT/UNIFORM RENTALS - OC	R	12/15/2025	58.87		254385		
I-4251652892	UNIFORMS/MAT RNTLS-STP/PW/CG	R	12/15/2025	452.88		254385		
I-4251652924	MATS/UNIFORMS PKS	R	12/15/2025	129.57		254385		
I-4251760670	MATS-KL	R	12/15/2025	209.86		254385		
I-4252251932	SUPPLY RENTALS - ACC	R	12/15/2025	32.38		254385		
I-4252387377	BANQUET SUPPLY RNTLS - OC	R	12/15/2025	134.30		254385		1,939.64
	*** VENDOR TOTALS ***					1 CHECKS		1,939.64

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002726	CITY OF DES MOINES TREASURY							
I-142989	FY26 #7 WRA MONTHLY ALLOCTN	R	12/15/2025	736,557.70		254386		736,557.70
	*** VENDOR TOTALS ***					1 CHECKS		736,557.70
002407	CIVIL DESIGN ADVANTAGE LLC							
I-51075 #12	PAY 12-OTR CRK TRNK SWR EXT P4	E	12/17/2025	5,085.00		013274		
I-51076 #8	PAY 8-CRKVW DR EXT RISE	E	12/17/2025	7,965.10		013274		
I-51079 #9	PAY 9-WSTLWN AREA UTLTY IMP P1	E	12/17/2025	23,106.10		013274		36,156.20
	*** VENDOR TOTALS ***					1 CHECKS		36,156.20
000614	CONFLUENCE INC							
I-33396 #8	PAY 8-TRESTLE RIDGE PARK	R	12/15/2025	1,690.00		254387		1,690.00
	*** VENDOR TOTALS ***					1 CHECKS		1,690.00
002992	CONSTRUCTION MATERIALS TESTING							
I-57210	CYLINDER BREAKS -TRFC	E	12/17/2025	208.00		013278		208.00
	*** VENDOR TOTALS ***					1 CHECKS		208.00
010140	BRADLEY CUNNINGHAM							
I-09-29-2025 MEALS	ILEA FIREARMS TRAIN MEALS-PD	E	12/17/2025	219.52		013335		219.52
	*** VENDOR TOTALS ***					1 CHECKS		219.52
008858	DAVE'S FIREWOOD AND DISTRIBUTI							
I-672700	REPAIR WORK ON STORM BASIN	R	12/15/2025	65,760.00		254388		65,760.00
	*** VENDOR TOTALS ***					1 CHECKS		65,760.00
009427	AMY DAWSON							
I-12/2025 FITNESS	FITNESS WATCH REIM ALLOWANCE	E	12/17/2025	116.60		013334		116.60
	*** VENDOR TOTALS ***					1 CHECKS		116.60
012080	DES MOINES WATER WORKS - CIWW							
I-1001251	CIWW ASSET TRANSFER	V	12/15/2025	17,725,432.00		254389		17,725,432.00
012080	DES MOINES WATER WORKS - CIWW							
M-CHECK	DES MOINES WATER WORKS -VOIDED	V	12/15/2025			254389		17,725,432.00CR
012080	DES MOINES WATER WORKS - CIWW							
I-1001251#1	PMT #1 CIWW ASSET TSFR 12/25	R	12/15/2025	8,862,715.00		254463		8,862,715.00
012080	DES MOINES WATER WORKS - CIWW							
I-1001251#2	PMT#2 CIWW ASSET TSFR 12/25	R	12/15/2025	8,862,717.00		254464		8,862,717.00
	*** VENDOR TOTALS ***					2 CHECKS		17,725,432.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012602	DRAKE UNIVERSITY HEAD START							
I-12/2025 RENT REFUN	1/20/26 ROOM RENTAL REFUND-KL	R	12/15/2025	337.50		254390		337.50
	*** VENDOR TOTALS ***					1 CHECKS		337.50
011705	DAKOTA SUPPLY GROUP							
I-S105161213.001	FLOUR GREEN SPRAY PAINT-WTR	E	12/17/2025	372.00		013318		372.00
	*** VENDOR TOTALS ***					1 CHECKS		372.00
004995	ECHO GROUP INC							
I-S011479296.001	PENCELL ENCLOSURE - FD	E	12/17/2025	210.60		013292		210.60
	*** VENDOR TOTALS ***					1 CHECKS		210.60
006319	EDWARD DON AND COMPANY							
I-34408648	COFFEE BREWER - FD	R	12/15/2025	820.95		254391		820.95
	*** VENDOR TOTALS ***					1 CHECKS		820.95
000186	ELECTRONIC ENGINEERING							
I-120019447-1	RADAR CERTIFICATIONS	E	12/17/2025	2,135.00		013258		
I-80080039	12/2025 RENTALS - ENG	E	12/17/2025	26.50		013258		
I-80080043/80080221	12/2025 RENTALS PW/STS	E	12/17/2025	946.00		013258		
I-80080220/80080040	12/2025 PARK MAINTENANCE	E	12/17/2025	296.50		013258		
I-80080222/80080044	12/2025 RENTALS - MU	E	12/17/2025	472.50		013258		3,876.50
	*** VENDOR TOTALS ***					1 CHECKS		3,876.50
005478	EXCEL MECHANICAL COMPANY INC							
I-183472	COMPRESSOR REPLACEMENT	E	12/17/2025	3,055.00		013297		
I-184834	REPAIRS - KL	E	12/17/2025	163.00		013297		3,218.00
	*** VENDOR TOTALS ***					1 CHECKS		3,218.00
000049	FACTORY MOTOR PARTS COMPANY							
I-2-7058281	UNIT #93 BRAKE ROTOR	R	12/15/2025	188.02		254392		
I-40-2303531	UNIT #93 TOP COP PADS	R	12/15/2025	99.60		254392		287.62
	*** VENDOR TOTALS ***					1 CHECKS		287.62
000197	FEDERAL EXPRESS CORPORATION							
I-9-012-44291	SHIPPING - OC	R	12/15/2025	10.85		254393		10.85
	*** VENDOR TOTALS ***					1 CHECKS		10.85
007648	DAIOHS USA INC							
I-MN-730241	COFFEE/EQUIP CLEANING-CH	E	12/17/2025	208.06		013304		208.06
	*** VENDOR TOTALS ***					1 CHECKS		208.06
010286	AT&T MOBILITY II LLC							
I-11272025 FD	10/20/25-11/19/25 STATEMENT FD	R	12/15/2025	930.26		254394		930.26

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

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			DATE	AMOUNT		NO	STATUS	AMOUNT
010286	AT&T MOBILITY II LLC							
I-11272025 PD	10/20/25-11/19/25 STATEMENT PD	R	12/15/2025	2,121.21		254395		2,121.21
	*** VENDOR TOTALS ***					2 CHECKS		3,051.47
002635	FUN EXPRESS LLC							
I-73813652301	CRAYONS/BAGS/ENV-P&R	R	12/15/2025	85.83		254396		85.83
	*** VENDOR TOTALS ***					1 CHECKS		85.83
011998	GALLS PARENT HOLDINGS, LLC							
C-032645848	CR: UNIFORMS -FD	E	12/17/2025	363.01CR		013323		
C-033045293	CR: UNIFORMS -FD	E	12/17/2025	75.14CR		013323		
I-033047127	UNIFORMS - FD	E	12/17/2025	75.60		013323		
I-033093173	UNIFORMS - FD	E	12/17/2025	566.65		013323		
I-033178016	UNIFORMS - FD	E	12/17/2025	88.14		013323		
I-033190971	UNIFORMS - FD	E	12/17/2025	218.70		013323		
I-033228734	SERVICE HATS-PD	E	12/17/2025	51.42		013323		
I-033228771	UNIFORMS - FD	E	12/17/2025	178.03		013323		
I-033248579	UNIFORMS - FD	E	12/17/2025	136.57		013323		876.96
	*** VENDOR TOTALS ***					1 CHECKS		876.96
012595	THE GRAPHIC EDGE LLC							
I-10519446	ALL SURFACE BALLS - P&R	E	12/17/2025	248.98		013331		248.98
	*** VENDOR TOTALS ***					1 CHECKS		248.98
009366	GEMPLER'S INC							
I-INV0004625638	FIRST AID SUPPLIES - OCM	E	12/17/2025	281.99		013311		281.99
	*** VENDOR TOTALS ***					1 CHECKS		281.99
009681	GENERAL TRAFFIC CONTROLS, INC							
I-26936	ETHERNET SWITCHES-CIP	E	12/17/2025	48,000.00		013314		48,000.00
	*** VENDOR TOTALS ***					1 CHECKS		48,000.00
004643	DEBRA L GERVAIS							
I-11/2025 FITNESS	11/2025 FITNESS REIMBURSEMENT	E	12/17/2025	18.00		013288		18.00
	*** VENDOR TOTALS ***					1 CHECKS		18.00
002050	GLOBAL INDUSTRIAL							
I-123871400	PALL PACK LTS -FOOTBALL	R	12/15/2025	560.23		254397		560.23
	*** VENDOR TOTALS ***					1 CHECKS		560.23
009054	GPS INDUSTRIES LLC							
I-CON139267	12/2025 CNCT CNTRL/VISAGE	R	12/15/2025	2,189.00		254398		2,189.00
	*** VENDOR TOTALS ***					1 CHECKS		2,189.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
000227	GRAINGER							
I-9661744285	POLETOPSLIPFITTER -FD	E	12/17/2025	103.59		013260		
I-9722451789	OEM REPLCMNT/ELCT HTR-FD	E	12/17/2025	883.37		013260		
I-9722598647	BINS/HOOKS/CLIPS-FD	E	12/17/2025	349.99		013260		
I-9724817821	FIRE EXTING/EYE WASH-WTR	E	12/17/2025	104.78		013260		1,441.73
	*** VENDOR TOTALS ***					1 CHECKS		1,441.73
000229	GRAYBAR ELECTRIC CO INC							
I-9351135244	FIBER OPTIC CABLE-REPAIRS	R	12/15/2025	31,025.91		254399		31,025.91
	*** VENDOR TOTALS ***					1 CHECKS		31,025.91
001047	HPC LLC							
I-275-1	CUT COUNTER FS2	R	12/15/2025	792.00		254400		792.00
	*** VENDOR TOTALS ***					1 CHECKS		792.00
001815	HAWKEYE TRUCK EQUIPMENT							
I-168607	UNIT #801 STAND LEG RT3	R	12/15/2025	42.77		254401		42.77
	*** VENDOR TOTALS ***					1 CHECKS		42.77
012597	HEARTLAND BUSINESS SYSTEMS LLC							
I-840585-H	INTERNAL PEN TEST	E	12/17/2025	10,720.00		013332		10,720.00
	*** VENDOR TOTALS ***					1 CHECKS		10,720.00
008069	HENDERSON PRODUCTS INC							
I-432536	SNOW PLOW-PW	E	12/17/2025	185,087.00		013307		
I-434565	SANDER PARTS-PW	E	12/17/2025	1,720.93		013307		
I-435423	UNIT #273 SENSOR	E	12/17/2025	334.02		013307		187,141.95
	*** VENDOR TOTALS ***					1 CHECKS		187,141.95
005531	HR GREEN INC							
I-195341 #13	PAY 13-IRV DDR/18TH ST INT IMP	E	12/17/2025	48,532.80		013298		48,532.80
	*** VENDOR TOTALS ***					1 CHECKS		48,532.80
009438	I-80 CONCRETE DESIGN LLC							
I-PAY1 FNL-SRCTRCUN	PAY1 FNL-SR CNTR CUNETTE	R	12/15/2025	40,925.75		254402		40,925.75
009438	I-80 CONCRETE DESIGN LLC							
I-RTNG-SRCNTRCUN	RTNG-SR CNTR CUNETTE	R	12/15/2025	1,265.75		254403		1,265.75
	*** VENDOR TOTALS ***					2 CHECKS		42,191.50
008906	IMAGE TREND INC							
I-PS-INV120721	12/2025 MYEMSCARE FD	E	12/17/2025	96.46		013308		96.46
	*** VENDOR TOTALS ***					1 CHECKS		96.46

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
009565	INFOSEND INCORPORATED							
I-299395	11/2025 MAIL SERVICES	R	12/15/2025	13,690.48		254404		13,690.48
	*** VENDOR TOTALS ***					1 CHECKS		13,690.48
012246	INGRAM LIBRARY SERVICES LLC							
I-92119232	MISC BOOKS 7 RINGS-KL	E	12/17/2025	60.75		013326		
I-92142125	BRIMSTONE STANDARD EDIT.	E	12/17/2025	43.50		013326		
I-92188160	MISC BOOKS-KL	E	12/17/2025	1,320.71		013326		
I-92209104	MISC BOOKS-KL	E	12/17/2025	274.33		013326		
I-92274255	BLANKET PO BOOKS	E	12/17/2025	45.80		013326		
I-92300155	MISC BOOKS	E	12/17/2025	287.19		013326		2,032.28
	*** VENDOR TOTALS ***					1 CHECKS		2,032.28
003442	INTERNATIONAL ASSOCIATION OF							
I-0431295	1/1/26-12/31/26 IACP DEPT RNWL	E	12/17/2025	875.00		013282		
I-0449066	1/1/26-12/31/26 DUES-ECHER-PD	E	12/17/2025	220.00		013282		1,095.00
	*** VENDOR TOTALS ***					1 CHECKS		1,095.00
000266	INTERSTATE BATTERY SYSTEM							
I-613253	UNIT #808 VHD	E	12/17/2025	132.95		013261		132.95
	*** VENDOR TOTALS ***					1 CHECKS		132.95
000752	IOWA DEPARTMENT OF NATURAL RES							
I-200600014 FY26	FY26 ANNUAL UST RENEWAL	R	12/15/2025	130.00		254405		130.00
	*** VENDOR TOTALS ***					1 CHECKS		130.00
000269	IOWA DEPT OF TRANSPORTATION							
I-CI-0030040	TELESPAR POSTS-TRFC	R	12/15/2025	1,429.76		254406		1,429.76
000269	IOWA DEPT OF TRANSPORTATION							
I-CI-0030111	PAPER ROLL/SNOW FENCE-PW	R	12/15/2025	493.42		254407		493.42
	*** VENDOR TOTALS ***					2 CHECKS		1,923.18
001053	IOWA GOLF ASSOCIATION							
I-15693	INDIVIDUAL MEMBER FEES -OC	E	12/17/2025	50.00		013269		50.00
	*** VENDOR TOTALS ***					1 CHECKS		50.00
007091	IOWA LAW ENFORCEMENT ACADEMY							
I-331750	PIT DRIVING 11/12/25 LL-PD	R	12/15/2025	225.00		254408		225.00
	*** VENDOR TOTALS ***					1 CHECKS		225.00
005407	IOWA MUNICIPALITIES WORKERS'							
I-INV96135	#6 WORK COMP PREM 25-26	R	12/15/2025	41,088.00		254409		
I-INV98051	FY25 411 LG. DED. OCTOBER	R	12/15/2025	194.48		254409		
I-INV98052	FY25 411 MED DED OCTOBER	R	12/15/2025	3,146.66		254409		
I-INV98053	FY26 411 MED DED OCTOBER	R	12/15/2025	11,623.06		254409		
I-INV98054	FY25 MED DED OCTOBER	R	12/15/2025	4,314.68		254409		
I-INV98055	FY26 MED DED OCTOBER	R	12/15/2025	1,015.80		254409		61,382.68
	*** VENDOR TOTALS ***					1 CHECKS		61,382.68

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
003226	IOWA ONE CALL							
I-276820	IA ONE CALL OCT 25-WTR	E	12/17/2025	1,320.30		013279		
I-277051	EMAIL/VOICE - TRFC	E	12/17/2025	252.10		013279		1,572.40
	*** VENDOR TOTALS ***					1 CHECKS		1,572.40
012603	IOWA PERMIT TECH ASSOCIATION							
I-IPTA2025-1	11/13-11/14/25 CON-KD/CS/BH/KM	R	12/15/2025	600.00		254410		600.00
	*** VENDOR TOTALS ***					1 CHECKS		600.00
000272	IOWA PRISON INDUSTRIES							
I-303931	SIGN - PKS	R	12/15/2025	37.40		254411		
I-304031	SIGN SUPPLIES -TRFC	R	12/15/2025	6,493.70		254411		6,531.10
	*** VENDOR TOTALS ***					1 CHECKS		6,531.10
000644	IOWA SIGNAL INC							
I-6767	18TH & ASH-POLE REINSTALL	R	12/15/2025	8,665.00		254412		8,665.00
000644	IOWA SIGNAL INC							
I-6770	STREETLIGHT REPLACEMENT	R	12/15/2025	7,496.00		254413		7,496.00
000644	IOWA SIGNAL INC							
I-6773	18TH & ASH TEMP SIGNAL	R	12/15/2025	425.00		254414		425.00
	*** VENDOR TOTALS ***					3 CHECKS		16,586.00
009517	JASPER CONSTRUCTION SERVICES,							
I-PAY 2-SWGRS PK DM	PAY 2-SAWGRASS PARK DAM IMP	R	12/15/2025	38,426.55		254415		38,426.55
	*** VENDOR TOTALS ***					1 CHECKS		38,426.55
007827	JEO CONSULTING GROUP INC							
I-166368 #9	PAY 9-ANK N 4M CFK SAN SWR STD	E	12/17/2025	14,589.00		013305		14,589.00
	*** VENDOR TOTALS ***					1 CHECKS		14,589.00
006326	JOHNSON BROTHERS OF IOWA							
I-2260754	ALCOHOL FOR RESALE - OC	R	12/15/2025	190.80		254416		
I-2260755	BEVERAGES FOR RESALE - OC	R	12/15/2025	43.45		254416		234.25
	*** VENDOR TOTALS ***					1 CHECKS		234.25
011579	BRANDT JOHNSON							
I-12/2025 MILEAGE	10/1-11/25/25 MILEAGE	E	12/17/2025	21.00		013339		21.00
	*** VENDOR TOTALS ***					1 CHECKS		21.00
000292	KARL CHEVROLET INC							
I-415638	UNIT #235 BUCKLES	E	12/17/2025	88.94		013263		88.94
	*** VENDOR TOTALS ***					1 CHECKS		88.94

VENDOR SET: 01 City of Ankeny
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 DATE RANGE:12/04/2025 THRU 12/17/2025

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012000	KEY COOPERATIVE							
I-20004195	11/19/25 RFM DYED- CH GEN	E	12/17/2025	234.89		013324		
I-90000147	11/20/25 DIESEL/UNLEADED	E	12/17/2025	15,425.66		013324		
I-95001863	11/11/25 UNLEADED	E	12/17/2025	512.74		013324		
I-95002383	11/19/25 RFM DYED	E	12/17/2025	4,761.30		013324		
I-95002406	11/26/25 DIESEL OCM	E	12/17/2025	1,011.46		013324		21,946.05
	*** VENDOR TOTALS ***					1 CHECKS		21,946.05
009201	KIESLER POLICE SUPPLY INC							
I-IN271125	5.56 RIFLE DUTY AMMO	E	12/17/2025	17,690.88		013309		
I-IN271126	9MM DUTY AMMO	E	12/17/2025	16,627.10		013309		
I-IN271200	PARTS AND EQUIPMENT	E	12/17/2025	677.08		013309		34,995.06
	*** VENDOR TOTALS ***					1 CHECKS		34,995.06
003594	WILLIAMS MANUFACTURING INC							
I-00102794	LEISURE CREATIONS FY26	R	12/15/2025	8,017.14		254417		8,017.14
	*** VENDOR TOTALS ***					1 CHECKS		8,017.14
009465	LIBERTY HOLDINGS INC							
I-259911	CONCRETE - PW	R	12/15/2025	825.00		254418		
I-259976	CONCRETE -PW	R	12/15/2025	1,302.00		254418		
I-260233	CONCRETE-PW	R	12/15/2025	3,633.00		254418		5,760.00
	*** VENDOR TOTALS ***					1 CHECKS		5,760.00
000402	LINDE GAS & EQUIPMENT							
I-53628291	10/20/25-11/20/25 RENTALS -PKS	E	12/17/2025	185.78		013265		185.78
	*** VENDOR TOTALS ***					1 CHECKS		185.78
004810	LOGAN CONTRACTORS SUPPLY							
C-G59234	CR: STREET SUPPLIES	E	12/17/2025	396.99CR		013290		
I-G59218	STS SUPPLIES	E	12/17/2025	2,799.51		013290		
I-G59237	DOWEL SAWGRASS	E	12/17/2025	1,237.50		013290		3,640.02
	*** VENDOR TOTALS ***					1 CHECKS		3,640.02
012601	MARIA LOPEZ							
I-11/28/2025REFUND	11/28/25 DAMAGE DEP REFUND-ACC	R	12/15/2025	500.00		254419		500.00
	*** VENDOR TOTALS ***					1 CHECKS		500.00
011610	QUINN LOPREATO							
I-12/2025 FITNESS	11/2025 FITNESS	E	12/17/2025	16.05		013340		16.05
	*** VENDOR TOTALS ***					1 CHECKS		16.05
005234	STEVE LYON							
I-11/2025 SHOES	11/3/25 BOOTS SL-FD	R	12/15/2025	140.00		254420		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00

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DATE RANGE:12/04/2025 THRU 12/17/2025

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002207	MANATTS INC							
I-PAY1-SE CRKVDREXT	PAY 1-SE CREEKVV DR EXT RISE	E	12/17/2025	95,118.98		013273		95,118.98
	*** VENDOR TOTALS ***					1 CHECKS		95,118.98
009346	MARY'S CLEANING CARE INC							
I-35881	11/2025 CLEANINGS - LAKESIDE	R	12/15/2025	787.50		254421		
I-35882	11/2025 CLEANING - OEC	R	12/15/2025	199.50		254421		
I-35905	11/2025 CLEANING FS#1	R	12/15/2025	410.00		254421		
I-35907	NOVEMBER CLEANING -PW	R	12/15/2025	1,273.00		254421		
I-35908	OFFICE CLEAN 11/3-11/28/25-PD	R	12/15/2025	3,091.00		254421		
I-35910	11/2025 CLEANING PW	R	12/15/2025	187.25		254421		
I-35966	TOWELS & BAG LINERS-CH	R	12/15/2025	394.00		254421		
I-35967	JANITORIAL SUPPLIES - FS#1	R	12/15/2025	394.00		254421		
I-35968	JANITORIAL SUPPLIES - PW	R	12/15/2025	394.00		254421		
I-35969	JANITORIAL SUPPLIES	R	12/15/2025	1,184.00		254421		
I-35970	JANITORIAL SUPPLIES - PW	R	12/15/2025	394.00		254421		
I-35971	CLEANING SUPPLIES -ACC	R	12/15/2025	1,558.00		254421		10,266.25
	*** VENDOR TOTALS ***					1 CHECKS		10,266.25
002183	MCCLURE ENGINEERING CO							
I-164138 #21	PAY 21-SW DSM ST UTILITY IMP	R	12/15/2025	22,159.40		254422		22,159.40
	*** VENDOR TOTALS ***					1 CHECKS		22,159.40
001671	MCC IOWA LLC							
I-12/2025	12/1-12/31/25 DEDICATED INTERN	R	12/15/2025	750.00		254423		750.00
	*** VENDOR TOTALS ***					1 CHECKS		750.00
001864	ORCA PC/MEDIX OCCUPATIONAL HEA							
I-29522	NOV 2025 SERVICES-HR	E	12/17/2025	525.00		013270		525.00
	*** VENDOR TOTALS ***					1 CHECKS		525.00
004747	MENARDS							
I-24845	FLOOR SQUEEGE-PD	E	12/17/2025	26.99		013289		
I-25231	DRAIN/FLAP - FD	E	12/17/2025	30.26		013289		
I-25837	PROPANE/TORCH - FD	E	12/17/2025	25.97		013289		
I-25853	LAUNDRY SOAP ACC	E	12/17/2025	31.86		013289		
I-25854	WESTCOTT/UTENSIL/BOWL-FD	E	12/17/2025	51.71		013289		
I-26038	BTR SPF -PW	E	12/17/2025	14.88		013289		
I-26105	BATTERIES SHOP-SWR	E	12/17/2025	19.38		013289		
I-26107	EARPLUGS/SCRBR/OVENMIT-FD	E	12/17/2025	59.46		013289		
I-26130	SCRWS/SAW BLD/FRMNG-PW	E	12/17/2025	52.03		013289		
I-26156	TOOLS BATTERIES-WTR	E	12/17/2025	198.90		013289		
I-26167	BATTERIES-WTR	E	12/17/2025	59.88		013289		
I-26213	BTR SPF - PW	E	12/17/2025	34.32		013289		
I-26380 11/25/25	NUMBER KIT OCM	E	12/17/2025	1.99		013289		
I-26404	SAND/PAINT/SFTY PARKA-PKS	E	12/17/2025	101.99		013289		
I-26458	CONCRETE, SUPPLIES-SWR	E	12/17/2025	595.38		013289		
I-26460	CABLE TIES/PREMIX -FD	E	12/17/2025	33.48		013289		

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE:12/04/2025 THRU 12/17/2025

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I-26580	HEAVY DUTY CNCT - FD	E	12/17/2025	107.52		013289		
I-26588	FLOOR SCRB-FD	E	12/17/2025	19.98		013289		
I-26648	LIFT STATION DIALER-SWR	E	12/17/2025	5.99		013289		
I-26652	FORCED HEATER-TRFC	E	12/17/2025	39.99		013289		
I-26661	BATTERIES -OCM	E	12/17/2025	6.38		013289		
I-26668	SNOWBRUSH - DEV ENG	E	12/17/2025	62.97		013289		
I-26773	LAGS/RTD SHT/GRN TRT- FD	E	12/17/2025	101.84		013289		
I-26827	BATTERIES/PUMP ARMOR - PRSC	E	12/17/2025	35.95		013289		1,719.10
	*** VENDOR TOTALS ***					1 CHECKS		1,719.10
007664	MERCYONE ANKENY PHARMACY							
I-11/04/2025	EMS SUPPLIES - FD	R	12/15/2025	504.04		254424		
I-11/09/2025	EMS SUPPLIES - FD	R	12/15/2025	348.67		254424		
I-11/13/2025	EMS SUPPLIES - FD	R	12/15/2025	1,278.62		254424		
I-11/24/2025	EMS SUPPLIES - FD	R	12/15/2025	226.21		254424		2,357.54
	*** VENDOR TOTALS ***					1 CHECKS		2,357.54
001931	METRO WASTE AUTHORITY							
I-70031428	NOVEMBER 2025 CURB IT FEES	E	12/17/2025	114,102.24		013271		114,102.24
	*** VENDOR TOTALS ***					1 CHECKS		114,102.24
005317	MID AMERICAN SIGNAL INC							
I-25-966	OPTICOM EMITTER	E	12/17/2025	1,459.00		013296		1,459.00
	*** VENDOR TOTALS ***					1 CHECKS		1,459.00
009647	GADIMINA ENTERPRISES							
I-6792	NOV 25 PRE EMPL DRUG TEST-HR	R	12/15/2025	450.00		254425		450.00
	*** VENDOR TOTALS ***					1 CHECKS		450.00
003479	MID IOWA PETROLEUM EQUIPMENT L							
I-34732 REISSUED	FUEL STATION PARTS - CG	E	12/17/2025	586.86		013283		
I-34741	FUEL STATION REPAIRS-CG	E	12/17/2025	626.50		013283		1,213.36
	*** VENDOR TOTALS ***					1 CHECKS		1,213.36
000271	MIDAMERICAN ENERGY COMPANY							
I-573684392	POND ELECTRIC	E	12/17/2025	10.00		013262		10.00
	*** VENDOR TOTALS ***					1 CHECKS		10.00
006133	MIDWEST ALARM SERVICES INC							
I-526283	SERVICE CALL 11/26/25-KL	E	12/17/2025	389.50		013300		389.50
	*** VENDOR TOTALS ***					1 CHECKS		389.50
002765	MIDWEST BREATHING AIR LLC							
I-12334	CO MONITOR CALIBRTN CLNDR-FD	E	12/17/2025	34.75		013276		34.75
	*** VENDOR TOTALS ***					1 CHECKS		34.75

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DATE RANGE:12/04/2025 THRU 12/17/2025

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			DATE	AMOUNT		NO	STATUS	AMOUNT
006424	MIDWEST MATTRESS							
I-INV20671	STATION 4 BEDS	R	12/15/2025	8,552.39		254426		8,552.39
	*** VENDOR TOTALS ***					1 CHECKS		8,552.39
000945	MIDWEST WHEEL COMPANIES							
I-4421518-00	UNIT #987 BREAKERS -	R	12/15/2025	39.90		254427		39.90
	*** VENDOR TOTALS ***					1 CHECKS		39.90
000343	MIRACLE RECREATION							
I-896011	PLAYGROUND REPAIR PARTS	R	12/15/2025	4,192.67		254428		4,192.67
	*** VENDOR TOTALS ***					1 CHECKS		4,192.67
1	BJORNSTAD, JANET							
I-000202512102868	US REFUND	R	12/15/2025	47.08		254337		47.08
1	BOOTH, THADEUS W							
I-000202512102867	US REFUND	R	12/15/2025	99.98		254338		99.98
1	CHAMBERS, CAROLYN							
I-000202512102860	US REFUND	R	12/15/2025	121.28		254339		121.28
1	CREATIVE KIDS LEARNI							
I-000202512102874	US REFUND	R	12/15/2025	34.97		254340		34.97
1	CUNNINGHAM, REES H							
I-000202512102854	US REFUND	R	12/15/2025	100.00		254341		100.00
1	DEVRIES, ANNE M							
I-000202512102858	US REFUND	R	12/15/2025	57.29		254342		57.29
1	GERLITZ, PATRICIA							
I-000202512102871	US REFUND	R	12/15/2025	95.62		254343		95.62
1	GLENN, KERI L							
I-000202512102872	US REFUND	R	12/15/2025	49.98		254344		49.98
1	GLENNIE, JORDYN							
I-000202512102855	US REFUND	R	12/15/2025	99.66		254345		99.66
1	HARBECKE, HEIDI							
I-000202512102850	US REFUND	R	12/15/2025	58.03		254346		58.03
1	HEFFERNEN, VIRGIL							
I-000202512102869	US REFUND	R	12/15/2025	628.48		254347		628.48

VENDOR SET: 01 City of Ankeny
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DATE RANGE:12/04/2025 THRU 12/17/2025

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			DATE			NO	STATUS	AMOUNT
1	HENSLEY CONCRETE COA							
I-000202512102875	US REFUND	R	12/15/2025	26.55		254348		26.55
1	HOUSER, BRAD							
I-000202512102853	US REFUND	R	12/15/2025	56.06		254349		56.06
1	IOWA SOUND							
I-000202512102876	US REFUND	R	12/15/2025	44.52		254350		44.52
1	MEYERS, ANTHONY							
I-000202512102870	US REFUND	R	12/15/2025	54.36		254351		54.36
1	MOULTON, MADALYNN							
I-000202512102873	US REFUND	R	12/15/2025	45.60		254352		45.60
1	PARKS CUSTOM HOMES							
I-000202512102859	US REFUND	R	12/15/2025	225.62		254353		225.62
1	PETERSEN, BRENTON							
I-000202512102851	US REFUND	R	12/15/2025	54.24		254354		54.24
1	RICHERS, JUSTIN							
I-000202512102862	US REFUND	R	12/15/2025	56.30		254355		56.30
1	RODRIGUEZ-GALAR, KEV							
I-000202512102857	US REFUND	R	12/15/2025	58.64		254356		58.64
1	TWEEDT, JESSICA							
I-000202512102864	US REFUND	R	12/15/2025	23.86		254357		23.86
1	WALKER, DUSTIN							
I-000202512102866	US REFUND	R	12/15/2025	55.84		254358		55.84
1	WALTERS, HARRY T							
I-000202512102852	US REFUND	R	12/15/2025	100.00		254359		100.00
1	WATERS, NICHOLAS							
I-000202512102861	US REFUND	R	12/15/2025	56.08		254360		56.08
1	WICKMAN, ZANE							
I-000202512102863	US REFUND	R	12/15/2025	19.54		254361		19.54
1	WILLIAMS, DALEASE L							
I-000202512102856	US REFUND	R	12/15/2025	17.92		254362		17.92

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1	ZHU, JIE							
I-000202512102865	US REFUND	R	12/15/2025	22.88		254363		22.88
			*** VENDOR TOTALS ***			27 CHECKS		2,310.38
006756	MTI DISTRIBUTING INC							
I-1501002-00	UNIT #661 HUB/NUT/SPINDLE	R	12/15/2025	9.12		254429		
I-1501002-01	UNIT #661 WHEEL /LUG/SPINDLE	R	12/15/2025	982.92		254429		
I-1501200-00	UNIT #652 OIL FILTER	R	12/15/2025	39.77		254429		1,031.81
			*** VENDOR TOTALS ***			1 CHECKS		1,031.81
002032	MUNICIPAL COLLECTIONS OF AMERI							
I-71578	DUE MCOA COL FEES OCT25 ANAFIR	R	12/15/2025	1,584.94		254430		
I-71580	11/25 COLLECTION FEES AMMLIB	R	12/15/2025	41.48		254430		
I-71581	11/25 COLLECTION FEES ANMUTL	R	12/15/2025	9.31		254430		1,635.73
			*** VENDOR TOTALS ***			1 CHECKS		1,635.73
000350	MUNICIPAL SUPPLY INC							
I-0960856-IN	BUILDER METERS SUPPLIES	R	12/15/2025	10,343.60		254431		
I-0961069-IN	DELAWARE REPAIR	R	12/15/2025	2,048.25		254431		
I-0961554-IN	OMNI CHAMBER REPROG	R	12/15/2025	10,266.00		254431		
I-0962096-IN	MISC SUPPLIES COUPLING	R	12/15/2025	1,001.25		254431		
I-0962352-IN	1" NL METER COUP	R	12/15/2025	1,299.60		254431		
I-0962353-IN	SUPPLIES	R	12/15/2025	3,859.50		254431		28,818.20
			*** VENDOR TOTALS ***			1 CHECKS		28,818.20
003057	NAPA AUTO PARTS							
I-772877	OIL DRY - FD	R	12/15/2025	233.50		254432		
I-772900	CLEARWELD SYRINGE FS2	R	12/15/2025	10.74		254432		
I-773446	UNIT #807 OIL FILTER	R	12/15/2025	7.05		254432		
I-773508	SPARK PLUG - FD	R	12/15/2025	15.34		254432		
I-773513	UNIT #232 SPINNER KNOB	R	12/15/2025	21.94		254432		
I-773653	BATTERY -CG	R	12/15/2025	33.70		254432		
I-773716	CABLE TIES - CG	R	12/15/2025	52.42		254432		
I-773732	4DR DEEP 6PT IMPAC - CG	R	12/15/2025	25.10		254432		
I-773773	4DR DEEP 6PT IMPAC/SNSR-CG	R	12/15/2025	150.70		254432		
I-773903	BULB/CAPSULE/BEAMS - CG	R	12/15/2025	61.64		254432		
I-773950	BATTERIES - CG	R	12/15/2025	34.62		254432		
I-774182	SILICONE/BULB - UNIT #801	R	12/15/2025	46.09		254432		692.84
			*** VENDOR TOTALS ***			1 CHECKS		692.84
000757	NATIONAL SOCIETY OF							
I-1356008	FY26 NSPE RENEWAL-MUELLER	R	12/15/2025	299.00		254433		299.00
			*** VENDOR TOTALS ***			1 CHECKS		299.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
012607	NH1 PROPERTIES A, LLC							
	I-12/2025 TEMP ESMT 12/2025 TEMPORARY EASEMENT	R	12/15/2025	9,640.00		254434		9,640.00
			*** VENDOR TOTALS ***			1 CHECKS		9,640.00
003727	ODP BUSINESS SOLUTIONS, LLC							
	C-444309107001 ORDERED CANCELED-CL	R	12/15/2025	3.39CR		254435		
	C-448665941001 CR: INV 449088613001 CANCELED	R	12/15/2025	5.63CR		254435		
	I-437312108001 TONER-HR	R	12/15/2025	64.46		254435		
	I-441554720001 MISC SUPPLY-CH	R	12/15/2025	3.39		254435		
	I-443054016001 CALENDARS PAPER-CH WTR	R	12/15/2025	131.93		254435		
	I-443346413001 STAPLES/NOTEBOOK/NOTES-PW	R	12/15/2025	49.97		254435		
	I-443493851002 FOLDERS-CH	R	12/15/2025	9.24		254435		
	I-444125226001 MISC SUPPLIES	R	12/15/2025	37.09		254435		
	I-444159201001 PLASTIC CUTLERY-CH	R	12/15/2025	5.13		254435		
	I-444159342001 BADGE POUCH-CLERK	R	12/15/2025	7.99		254435		
	I-447240539001 PATROL COPY PAPER-PD	R	12/15/2025	663.40		254435		
	I-448628025001 PAPER TOWELS - PW	R	12/15/2025	38.44		254435		
	I-448628262001 COFFEE/PLATES/CUPS/MISC-PSB/PW	R	12/15/2025	189.14		254435		
	I-448628264001 CREAMER - PW	R	12/15/2025	20.47		254435		
	I-449087944001 BRK RM SUPPS/NOTE PD/BAT-CH	R	12/15/2025	101.40		254435		
	I-449087944002 PLASTIC CUTLERY-CH	R	12/15/2025	5.13		254435		
	I-449088613001 PENS - CLERKS	R	12/15/2025	5.63		254435		1,323.79
			*** VENDOR TOTALS ***			1 CHECKS		1,323.79
010122	LG PLAYGROUNDS LLC							
	I-4383 PLAYGROUND EQUIPMENT	E	12/17/2025	1,375.26		013317		1,375.26
			*** VENDOR TOTALS ***			1 CHECKS		1,375.26
007878	OVERDRIVE INC							
	I-06497C025369594 MISC MULTI MEDIA-KL	E	12/17/2025	119.50		013306		
	I-06497C025369733 MISC MULTI MEDIA-KL	E	12/17/2025	657.97		013306		
	I-06497C025371172 MISC MULTI MEDIA	E	12/17/2025	167.48		013306		
	I-06497C025388165 MISC MULTI MEDIA-KL	E	12/17/2025	127.99		013306		
	I-36497C025386900 MISC MULTI MEDIA-KL	E	12/17/2025	735.78		013306		1,808.72
			*** VENDOR TOTALS ***			1 CHECKS		1,808.72
012330	PATRIOT CRITICAL POWER							
	I-1809 ASR #2 GENERATOR	E	12/17/2025	1,052.05		013328		1,052.05
			*** VENDOR TOTALS ***			1 CHECKS		1,052.05
009158	PERFORMANCE FOODSERVICE - THOM							
	C-8049363 CR: FOOD FOR RESALE - OC	R	12/15/2025	262.30CR		254436		
	I-8047703 FOOD FOR RESALE - OC	R	12/15/2025	790.44		254436		528.14
			*** VENDOR TOTALS ***			1 CHECKS		528.14

VENDOR SET: 01 City of Ankeny
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DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
012340	ALLISON PHILSON							
I-12/11/25 VIOLIN	12/11/25 VIOLIN STORYTIME-KL	E	12/17/2025	80.00		013329		80.00
	*** VENDOR TOTALS ***					1 CHECKS		80.00
012317	PIED PIPER STUDIOS LLC							
I-11/11/25-12/09/25	11/11/25-12/09/25 KINDERMUSIK	E	12/17/2025	412.80		013343		412.80
	*** VENDOR TOTALS ***					1 CHECKS		412.80
011708	PLAYAWAY PRODUCTS LLC							
I-518808	MISC MULTI MEDIA-KL	E	12/17/2025	425.79		013319		425.79
	*** VENDOR TOTALS ***					1 CHECKS		425.79
000671	PLUMB SUPPLY COMPANY - DM							
I-S101330441.001	UNIT #743 PLATED NIPPLE	R	12/15/2025	15.06		254437		15.06
	*** VENDOR TOTALS ***					1 CHECKS		15.06
004410	POLK COUNTY PUBLIC WORKS DEPAR							
I-3848	FOURMILE CREEK ARA3	R	12/15/2025	1,915.16		254438		1,915.16
004410	POLK COUNTY PUBLIC WORKS DEPAR							
I-3848B	HERITAGE PARK STREAMARA5	R	12/15/2025	20,824.70		254439		20,824.70
	*** VENDOR TOTALS ***					2 CHECKS		22,739.86
009386	POMP'S TIRE SERVICE, INC							
I-1400192828	TIRES - PD	E	12/17/2025	719.34		013312		
I-1400192919	UNIT #201 TIRES	E	12/17/2025	684.20		013312		1,403.54
	*** VENDOR TOTALS ***					1 CHECKS		1,403.54
002713	PROTEX CENTRAL INC							
I-166547	FIRE EXT INSPECT-KL	E	12/17/2025	56.00		013275		
I-166548	FIRE EXTINGUISHER INSPCTN-CH	E	12/17/2025	28.00		013275		
I-166549	FIRE EXTINGUISHER INSP-PW	E	12/17/2025	42.00		013275		126.00
	*** VENDOR TOTALS ***					1 CHECKS		126.00
002327	R A D SYSTEMS							
I-12/2025 26RCT 1178	RENEWAL 26RCT 1178 FOR NF-PD	R	12/15/2025	75.00		254440		75.00
	*** VENDOR TOTALS ***					1 CHECKS		75.00
005557	RACOM CORPORATION							
I-INV39153	P25/BEON ACCESS NOV 2025-FD	E	12/17/2025	2,004.40		013299		
I-INV39156	P25 ACCESS OCTOBER 2025-PD	E	12/17/2025	2,612.73		013299		
I-INV39160	P25 ACCESS NOV 2025-PD	E	12/17/2025	2,612.73		013299		7,229.86
	*** VENDOR TOTALS ***					1 CHECKS		7,229.86

VENDOR SET: 01 City of Ankeny
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 DATE RANGE: 12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008276	RELIANT FIRE APPARATUS INC							
I-INV-IA-4867	HORN 18" IN BUMPER- FD	R	12/15/2025	643.28		254441		
I-INV-IA-4869	HVAC REPAIRS -FD	R	12/15/2025	149.63		254441		
I-INV-IA-4896	HORN 18" IN BUMPER -FD	R	12/15/2025	618.79		254441		1,411.70
	*** VENDOR TOTALS ***					1 CHECKS		1,411.70
011790	BENZARINA DESIGNS LLC							
I-111725	ENGRAVED PLATES - FD	R	12/15/2025	108.00		254442		108.00
	*** VENDOR TOTALS ***					1 CHECKS		108.00
001985	RIDD X PEST CONTROL							
I-67019	PEST CONTROL 11/25-KL	E	12/17/2025	119.00		013272		
I-67039	RODENT CONTROL FS#3/4	E	12/17/2025	238.00		013272		357.00
	*** VENDOR TOTALS ***					1 CHECKS		357.00
003999	RINGCENTRAL INC							
I-CD_001282501	11/26-12/25/25 STATEMENT	E	12/17/2025	6,188.60		013284		6,188.60
	*** VENDOR TOTALS ***					1 CHECKS		6,188.60
001768	ROGNES CORPORATION							
I-PAY 17-3RD UTLTY	PAY 17-3RD ST UTLTY IMP PH2	R	12/15/2025	146,714.09		254443		146,714.09
	*** VENDOR TOTALS ***					1 CHECKS		146,714.09
012277	ANTHONY SAN							
I-10/25-11/25BRKDNC	10/25-11/25 BREAKDANCING	R	12/15/2025	256.00		254444		256.00
	*** VENDOR TOTALS ***					1 CHECKS		256.00
011511	CORY SCHATTSCHEIDER							
I-12/2025 BOOTS	BOOT REIMBURSEMENT	E	12/17/2025	131.18		013338		131.18
	*** VENDOR TOTALS ***					1 CHECKS		131.18
003482	SCOTT'S AUTO GLASS							
I-44473	UNIT #406 GLASS REPAIRS	R	12/15/2025	390.00		254445		390.00
	*** VENDOR TOTALS ***					1 CHECKS		390.00
008519	SHEKAR ENGINEERING, PLC							
I-PAY 7-IRV/18TH INT	PAY 7-IRVNDLE/18TH INT IMP	R	12/15/2025	533,057.43		254446		533,057.43
	*** VENDOR TOTALS ***					1 CHECKS		533,057.43
003348	SMITH'S SEWER SERVICE INC							
I-480293	STORM SEWER TELEVISIONING	R	12/15/2025	11,263.32		254447		
I-481903	SEWER TELEVISIONING	R	12/15/2025	4,197.00		254447		15,460.32
	*** VENDOR TOTALS ***					1 CHECKS		15,460.32

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 DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002339	STAPLES CONTRACT & COMMERCIAL							
I-6047484142	TAPE CICRULATION-KL	R	12/15/2025	122.34		254448		
I-6047865473	STMISC PAPER/SANITIZER-KL	R	12/15/2025	185.02		254448		
I-6048435532	COPY PAPER-KL	R	12/15/2025	226.56		254448		533.92
	*** VENDOR TOTALS ***					1 CHECKS		533.92
004250	GL DODGE CITY LLC							
I-191541	FY26 1/2 TON-STORMWATER	E	12/17/2025	39,928.00		013285		
I-534542	UNIT #921 COVER/SEAT	E	12/17/2025	812.25		013285		40,740.25
	*** VENDOR TOTALS ***					1 CHECKS		40,740.25
008350	STIVERS FORD							
I-108200/2	UNIT #116 REPAIRS	R	12/15/2025	523.12		254449		
I-759828	UPFITTING UNIT #72	R	12/15/2025	23,197.00		254449		23,720.12
	*** VENDOR TOTALS ***					1 CHECKS		23,720.12
003339	STREICHER'S							
I-I1793605	ANDERSON ARMOR OUTER-PD	R	12/15/2025	359.99		254450		
I-I1793863	MUHLBAUER ARMOR-PD	R	12/15/2025	359.99		254450		719.98
	*** VENDOR TOTALS ***					1 CHECKS		719.98
010068	T-MOBILE USA INC							
I-11/21/2025	10/21/25-11/20/25 STATEMENT	R	12/15/2025	1,071.36		254451		1,071.36
	*** VENDOR TOTALS ***					1 CHECKS		1,071.36
011959	SPIN & SPARKLE LLC							
I-10/25-12/25DANCE	TIPPI TOES 10/25-12/25	E	12/17/2025	1,424.00		013320		1,424.00
	*** VENDOR TOTALS ***					1 CHECKS		1,424.00
004713	TRANSIT WORKS							
I-155218	DURAWHEEL PRO MESURNG-PW	R	12/15/2025	169.00		254452		169.00
	*** VENDOR TOTALS ***					1 CHECKS		169.00
000465	TREASURER STATE OF IOWA							
I-12/08/2025	11/25 MONTHLY SALES/EXCISE TAX	D	12/08/2025	117,676.75		002931		117,676.75
	*** VENDOR TOTALS ***					1 CHECKS		117,676.75
007224	TREERING WORKFORCE SOLUTIONS I							
I-MSP-14096	TREERING SERVICES 11/2025-IT	E	12/17/2025	738.00		013301		738.00
	*** VENDOR TOTALS ***					1 CHECKS		738.00
000740	TRIPLETT OFFICE SOLUTIONS							
I-476312-0	BUS CARDS HOLLINRAKE-COUNCIL	E	12/17/2025	59.00		013268		59.00
	*** VENDOR TOTALS ***					1 CHECKS		59.00

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DATE RANGE:12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
010088	TRUCK CENTER COMPANIES EAST LL							
I-XA301468066:01	UNIT #209 FUEL FILTER	E	12/17/2025	143.13		013316		143.13
	*** VENDOR TOTALS ***					1 CHECKS		143.13
000468	TRUCK EQUIPMENT INC							
I-319703	SEAL KIT - OCM	E	12/17/2025	18.49		013266		18.49
	*** VENDOR TOTALS ***					1 CHECKS		18.49
003278	DAVIS EQUIPMENT CORPORATION							
I-JI04661	BEDKNIFE - OCM	E	12/17/2025	953.50		013280		953.50
	*** VENDOR TOTALS ***					1 CHECKS		953.50
008633	HUNTER UDELHOVEN							
I-11/2025 SHOES	11/23/24 SHOE HU-FD	E	12/17/2025	140.00		013333		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
009428	UMB BANK NA							
I-1031141	2017A GO BONDS- FEES	D	12/10/2025	250.00		002932		
I-1031144	2017B WATER REV BONDS-FEES	D	12/10/2025	250.00		002932		
I-1031221	2018B WATER REV BONDS-FEES	D	12/10/2025	300.00		002932		
I-1031223	2018A GO BONDS-FEES	D	12/10/2025	300.00		002932		
I-1031379	2014G GO REF CLN-FEES	D	12/10/2025	250.00		002932		
I-1031447	2016A GO REF BONDS-FEES	D	12/10/2025	250.00		002932		
I-1031457	2016B GO BONDS-FEES	D	12/10/2025	250.00		002932		1,850.00
	*** VENDOR TOTALS ***					1 CHECKS		1,850.00
004516	ST LUKE'S HEALTH RESOURCES							
I-284981	NOV 2025 DOT TESTING	R	12/15/2025	401.00		254453		401.00
	*** VENDOR TOTALS ***					1 CHECKS		401.00
012257	UNITYPOINT HEALTH AT WORK							
I-286629	411 PHYSICAL-FD	R	12/15/2025	1,394.54		254454		1,394.54
	*** VENDOR TOTALS ***					1 CHECKS		1,394.54
000621	USA TODAY SUBSCRIPTION PROCESS							
I-12/25 RENEWAL	RENEWAL 1/1/26 - 12/31/26-KL	R	12/15/2025	397.22		254455		397.22
	*** VENDOR TOTALS ***					1 CHECKS		397.22
000511	USGA CLUB MEMBERSHIP							
I-43742196 FY26	2026 MEMBERSHIP RNWL-OC	R	12/15/2025	175.00		254456		175.00
	*** VENDOR TOTALS ***					1 CHECKS		175.00
010506	ASHLIE VAN HORN							
I-11/25-12/25 ZUMBA	11/25-12/25 ZUMBA	E	12/17/2025	175.75		013336		175.75
	*** VENDOR TOTALS ***					1 CHECKS		175.75

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
009000	VAN MAANEN TECHNOLOGY INC							
I-PAY 8-FIBER OPTIC	PAY 8-FIBER OPTIC NETWORK UPGR	R	12/15/2025	12,470.00		254457		12,470.00
	*** VENDOR TOTALS ***					1 CHECKS		12,470.00
001224	VAN METER INDUSTRIAL INC							
I-S013869749.001	DSTRIC STREETLIGHT	R	12/15/2025	1,345.69		254458		1,345.69
	*** VENDOR TOTALS ***					1 CHECKS		1,345.69
005012	VAN-WALL EQUIPMENT INC							
I-6756349	FILTER ELEMENT-UNIT #864	E	12/17/2025	9.08		013294		
I-6761139	UNIT #807 AIR FILTER - OCM	E	12/17/2025	42.27		013294		
I-6761838	UNIT #807 SPRINGS/HYGRD-OCM	E	12/17/2025	26.49		013294		
I-6762163	UNIT #631 LOW VISC HYGARD	E	12/17/2025	126.39		013294		
I-6766210	UNIT #807 SPRINGS/PINS OCM	E	12/17/2025	2.58		013294		
I-6766596	FILTER KIT UNIT #630	E	12/17/2025	42.68		013294		
I-6766609A	TRACTOR REPAIR-OCM	E	12/17/2025	2,521.00		013294		
I-6766609B	OVERAGE ON REPAIR	E	12/17/2025	292.15		013294		
I-6766718	KEY - OCM	E	12/17/2025	13.97		013294		
I-6767063	LOW VISCOSITY HYGARD-PKS	E	12/17/2025	52.98		013294		
I-6769418	UNIT #807 PIN FASTENER	E	12/17/2025	31.17		013294		3,160.76
	*** VENDOR TOTALS ***					1 CHECKS		3,160.76
000479	VEENSTRA & KIMM INC							
I-115296-4 #4	PAY 4-WATER TOWER DSGN SVCS	E	12/17/2025	14,730.00		013267		14,730.00
	*** VENDOR TOTALS ***					1 CHECKS		14,730.00
006456	VISU-SEWER INC							
I-39609	GROUT STORM INTAKES	R	12/15/2025	13,750.00		254459		13,750.00
	*** VENDOR TOTALS ***					1 CHECKS		13,750.00
012605	MICHAEL VOLK							
I-12/2025 FITNESS	12/2025 BENCH/WEIGHTS	E	12/17/2025	216.00		013344		216.00
	*** VENDOR TOTALS ***					1 CHECKS		216.00
004796	WALSH DOOR & HARDWARE COMPANY							
I-840139	1YR CARE PLUS 2026-IT	R	12/15/2025	7,458.00		254460		
I-840145	TRAF PTZ CAMERAS CARE PLUS-IT	R	12/15/2025	370.80		254460		7,828.80
	*** VENDOR TOTALS ***					1 CHECKS		7,828.80
003376	WASHER SYSTEMS OF IOWA, INC							
I-171558	HOSE/SOCKET - PKS MNT	R	12/15/2025	182.06		254461		182.06
	*** VENDOR TOTALS ***					1 CHECKS		182.06

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 DATE RANGE: 12/04/2025 THRU 12/17/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
010625	WHITFIELD & EDDY PLC							
I-359725	10/2025 SERVICES -SIGN IMP	R	12/15/2025	7,777.50		254462		
I-361213	SIGN IMPROVEMENT-11/30/25	R	12/15/2025	210.00		254462		7,987.50
	*** VENDOR TOTALS ***					1 CHECKS		7,987.50
002783	ZIEGLER INC							
I-IN002175464A	COMPRESSOR RENTAL-OCM	E	12/17/2025	2,376.50		013277		
I-IN002175464B	COMPRESSOR RENTAL-PRSC	E	12/17/2025	2,376.50		013277		4,753.00
	*** VENDOR TOTALS ***					1 CHECKS		4,753.00
011964	ZOLL DATA SYSTEMS, INC.							
I-INV00216186	01/2026 SERVICES -FD	E	12/17/2025	420.00		013321		420.00
	*** VENDOR TOTALS ***					1 CHECKS		420.00
004946	ZOLL MEDICAL CORPORATION							
I-91002186	ZOLL HEART MONITOR PM'S	E	12/17/2025	1,953.00		013291		1,953.00
	*** VENDOR TOTALS ***					1 CHECKS		1,953.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	127	37,501,735.07	0.00	19,776,303.07
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	2	119,526.75	0.00	119,526.75
EFT:	89	1,015,335.18	0.00	1,015,335.18
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	17,725,432.00CR	17,725,432.00CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APFNB TOTALS:	218	20,911,165.00	0.00	20,911,165.00
BANK: APFNB TOTALS:	218	20,911,165.00	0.00	20,911,165.00
REPORT TOTALS:	218	20,911,165.00	0.00	20,911,165.00

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: 12/04/2025 THRU 12/17/2025

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

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to consider a request to vacate a Public Sanitary Sewer Easement located on Parcel 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW FRL ¼ SEC 3-80-24 (date of hrg: 1/5/26 at 5:30 p.m.)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Hope K Farms, LLC has requested the vacation of a Sanitary Sewer Easement located on Parcel 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW FRL ¼ SEC 3-80-24. The vacated easement will be replaced with other easement(s) to facilitate future development.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Notice
3. Easement Exhibit
4. Applicant Letter

RESOLUTION

RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO CONSIDER A REQUEST TO VACATE A PUBLIC SANITARY SEWER EASEMENT LOCATED ON PARCEL 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW FRL ¼ SEC 3-80-24

WHEREAS, a request has been submitted for the City Council of the City of Ankeny, Iowa, to consider vacating a public sanitary sewer easement, located on PARCEL 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW FRL ¼ SEC 3-80-24, and being legally described as follows:

SEE ATTACHED EXHIBIT 'A'

WHEREAS, City staff has reviewed the request, and determined that said easement vacation is appropriate; and

WHEREAS, Section 364.7, Code of Iowa, provides that easements may be vacated only after notice and hearing as required by law.

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

1. That a public hearing shall be held at 5:30 p.m. on the 5th day of January, 2026, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a request to vacate a public sanitary sewer easement located on Parcel 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW FRL ¼ SEC 3-80-24; 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 15th day of December, 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 CONSIDER A REQUEST TO VACATE A PUBLIC SANITARY SEWER EASEMENT
LOCATED ON PARCEL 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW
FRL ¼ SEC 3-80-24**

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST, WHO, UNDER THE PROVISIONS OF SECTION 364.7, CODE OF IOWA, MAY BE ENTITLED TO NOTICE OF ANY PROPOSED RESOLUTION FOR THE VACATION OF AN EASEMENT OR A PORTION OF AN EASEMENT WITHIN THE CITY OF ANKENY, IOWA.

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider a request to vacate a public sanitary sewer easement located on PARCEL 2021-85 W ½ NE FRL ¼ SEC 3-80-24 BK 18797 PG 373 AND S 1573.05' NW FRL ¼ SEC 3-80-24, lying over, under, across, and through those parts legally described as on file in the City Clerk's office.

NOTICE IS FURTHER GIVEN that said Easement is proposed to be vacated by the City of Ankeny and conveyed to Hope K. Farms, LLC. Said conveyance will be by Quit Claim Deed, and without payment of consideration.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the City Council will hold a public hearing at 5:30 p.m. on the 5th day of January, 2026, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider the request to vacate said Easement, at which time and place all citizens and all parties in interest shall have the opportunity to be heard.

DATED this 15th day of December, 2025.

CITY OF ANKENY, IOWA

Michele Yuska, City Clerk

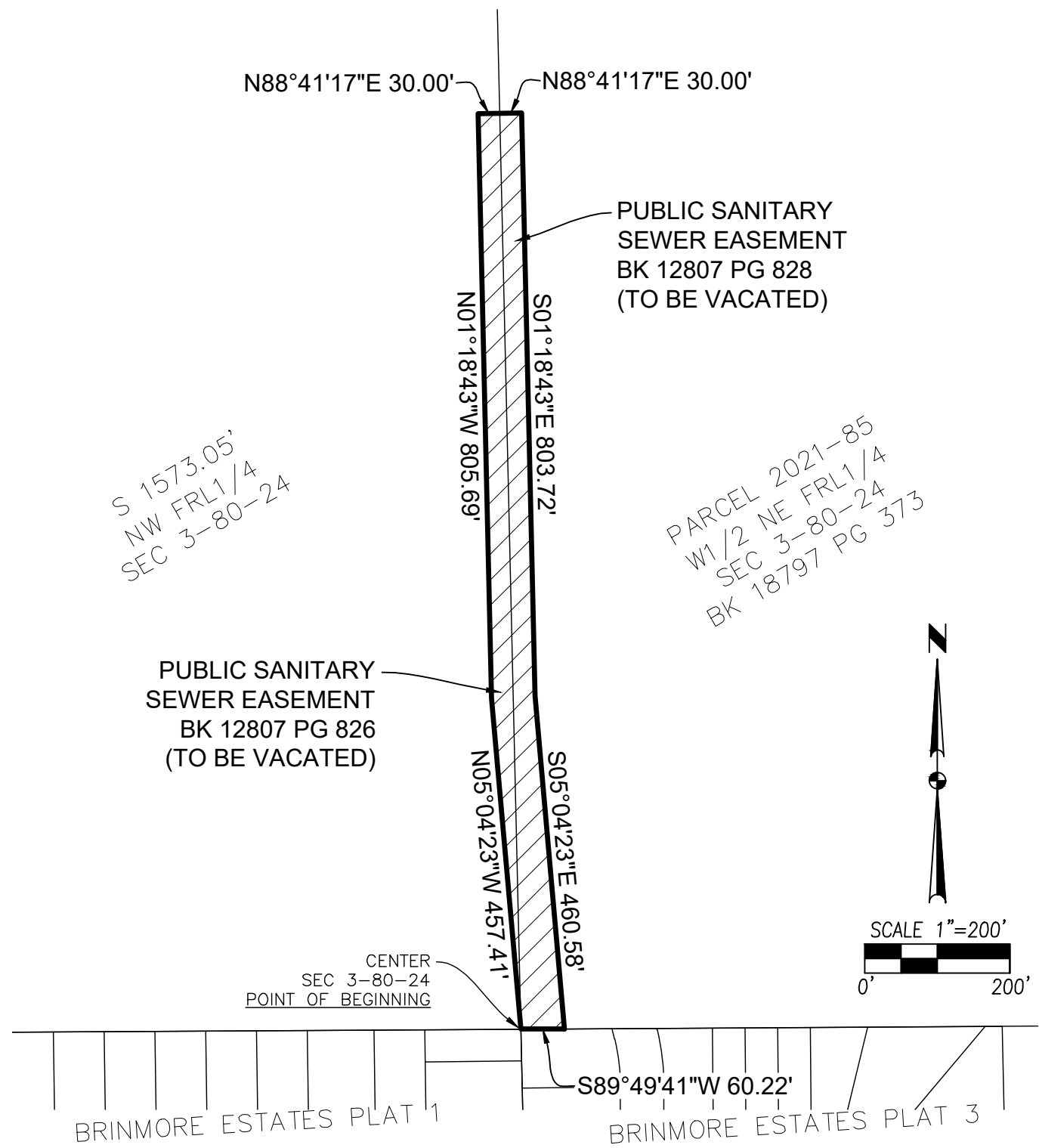
Published in the Des Moines Register on the ____ day of _____, 2025.

EXHIBIT 'A' - EASEMENT VACATION

EASEMENT VACATION DESCRIPTION

A PART OF THE SOUTH 1573.05 FEET OF THE NORTHWEST FRACTIONAL QUARTER, AND A PART OF PARCEL 2021-85 OF THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797 PAGE 373, ALL BEING WITHIN SECTION 3, 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 CENTER OF SAID SECTION 3; THENCE NORTH 05°04'23" WEST, 457.41 FEET; THENCE NORTH 01°18'43" WEST, 805.69 FEET; THENCE NORTH 88°41'17" EAST, 30.00 FEET TO THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 88°41'17" EAST, 30.00 FEET; THENCE SOUTH 01°18'43" EAST, 803.72 FEET; THENCE SOUTH 05°04'23" EAST, 460.58 FEET TO THE SOUTH LINE OF SAID NORTHEAST FRACTIONAL QUARTER; THENCE SOUTH 89°49'41" WEST ALONG SAID SOUTH LINE, 60.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.74 ACRES (75,822 SQUARE FEET).



November 14, 2025

Honorable Mayor, City Council and Planning & Zoning Commission
c/o Bryan Morrissey
City of Ankeny
Community Development – Planning Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Crest Plat 1
Sanitary Sewer Easement Vacation

Honorable Mayor, City Council, and P&Z Commission;

On behalf of Hope K Farms, LLC., we submit herewith the attached public sanitary sewer easement vacation for review and approval. The proposed easement vacation contains 1.74 acres and is located along the western property line of Hope Crest Plat 1 and Hope Crest Plat 2. Trunk sewer that was planned to utilize this easement was ultimately rerouted to NW Abilene Road right-of-way so is no longer needed.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Jared Murray, P.E.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting final plat, letter of credit for seeding and erosion control, warranty deed for streets, performance and maintenance bonds for public improvements, platted easements, and authorizing cost participation requests for extensions and upsizing of public sanitary and public water mains, modified subbase and perforated subdrain, and for sidewalk oversizing and truncated domes along NE Delaware Avenue and NE 72nd Street for King's Pointe Commerical Plat 1.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

Hope Kimberley, LLC has proposed King's Pointe Commercial Plat 1, a 38.40-acre final plat and is generally located in the southwest corner of NE Delaware Avenue and NE 72nd Street intersection. The proposed plat creates five outlots for future development, three street lots and associated utility easements and improvements. Outlots V, W, X and Y are zoned C-2; General Retail, Highway-Oriented, and Central Business Commercial District, while Outlot Z is zoned R-3: Multiple-Family Residence District. Properties to the north and south are zoned R- 1; One-Family Residence District, properties to the west are zoned R-3; Multiple-Family Residence District Restricted to Single Family Residential, and properties to the east are zoned C-2; General Retail, Highway-Oriented, and Central Business Commercial District and R-1; One-Family Residence District.

CITY MANAGER/STAFF RECOMMENDATIONS:

Grant approval of King's Pointe Commercial Plat 1.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan & Zoning Commission recommended approval at their meeting on November 18, 2025.

FISCAL IMPACT

Cost participation requests for extensions and upsizing of public sanitary and public water mains, modified subbase and perforated subdrain, and for sidewalk oversizing and truncated domes along NE Delaware Avenue and NE 72nd Street in the amount estimated to be \$201,197.10.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. PZ Minutes
3. Final Plat
4. Staff Report
5. Aerial Map
6. Applicant Letter

WHEN RECORDED RETURN TO:

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

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: (515) 963-3544

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, LETTER OF CREDIT FOR SEEDING AND EROSION CONTROL, WARRANTY DEED TO STREETS, PERFORMANCE AND MAINTENANCE BONDS FOR PUBLIC IMPROVEMENTS, PLATTED EASEMENTS, AND AUTHORIZE COST PARTICIPATION REQUESTS FOR EXTENSIONS AND UPSIZING OF PUBLIC SANITARY AND PUBLIC WATER MAINS, MODIFIED SUBBASE AND PERFORATED SUBDRAIN, AND FOR SIDEWALK OVERSIZING AND TRUNCATED DOMES ALONG NE DELAWARE AVENUE AND NE 72ND STREET FOR KING'S POINTE COMMERCIAL PLAT 1

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended City Council approval of the final plat for King's Pointe Commercial Plat 1 on the 18th day of November, 2025; and

WHEREAS, the attorney's title opinion, letter of credit for seeding and erosion control, warranty deed to streets, performance and maintenance bonds for public improvements and platted easements have been submitted and accepted by the City Engineer and Director of Community Development of the City of Ankeny, Iowa.

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

1. That the final plat for King's Pointe Commercial Plat 1 is hereby approved; and
2. That the subdivision bonds for seeding and erosion control are hereby accepted; and
3. That the warranty deed to streets is hereby accepted; and
4. That the performance and maintenance bonds for paving, subgrade, water main, sanitary sewer, and storm sewer are hereby accepted; and
5. That the public utility easement, public gas easement, public water main easement, public sanitary sewer easement, public storm sewer easement and public sidewalk easement are hereby accepted; and
6. That the cost participation request for extensions and upsizing of public sanitary and public water mains, modified subbase and perforated subdrain, and for sidewalk oversizing and truncated domes along NE Delaware Avenue and NE 72nd Street in the amount estimated to be \$201,197.10 is hereby approved.

PASSED AND APPROVED this 15th day of December, 2025.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, November 18, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the November 18, 2025, meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Absent: R.Weisheit.

Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the November 18, 2025, agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #4. King's Pointe Commercial Plat 1 Final Plat

Motion to recommend City Council approval of the King's Pointe Commercial Plat 1 Final Plat.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #4. Second by P.Tuning. All voted aye. Motion carried 6 – 0.

INDEX LEGEND

LOCATION: SEC 36--81--24, PT NE1/4
REQUESTOR: HOPE KIMBERLEY LLC
PROPRIETOR: HOPE KIMBERLEY LLC
4500 WESTOWN PKWY STE 277
WEST DES MOINES, IA 50266-6742
SURVEYOR: JONATHAN A. ERDAHL, PLS
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

HOPE KIMBERLEY LLC
CONTACT: JENNA KIMBERLEY
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266
PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C-2: (OUTLOT 'V', OUTLOT 'W', OUTLOT 'X', OUTLOT 'Y')

R-3: (OUTLOT 'Z')

DATE OF SURVEY

MARCH 15, 2025

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. OUTLOT USE IS FUTURE DEVELOPMENT UNLESS OTHERWISE NOTED.
4. PARKSITE DEDICATION WILL BE REQUIRED FOR OUTLOT 'Z' WHEN IT GETS PLATTED IN THE FUTURE.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHTS ALONG NE DELAWARE AVE., NE 72ND STREET, AND STREET LOT 'A'.
6. STREET LOTS SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
7. THE FUTURE SIDEWALK ALONG NE DELAWARE AVENUE AND NE 72ND STREET ADJACENT TO OUTLOT 'V' WILL NEED TO BE CONNECTED AT THE TIME THE LOT IS PLATTED.

BULK REGULATIONS

C-2 (OUTLOT 'V', OUTLOT 'W', OUTLOT 'X', OUTLOT 'Y')

FRONT: 35 FEET (LOTS < 100')

REAR: 40 FEET

SIDE: NO MINIMUM REQUIREMENTS FOR ANY OTHER PERMITTED USES, EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET. ANY SIDE YARD ADJOINING AN R DISTRICT SHALL BE BUFFERED BY USE OF LANDSCAPING, WALLS, OR FENCES TO EFFECTIVELY SCREEN THE COMMERCIAL USE FROM THE ADJOINING R DISTRICT.

MAXIMUM HEIGHT: 45 FEET

R-3 (OUTLOT 'Z')

FRONT: 30'

REAR: 35'

SIDE (MULTIPLE-FAMILY DWELLING UNITS):

ONE STORY: TOTAL SIDE YARD - 20 FEET

MINIMUM 8 FEET ON ONE SIDE

TWO STORIES: TOTAL SIDE YARD - 22 FEET

MINIMUM 9 FEET ON ONE SIDE

THREE OR MORE STORIES: TOTAL SIDE YARD - 24 FEET

MINIMUM 10 FEET ON ONE SIDE

FINAL PLAT

PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°20'19" WEST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°20'19" WEST ALONG SAID EAST LINE, 1170.79 FEET TO THE NORTHEAST CORNER OF PARCEL "2020-13" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17821 PAGE 958; THENCE SOUTH 89°19'07" WEST ALONG THE NORTH LINE OF SAID PARCEL "2020-13", A DISTANCE OF 541.94 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2020-13"; THENCE SOUTH 00°20'40" WEST ALONG THE WEST LINE OF SAID PLAT OF SURVEY RECORDED IN BOOK 17821 PAGE 958 AND THE SOUTHERLY EXTENSION THEREOF, 1005.37 FEET; THENCE NORTH 89°39'41" WEST, 34.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 765.00 FEET, WHOSE ARC LENGTH IS 162.94 FEET AND WHOSE CHORD BEARS NORTH 83°33'35" WEST, 162.63 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 60.41 FEET AND WHOSE CHORD BEARS NORTH 79°31'50" WEST, 60.40 FEET; THENCE NORTH 23°35'41" EAST, 217.73 FEET; THENCE NORTH 07°01'09" EAST, 185.27 FEET; THENCE NORTH 06°39'10" WEST, 84.99 FEET; THENCE NORTH 68°08'22" WEST, 118.05 FEET; THENCE NORTH 84°28'34" WEST, 201.97 FEET; THENCE NORTH 61°48'16" WEST, 146.62 FEET; THENCE NORTH 22°16'02" WEST, 34.94 FEET; THENCE NORTH 02°29'09" EAST, 187.26 FEET; THENCE NORTH 00°06'08" EAST, 346.25 FEET; THENCE NORTH 00°59'15" WEST, 247.23 FEET; THENCE NORTH 15°48'28" EAST, 84.64 FEET; THENCE NORTH 35°12'27" EAST, 223.14 FEET; THENCE NORTH 54°39'10" EAST, 126.28 FEET; THENCE NORTH 25°10'38" EAST, 61.61 FEET TO THE SOUTH LINE OF THE NORTH 637 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 89°19'20" EAST ALONG SAID SOUTH LINE, 193.81 FEET TO THE EAST LINE OF THE WEST 413 FEET OF THE EAST 1095 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°20'19" EAST ALONG SAID EAST LINE, 636.86 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°19'16" EAST ALONG SAID NORTH LINE, 381.83 FEET; THENCE SOUTH 45°10'10" EAST, 420.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.40 ACRES (1,672,602 SQUARE FEET).

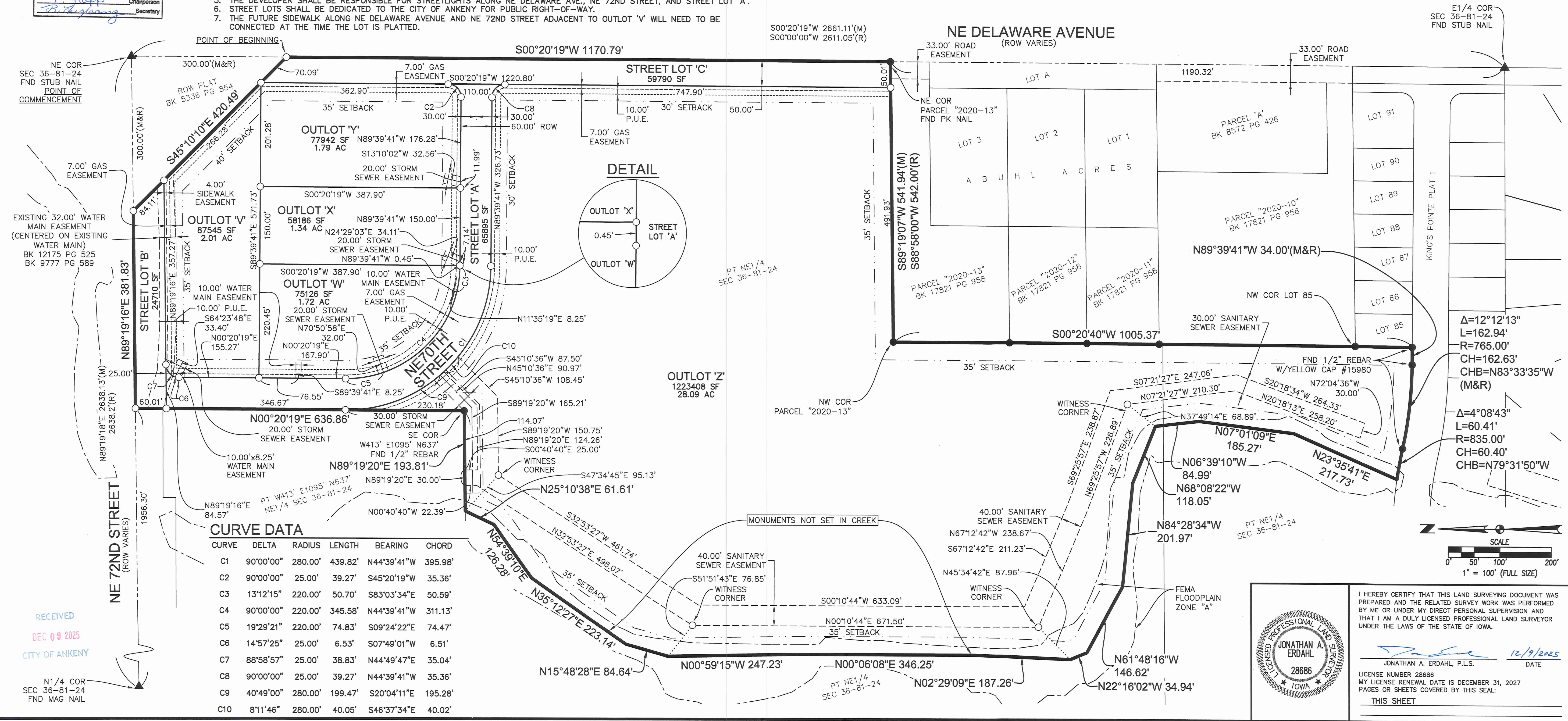
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA ABOVE RESERVED FOR RECORDING STAMP

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, PLASTIC CAP #12846 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP #28686 (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		

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date: November 18, 2025
Ayes: 6, Nays: 0, Abstain: 0, Absent: 0
APPROVED: J. Rapp
Chairperson: B. Biggs
Secretary: B. Biggs



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	280.00'	439.82'	N44°39'41"W	395.98'
C2	90°00'00"	25.00'	39.27'	S45°20'19"W	35.36'
C3	131°12'15"	220.00'	50.70'	S83°03'34"E	50.59'
C4	90°00'00"	220.00'	345.58'	N44°39'41"W	311.13'
C5	19°29'21"	220.00'	74.83'	S09°24'22"E	74.47'
C6	14°57'25"	25.00'	6.53'	S07°49'01"W	6.51'
C7	88°58'57"	25.00'	38.83'	N44°49'47"E	35.04'
C8	90°00'00"	25.00'	39.27'	N44°39'41"W	35.36'
C9	40°49'00"	280.00'	199.47'	S20°04'11"E	195.28'
C10	8°11'46"	280.00'	40.05'	S46°37'34"E	40.02'

DATE: 12/09/2025
11/21/2025
11/07/2025
10/24/2025
04/14/2025
03/21/2025

REVISIONS
FINAL SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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

ENGINEER: EKO
ENGINEER: GH
ENGINEER: MAE

ANKENY, IOWA

KING'S POINTE COMMERCIAL PLAT 1
FINAL PLAT

2502.075

Agenda Item: King's Pointe Commercial Plat 1 Final Plat
Report Date: November 13, 2025
Prepared by: Jake Heil, *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of King's Pointe Commercial Plat 1 Final Plat; and authorize the cost share requests for extensions and upsizing of public sanitary and public water mains, modified subbase and perforated subdrain, and for sidewalk oversizing and truncated domes along NE Delaware Avenue and NE 72nd Street in the amount estimated to be \$209,487.25.

Project Summary:

Hope Kimberley, LLC has proposed King's Pointe Commercial Plat 1, a 38.40-acre final plat and is generally located in the southwest corner of NE Delaware Avenue and NE 72nd Street intersection. The proposed plat creates five outlots for future development, three street lots and associated utility easements and improvements. Outlots V, W, X and Y are zoned C-2; General Retail, Highway-Oriented, and Central Business Commercial District, while Outlot Z is zoned R-3: Multiple-Family Residence District. Properties to the north and south are zoned R- 1; One-Family Residence District, properties to the west are zoned R-3; Multiple-Family Residence District Restricted to Single Family Residential, and properties to the east are zoned C-2; General Retail, Highway-Oriented, and Central Business Commercial District and R-1; One-Family Residence District.

Project Report:

Streets: This plat will be primarily accessed from NE Delaware Avenue to the east or NE 72nd Street to the north via NE 70th Street. All proposed roads in the development will be required to have five-foot sidewalks.

Water: A 12-inch water main will be extended west along NE 70th Street, from the 12-inch water main on the east side of NE Delaware Ave.

Sewer: An existing 15-inch sanitary sewer main stub will be extended north along the unnamed creek along the western plat boundary from NE 62nd Street to NE 70th Street. From NE 70th Street, the 15-inch sanitary sewer main will continue north and terminating at NE 72nd Street. 8-inch sanitary sewer main will be extended east along NE 70th to serve the remainder of the plat.

Drainage: Stormwater for the plat drains towards the western plat boundary emptying into an unnamed creek. Stormwater from there eventually drains to the southwest ultimately outletting into Fourmile Creek.

Parkland: Parkland dedication is required for only the proposed residential lot in the proposed plat, since commercial developments do not require parkland dedication. Parkland dedication for the residential outlot will be due during final platting of that lot.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: King's Pointe Commercial Plat 1
NAME OF OWNER: Hope Kimberley, LLC
NAME OF DEVELOPER: Hope Kimberley, LLC

GENERAL INFORMATION:

PLAT LOCATION: South of NE 72nd Street and West of NE Delaware Avenue

SIZE OF PLAT: 38.4 acres

ZONING: C-2; General Retail, Highway-Oriented, and Central Business Commercial District and R-3: Multiple-Family Residence District

LOTS:

NUMBER: 5 outlots

SIZE/DENSITY: Outlot V: 2.01 acres, Outlot W: 1.72 acres, Outlot X: 1.34 acres,
Outlot Y: 1.73 acres, Outlot Z: 28.09 acres

USE: Commercial & Multi-Family Residential

BUILDING LINES: **C-2:**

Front: 30 feet

Rear: 40 feet

Side: No minimum requirements for any other permitted uses, except which case, 25 feet, any side yard adjoining an R District shall be buffered by the use of landscaping, walls, or fences to effectively screen the commercial use from the adjoining R District.

R-3:

Front: 30'

Rear: 35'

Side: One story: total side yard 20', min. 8' on one side

Two story: total side yard 22', min. 9' on one side

Three or more stories: 24', min. 10' on one side

PARK SITE DEDICATION: Parkland dedication is required for only the proposed residential lot in the proposed plat, since commercial developments do not require parkland dedication. Parkland dedication for the residential outlot will be due during final platting of that lot.

ADJACENT LANDS:

NORTH: R- 1; One-Family Residence District

SOUTH: R- 1; One-Family Residence District

EAST: C-2; General Retail, Highway-Oriented, and Central Business Commercial District
and R-1; One-Family Residence District

WEST: R-3; Multiple-Family Residence District Restricted to Single Family Residential

STREET DEVELOPMENT:

NAME: NE 70th Street
LENGTH: Approximately 1,000.0 feet
CLASSIFICATION: Collector
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: (6.86 acres of developable land x 3,500 gal. per day/commercial) + (28.09 acres of developable land x 4,250 gal. per day/high-density residential) = 143,497 GPD estimate
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 11.2 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Drainage Basin

WATER SYSTEM:

USAGE: (6.86 acres of developable land x 3,500 gal. per day/commercial) + (28.09 acres of developable land x 4,250 gal. per day/high-density residential) = 143,497 GPD estimate
SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.



December 5, 2025

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

RE: King's Pointe Commercial Plat 1
Construction Drawings & Final Plat Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Hope Kimberley, LLC, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 38.4 acres and is located southwest of the intersection of NE Delaware Avenue and NE 72nd Street. The final plat includes the development of four lots that are zoned C-2 General Retail, Highway-Oriented and Central Business Commercial District and one outlot that falls within the R-3 Multiple Family Residential zoning district. We would like to request cost sharing for the 15-inch sanitary sewer in the amount of \$44,445, 12-inch watermain in the amount of \$16,678.75, 1,582 linear feet of 8-foot sidewalk in the amount of \$16,611 and the cost of four 8' ramps in the amount of \$800. Additionally, as NE 70th Street is a local street we would like to request cost sharing for 5,137 sy of 6-inches of modified subbase under the pavement in an amount not to exceed \$59,332.35 and for 2,111 linear feet of perforated 8-inch subdrain in an amount not to exceed \$63,330.00.

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.



ABSOLUTE GROUP

100% EMPLOYEE OWNED

To: Kimberly Development Corporation	Contact: Jenna Kimberly
Address: 2785 N. Ankeny Blvd., Suite 22 Ankeny, IA 50023	Phone: (515) 983-8335
	Fax:
Project Name: King's Pointe Commercial Plat 1 - Cost Share Information	Bid Number: 25-074
Project Location: NE Delaware & NE 72nd St, Ankeny, IA	Bid Date: 11/6/2025

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
04	MODIFIED SUBBASE	5,137.00	SY	\$11.55	\$59,332.35
12	SUBDRAIN, 8" PVC	2,107.00	LF	\$33.75	\$71,111.25
Total Bid Price:					<u>\$130,443.60</u>

Notes:

- **Notes:**
- This bid proposal expires 30 days from bid date
- All Items Tied unless otherwise specified
- Lost production or down time due to design or elevation changes to be paid on a T-M basis, including any re-mobilization costs
- Absolute Group will notify Iowa One-Call for utility locates. Location of private utilities, or costs to repair unmarked utilities, by others
- Any necessary relocations of existing telephone, fiber, electric or gas by others
- Bid is based off plans dated 10/25/25
- Bid includes Hot Tar Joint Sealant at Paving, All Reinforcing For Our Work, and Concrete Washouts
- Paving bid to be completed in Spring/Summer 2026 Winter charges are excluded in this bid.
- 100% P&P Bond and 4 Year Maintenance Bond for the City of Ankeny Included.
- **Exclusions:**
- Permits or associated fees
- Survey Staking
- Density/concrete testing
- Frost protection measures or excavation in frost
- Excavation or backfill associated with retaining walls
- Over-excavation or soil stabilization of building pads or subgrades
- Regrading or reconditioning of subgrades due to delays, weather, or damage by other subcontractors
- Winter charges run from approximately October 15th thru April 15th.
- Winter Charges Unit Prices: Laborer - \$68.00/HR, Finisher - \$73.75/HR. Operator - \$79.50/HR, Foreman - \$85.00/HR, Superintendent - \$96.50/HR; Winter Blankets - \$4.25/blanket per day ; Hot water - \$7.50/CY ; No Fly Ash - \$7.00/CY ; Non-Chloride Accelerator 1% - \$6.00/CY; Ground Thawing Machine Running (Rent and Fuel) - \$800.00/Day/Each ; Ground Thawing Machine Non Running (Rent Only) - \$400.00/Day/Each
- Permanent Signs are excluded per plan sheet 6 City of Ankeny is responsible for Permanent signs.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Absolute Group

Authorized Signature: _____

Estimator: Randy Aldridge
515-249-9335 raldridge@ag-iowa.com



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for construction of paving, subgrade, sanitary sewer, storm sewer and water main in King's Pointe Commercial 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

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ACCEPTING CONTRACTS, PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF PAVING, SUBGRADE, SANITARY SEWER, STORM SEWER AND WATER MAIN IN PLAZA 36 PLAT 2

WHEREAS, the plans and specifications for the construction of paving, subgrade, sanitary sewer, storm sewer and water main in King's Pointe Commercial Plat 1 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contracts for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for King's Pointe Commercial Plat 1.

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

1. That the plans and specifications for the construction of paving, subgrade, sanitary sewer, storm sewer and water main are hereby approved; and
2. That the three-party contracts for construction and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to the parties of said contract to construct said above-described improvements, subject to inspection and approval of the City Engineer, in accordance with said contract and plans and specifications.

PASSED AND APPROVED on this 15th day of December 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yуска, City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting public improvements in NE Four Mile Dr
Raised Median Improvements.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Four Mile - Certificate of Completion

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN NE FOURMILE RAISED MEDIAN IMPROVEMENTS ASSOCIATED WITH COMMUNITY STATE BANK SITE PLAN

WHEREAS, on the 5th day of August, 2024, the City of Ankeny, Iowa entered into a three-party contract with Graham Construction Company, the Contractor, and Community State Bank, the Developer, for the construction of certain public improvements generally described as Paving, approved under Resolution No. 2024-322; 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 December 15th, 2025 with the following exceptions:

NONE.

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

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and
2. That the above-described improvements be and are hereby accepted based on said certification.

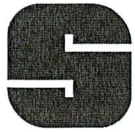
PASSED AND APPROVED on this 15th day of December, 2025.

CITY OF ANKENY, IOWA

By: _____
Bobbi B. Bentz, Mayor

ATTEST:

By: _____
Michelle Yuska, City Clerk



CERTIFICATE OF COMPLETION

NE Four Mile Dr. Raised Median Improvements Ankeny, Iowa

December 15th 2025

This is to certify that the construction improvements on the NE Four Mile Drive Raised Median Improvements project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,

SNYDER & ASSOCIATES, INC.

Jon Hanson, P.E.

15562
Iowa Reg. No.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** authorizing the execution of a Preconstruction Agreement for Primary Road Project between the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny, Iowa, for the sharing of construction costs for the proposed South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

No review required.

EXECUTIVE SUMMARY

The South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street project is a joint project with the Iowa Department of Transportation (Iowa DOT). The project includes improving traffic safety and mobility from just south of SE Peterson Drive to First Street by replacing the existing 4-lane street with a new 5-lane street with dedicated left turn lanes and right turn lanes at SE Peterson Drive, Third Street, and First Street along with a new traffic signal at the intersection of South Ankeny Boulevard and Third Street. Other improvements include the replacement of the storm sewer, sanitary sewer, water main, and fiber optic along the corridor.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the motion to adopt a **RESOLUTION** approving the execution of a Preconstruction Agreement for Primary Road Project between the Iowa DOT and the City of Ankeny for the sharing of construction costs for the South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

The project is included in the City's current Capital Improvement Program with construction scheduled for 2026

and 2027.

PUBLIC OUTREACH EFFORTS

An initial Public Information Meeting was conducted by the Iowa DOT on October 14, 2021 providing Ankeny residents and business owners with a conceptual overview of the project. A second Public Information Meeting was conducted by the Iowa DOT on August 27, 2024 providing Ankeny residents and business owners with more detailed information concerning the project.

ACTION REQUESTED

ATTACHMENTS

1. South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street - Preconstruction Agreement - Resolution
2. South Ankeny Boulevard Improvements - SE Peterson Drive to 1st Street - Preconstruction Agreement

RESOLUTION 2025-XXX

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
PRECONSTRUCTION AGREEMENT FOR PRIMARY ROAD PROJECT BETWEEN
THE IOWA DEPARTMENT OF TRANSPORTATION
AND THE CITY OF ANKENY, IOWA
FOR THE SHARING OF CONSTRUCTION COSTS FOR THE PROPOSED
SOUTH ANKENY BOULEVARD IMPROVEMENTS
– SE PETERSON DRIVE TO 1ST STREET PROJECT**

WHEREAS, the Iowa Department of Transportation (Iowa DOT) and the City of Ankeny will be jointly constructing improvements on South Ankeny Boulevard from SE Peterson Drive to 1st Street; and

WHEREAS, the City deems it to be in the best interest of the residents of the City to enter into the Preconstruction Agreement for Primary Road Project with the Iowa DOT for the sharing of construction costs for the South Ankeny Boulevard Improvements – SE Peterson Drive to 1st Street project.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor and City Clerk should be and they are hereby authorized and empowered to execute the said Preconstruction Agreement with the Iowa DOT.

DATED at the City of Ankeny, Iowa, this 15th day of December, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

**IOWA DEPARTMENT OF TRANSPORTATION
Preconstruction Agreement
For Primary Road Project**

County	Polk
City	Ankeny
Project No.	HSIPX-069-4(137)--3L-77
Iowa DOT Agreement No.	2026-4-027
Staff Action No.	

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated "DOT", and the city of Ankeny, Iowa, a Local Public Agency, hereinafter designated "LPA", in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 as applicable;

The DOT proposes to establish or make improvements to U.S. 69 within Polk County, Iowa; and

The DOT and the LPA are willing to jointly participate in said project, in the manner hereafter provided; and

The DOT and the LPA previously entered into the following agreement for the above referenced project: Agreement No. 2023-P-056 for predesign was executed by the LPA and DOT on May 15, 2023 and May 31, 2023 respectively; and

The DOT and the LPA previously entered into the following agreements for the following funding sources related to the above referenced project:

Funding Source	Agreement No.	Project No.	Full Execution Date
Urban-State Traffic Engineering Program (USTEP)	1-24-USTEP-032	UST-069-4(152)--4A-77	March 19, 2025
Traffic Safety Improvement Program (TSIP)	2025-TS-002	TSF-069-4(149)--92-77	March 28, 2025
USTEP	1-25-USTEP-030	UST-069-4(157)--4A-77	September 18, 2025

This Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

- a. The LPA shall design; and the DOT shall acquire the necessary right of way, let, and inspect construction of the following described project in accordance with the project plans and DOT Standard Specifications:

Portland cement concrete (PCC) - grade and new with raised medians on U.S. 69 from SE Peterson Drive to 1st Street in the city of Ankeny. The project includes reconstruction of the U.S. 69 intersections with SE Peterson Drive, 3rd Street, 2nd Street, and 1st Street. See Exhibit A for project location.

The LPA shall provide inspection services for the water main, sanitary sewer, and traffic signal construction.

- b. As part of the project, the LPA has requested water main, storm sewer, sanitary sewer, and intersecting side street work within the city of Ankeny all which shall be at no cost to the DOT.
- c. In accordance with 761 Iowa Administrative Code Chapter 150.3(1)e, the LPA shall reimburse the DOT for its share of the actual cost for longitudinal and outlet storm sewer.
- d. All storm sewers constructed by the DOT as part of the project shall become the property of the LPA, which shall be responsible for their maintenance and operations. The LPA shall not make any connections to said storm sewers without the prior written approval of the DOT. The LPA shall prevent use of such storm sewers as a sanitary sewer.
- e. Upon completion of construction, the LPA agrees to retain ownership and jurisdiction of the following referenced improvements as identified below. The LPA shall also assume responsibility for all future maintenance operations associated therewith, all at no additional expense or obligation to the DOT:
 - i. Water mains and appurtenances
 - ii. Sanitary sewers
 - iii. Intakes and storm sewers
 - iv. Traffic signals
 - v. Intersecting side street construction
 - vi. Joint utility trench

2. Project Costs

- a. The LPA shall reimburse the DOT for its share of the project costs estimated at \$3,382,400, as shown in Exhibit B. The amount paid by the LPA upon completion of construction and billing by the DOT shall be determined by the actual quantities in place and the accepted bid at the contract letting.
- b. The DOT shall bear all costs except those allocated to the LPA under other terms of this Agreement.

3. Traffic Control

- a. U.S. 69 and 1st Street through-traffic shall be maintained during the construction.
- b. It may be necessary to temporarily close LPA side road(s) SE Peterson Drive, 3rd Street, and 2nd Street during construction. The DOT shall furnish and install the required barricades and signing for the closure(s) at project cost, and shall remove same upon completion of the project, at no expense or obligation to the LPA. The DOT shall work in close cooperation with the LPA and the contractor to accommodate emergency services and local access across the project during construction. Any detours, which may be necessary for project related LPA road closures, shall be the responsibility of the LPA, at no expense or obligation to the DOT.

4. Right of Way and Permits

- a. Subject to the provisions hereof, the LPA, in accordance with 761 Iowa Administrative Code Chapter 150.3(1)c and 150.4(2), shall remove or cause to be removed (within the corporate limits) all encroachments or obstructions located in the existing primary highway right of way. The LPA shall also prevent the erection and/or placement of any structure or obstruction within said right of way, or any additional right of way which is acquired for this project, including, but not limited to, private signs, buildings, pumps, and parking areas.
- b. The DOT shall be responsible for the coordination of utility facility adjustments for the primary road project.
- c. The LPA agrees to relocate all city-owned utilities necessary for construction, which are located within the existing street or alley right of way, subject to the approval of and without expense to the DOT in

accordance with 761 Iowa Administrative Code Chapter 150.4(5) and the DOT Utility Accommodation Policy.

- d. With the exception of service connections, no new or future utility occupancy of project right of way, nor any future relocations of or alterations to existing utilities within said right of way, shall be permitted or undertaken by the LPA without the prior written approval of the DOT. All work shall be performed in accordance with the DOT Utility Accommodation Policy and other applicable requirements of the DOT.
- e. In connection with this project, any real estate and rights to real estate necessary for right of way at the connection of any public road and the primary highway project, any access road or frontage road, or any permanent utility easements, which are or which shall be under the jurisdiction of the LPA, may be acquired by the DOT, for and in the name of the LPA. Where acquired by contract, the LPA shall receive title from the contract seller and the LPA shall accept title thereto. Where acquired by condemnation, a single joint condemnation proceeding shall be instituted by the DOT to acquire real estate or rights in real estate, needed by the LPA for the LPA, and to acquire real estate or rights in real estate, needed by the DOT for the DOT. The right of way necessary for construction of the joint utility trench will be acquired in the LPA's name.

5. Construction and Maintenance

- a. Upon completion of the project, no changes in the physical features thereof shall be undertaken or permitted without the prior written approval and consent of the DOT.
- b. Future maintenance of the primary highway within the project area shall be carried out in accordance with the terms and conditions contained in 761 Iowa Administrative Code Chapter 150.
- c. New lighting and/or traffic signal construction for this project shall be provided under guidelines established in 761 Iowa Administrative Code Chapter 150. Lighting installations shall not be constructed as part of the project unless specifically requested by the LPA. Lighting which is requested by the LPA shall also be paid for entirely by the LPA at no cost to the DOT. If constructed, the LPA shall accept ownership of, and responsibility for future energy and maintenance costs of those lighting and traffic signal units which lie within the corporate boundaries.

6. General Provisions

- a. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project, and the FIS is modified, amended, or revised in an area affected by the project after the date of this Agreement, the LPA shall provide notice of the modification, amendment, or revision to the DOT within 14 calendar days of the LPA's receipt of a subsequent FIS or modification. If the LPA does not have a detailed FIS for an area which is affected by the proposed Primary Highway project, and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall provide notice of the FIS to the DOT within 14 calendar days. The LPA agrees to defend, indemnify, and hold harmless the DOT from any and all claims, costs, and damages arising from, or related to, the LPA's failure to timely provide an FIS, and/or FIS modification, to the DOT in accordance with this provision.
- b. The LPA shall comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Title VI of the Civil Rights Act of 1964 and Iowa Code Chapter 216. No person shall, on the grounds of age, race, creed, color, sex, sexual orientation, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.
- c. It is the intent of both (all) parties that no third-party beneficiaries be created by this Agreement.

- d. If any section, provision, or part of this Agreement is found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole, or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Agreement cannot be fulfilled.
- e. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s), represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements shall remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement shall be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2026-4-027 as of the date shown opposite its signature below.

CITY OF ANKENY:

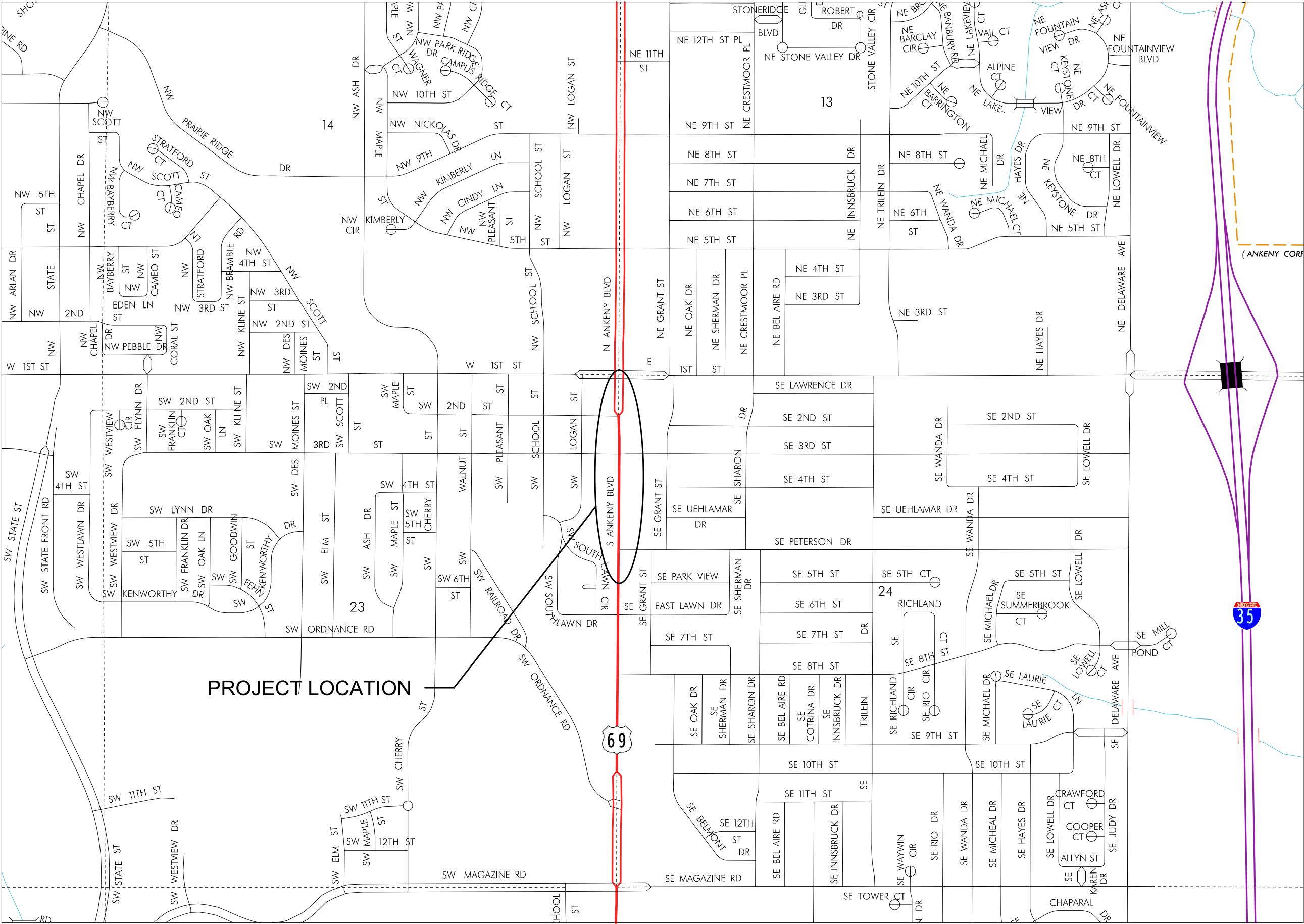
By: _____ Date _____, 20____.
Title: Mayor

I, _____, certify that I am the Clerk of the City, and that
_____, who signed said Agreement for and on behalf of the
City was duly authorized to execute the same on the ____ day of _____, 20____.

Signed: _____
City Clerk of Ankeny, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20____.
Allison Smyth, P.E.
District Engineer
District 1



US 69 (S Ankeny Blvd) -- SE Peterson to 1st St
HSIPX-069-4(137)--3L-77

EXHIBIT B

	Project Total	ROW (138)	Construction (137)				Construction Subtotal
			Division 1 Roadway Items	Division 2 Safety Items	Division 3 Utility Trench Items	Division 4 City Items	
D5 Estimate	\$ 12,752,600.00	\$ 1,500,000.00	\$ 7,333,800.00	\$ 567,800.00	\$ 1,058,400.00	\$ 2,292,600.00	\$ 11,252,600.00
Known Funding							
DOT Contribution	\$ 1,500,000.00	\$ 4,640,000.00	\$ -	\$ 1,058,400.00	\$ -		
City Contribution	\$ -	\$ -	\$ -	\$ -	\$ 2,292,600.00		
USTEP Grants	\$ -	\$ 582,000.00	\$ -	\$ -	\$ -		
TSIP Grant	\$ -	\$ -	\$ 500,000.00	\$ -	\$ -		
Remaining Balance	\$ -	\$ 2,111,800.00	\$ 67,800.00	\$ -	\$ -		
DOT Share of Balance	100%	50%	50%	100%	0%		
City Share of Balance	0%	50%	50%	0%	100%		
Outstanding DOT	\$ -	\$ 1,055,900.00	\$ 33,900.00	\$ -	\$ -		
Outstanding LPA	\$ -	\$ 1,055,900.00	\$ 33,900.00	\$ -	\$ -		
Total DOT	\$ 8,288,200.00	\$ 1,500,000.00	\$ 5,695,900.00	\$ 33,900.00	\$ 1,058,400.00	\$ -	\$ 6,788,200.00
Grants	\$ 1,082,000.00	\$ -	\$ 582,000.00	\$ 500,000.00	\$ -	\$ -	\$ 1,082,000.00
Total LPA	\$ 3,382,400.00	\$ -	\$ 1,055,900.00	\$ 33,900.00	\$ -	\$ 2,292,600.00	\$ 3,382,400.00



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** authorizing the execution of an Agreement with Iowa Department of Transportation for DOT-Initiated Detour of Primary Highway onto Local Roads.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

EXECUTIVE SUMMARY

The Iowa Department of Transportation has determined the necessity to temporarily close the northbound entrance ramp to I-35 at the interchange with NE 36th Street during the I-35 Grade and New Pavement project north of NE 36th Street in 2026. The attached Agreement proposes to detour traffic from NE 36th Street southbound on I-35 to the interchange at East 1st Street, where this traffic will exit I-35 turning east onto East 1st Street, then enter I-35 at the northbound entrance ramp. An exhibit is included with the Agreement.

The temporary closure is scheduled to start no sooner than April 15, 2026 and end no later than November 15, 2026.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

Adopt Resolution authorizing the execution of an Agreement with Iowa Department of Transportation for DOT-Initiated Detour of Primary Highway onto Local Roads

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

No impact at this time.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Iowa DOT Agreement
2. Resolution



KIM REYNOLDS, GOVERNOR
CHRIS COURNOYER, LT. GOVERNOR

SCOTT MARLER, IOWA DOT DIRECTOR
MELISSA GILLET, IOWA DOT COO

IOWA DEPARTMENT OF TRANSPORTATION
DISTRICT 1
1020 South 4th Street
Ames, IA 500101
515-239-1635
www.iowadot.gov

October 29, 2025

Ref: 2601
Project No.: IM-NHS-035-4(250)95--03-77
PIN No.: 15-77-035-040-01

Mark Mueller, P.E.
Director of Public Works
1210 NW Prairie Ridge Dr
Ankeny, IA 50021

Subject: I-35 PCC Pavement - Grade and New Project Detour Agreement with City of Ankeny

Dear Mark:

The Iowa Department of Transportation has scheduled a PCC Pavement - Grade and New project for I-35 N of NE 36th St in Ankeny to N of Rest Are (NB).

The northbound Interchange Ramp from NE 36th St to I-35 will need to be closed in order to complete the project. Construction will occur in calendar year 2026, and the closure is estimated to be from April 15 to November 15. During the project, I-35 northbound ramp traffic will be detoured as indicated on the enclosed map. This detour will include local agency roads and requires an Agreement for Use of Local Agency Roads as Detours.

If this is agreeable, please return a signed copy of the enclosed agreement. Upon receipt, the DOT portion will be completed, and a fully signed copy will be returned for your records.

If you have any questions, please contact me at 515-239-1194 or Benjamin.Adey@iowadot.us.

Sincerely,

Benjamin Adey
District 1 - South Area Engineer

Enclosure

cc: Jeremey Vortherms, IA DOT, District 1
File



AGREEMENT FOR DOT-INITIATED DETOUR OF PRIMARY HIGHWAYS ONTO LOCAL ROADS

This Agreement is entered into by and between the Iowa Department of Transportation, hereinafter known as the DOT; and the

City of Ankeny ☒ City Council
☐ County Board of Supervisors, hereinafter known as the Local Public Agency (LPA).

WHEREAS, the DOT, hereinafter known as DOT, has determined the necessity to temporarily close primary highway I-35 NB Ent. Ramp
from NE 36th St to I-35 Northbound
for the purpose of construction, reconstruction, maintenance, natural disasters, or other emergencies that are 48 hours or longer (incident management temporary detours are covered under a separate detour agreement (Form 810076)); and

WHEREAS, it is necessary to provide a detour for the primary highway closure period; and

WHEREAS, the LPA agrees to permit the use of its roads as a detour, more particularly described as follows:

On 1st St from the southbound ramp terminal to the northbound ramp terminal;

; and

WHEREAS, Authorized representatives of both the DOT and the LPA have jointly inspected and documented the condition of the proposed detour to reasonably reflect the condition of the roadway base, surface, shoulders and bridges; and

WHEREAS, the DOT has reviewed and inspected the bridges on the detour, if applicable. The LPA ☒ will ☐ will not allow ☒ oversize and/or ☒ overweight loads. The DOT shall approve the routing of overweight vehicles on the detour route, up to the limits specified by the LPA; and

WHEREAS, the DOT agrees to perform the following pre-detour maintenance, if any: None
; and

WHEREAS, the DOT agrees to maintain the detour and provide all traffic control devices required by the Manual of Uniform Traffic Control Devices (MUTCD), as adopted by the DOT pursuant to 761 IAC 130, including the marking of no-passing zones during the period the local agency road(s) and structure(s) are being utilized as a primary road detour; and

WHEREAS, Prior to revocation of the detour, the DOT shall follow Iowa DOT Policy 600.05 for detour compensation of the LPA, and when requested by the LPA, either restore the local agency road to as good of condition as it was prior to its designation as a temporary primary road, or adequately compensate the local agency for excessive traffic or damage upon the local agency road during the period it was used as a temporary primary road, in accordance with Section 313.28 or Section 313.29 of the Iowa Code and Iowa DOT Policy 600.05; and

WHEREAS, The detour period is estimated to begin April 15, 2026 and end November 15, 2026
(date) (date); and

WHEREAS, the parties agree to the following additional provisions, if any: None

NOW, THEREFORE, BE IT AGREED that the described road be used as a detour under stipulations outlined above.

IN WITNESS WHEREOF, The parties hereto have caused this agreement to be executed by proper officers thereunto duly authorized as of the dates below indicated.

District Engineer (or designee)
Iowa Department of Transportation

Date

City representative

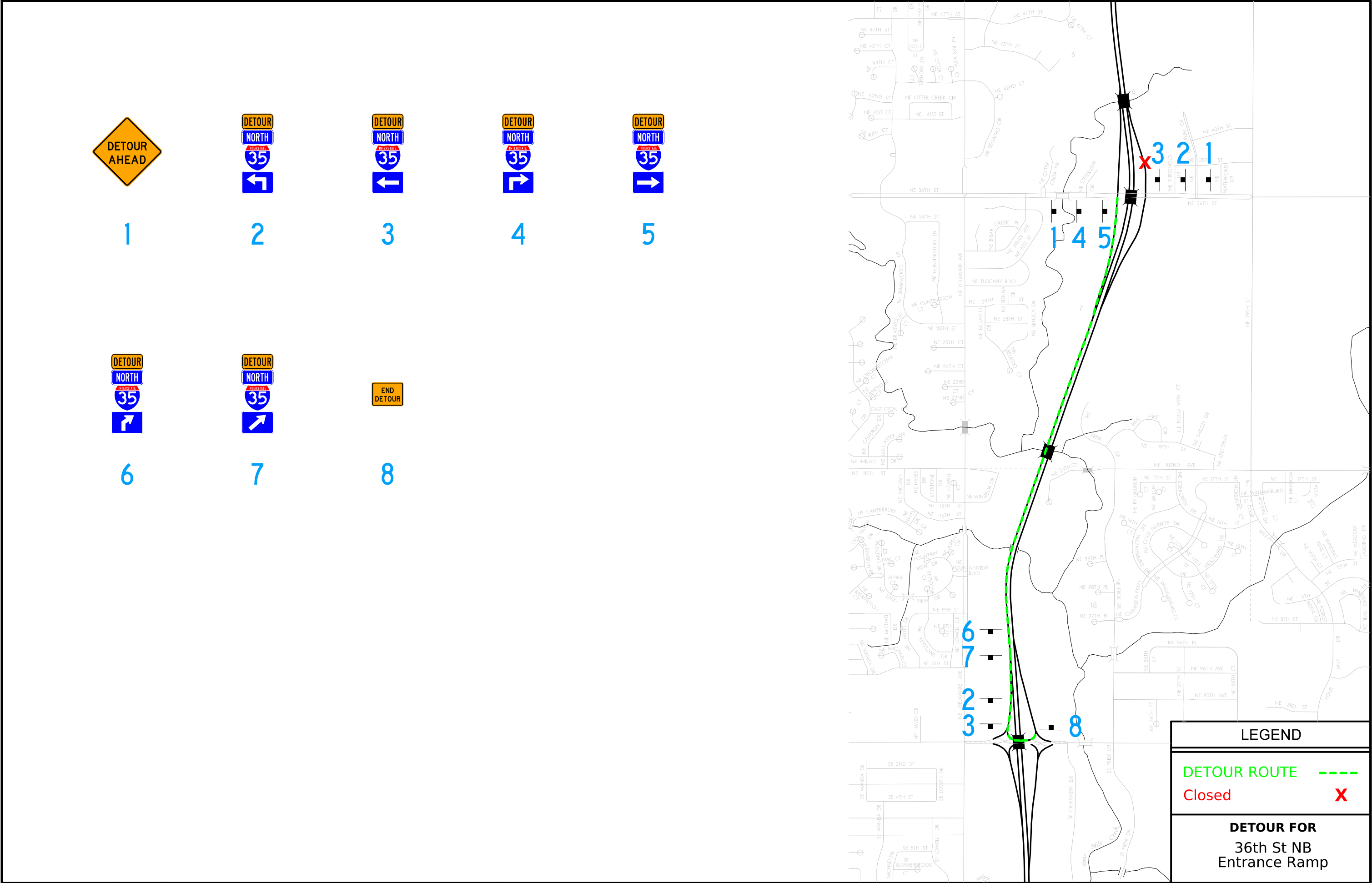
Date

Printed name and title of city representative

County representative

Date

Printed name and title of county representative



FILE NO.	ENGLISH	DESIGN TEAM Vortherms/Adey/Whaley	POLK COUNTY	PROJECT NUMBER IM-NHS-035-4(250)95--03-77	SHEET NUMBER JD.1
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RESOLUTION 2025-XXX

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH
IOWA DEPARTMENT OF TRANSPORTATION FOR
DOT-INITIATED DETOUR OF PRIMARY HIGHWAYS ONTO LOCAL ROADS**

WHEREAS, the Iowa Department of Transportation (Iowa DOT) has determined the necessity to temporarily close the northbound interchange entrance ramp for NE 36th Street to I-35 for the purposes of constructing the I-35 Grade and New Pavement project north of NE 36th Street; and

WHEREAS, it is necessary to provide a detour for the primary highway closure period;
and

WHEREAS, the City agrees to permit the use of local agency roads as a detour, more particularly described as follows:

East 1st Street from the southbound I-35 exit ramp terminal to the northbound I-35 entrance ramp terminal.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the Mayor and City Clerk should be and they are hereby authorized and empowered to execute the said agreement with the Iowa DOT for the DOT-Initiated Detour of Primary Highways onto Local Roads.

DATED at the City of Ankeny, Iowa, this 15th day of December, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025

5:30 PM

Bobbi Bentz, Mayor

Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** authorizing acquisition of property for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Update essential infrastructure

ACTION REQUESTED

Resolution

LEGAL

EXECUTIVE SUMMARY

The action before the City Council is the adoption of a Resolution approving and authorizing the acquisition of property and property interests for the construction of the SE Oralabor Road & SE Four Mile Drive Traffic Signal. The project will widen the intersection to address long-term capacity needs, and install a permanent traffic signal. The City is undertaking the design of the project at this time.

Temporary construction easements will need to be acquired for the construction of the public improvements. These improvements are anticipated to be constructed in 2026. In order to preserve the construction schedule, the property acquisition process needs to begin at this time.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve motion to adopt **RESOLUTION** authorizing acquisition of property for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On September 2, 2025, City Council approved a professional services agreement with HR Green, Inc. for design services on the project.

FISCAL IMPACT

The project, and associated property acquisition, is included in the current 2025-2029 Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

The project was presented and discussed at the City Council Work Session on May 19, 2025.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Location Map

RESOLUTION 2025-XXX

**A RESOLUTION APPROVING AND AUTHORIZING THE ACQUISITION
OF PROPERTY AND PROPERTY INTERESTS FOR THE
SE ORALABOR ROAD & SE FOUR MILE DRIVE TRAFFIC SIGNAL**

WHEREAS, the City of Ankeny desires to widen the existing SE Oralabor Road and SE Four Mile Drive to add long-term intersection capacity, and install a permanent traffic signal; and

WHEREAS, temporary construction easement will need to be acquired for the construction of the public improvement; and

WHEREAS, the City staff or its designee has established fair market values by compensation estimates for said easements; and

WHEREAS, in accordance with Iowa law, a government body shall make a good faith effort to negotiate with the property owner to purchase the private property or property interest before filing an application for condemnation or otherwise proceeding with the condemnation process.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the public improvement known as the SE Oralabor Road & SE Four Mile Drive Traffic Signal is in the best interest of the City; and

BE IT FURTHER RESOLVED, that the City staff or its designee be and is hereby authorized to proceed with the necessary activities and negotiations to acquire by purchase, gift, or condemnation, subject to approval by this Council, the necessary property and/or property interests required for the construction of said public improvement.

DATED this 15th day of December, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting public improvements in Pine Lake Estates - Interim Grading Improvements.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Certificate of Completion

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN PINE LAKE ESTATES - INTERIM GRADING IMPROVEMENTS

WHEREAS, on the 21st day of November, 2022, the City of Ankeny, Iowa entered into a three-party contract with The Underground Company, Ltd., the Contractor, and DRA Properties, the Developer, for the construction of certain public improvements generally described as Utilities, approved under Resolution No. 2022-520; 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 December 15th, 2025 with the following exceptions:

NONE.

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

1. That the Certificate of Completion received on behalf of the Developer from the Developer's Engineer be hereby received and filed; and
2. That the above-described improvements be and are hereby accepted based on said certification.

PASSED AND APPROVED on this 15th day of December, 2025 .

CITY OF ANKENY, IOWA

By: _____
Bobbi B. Bentz, Mayor

ATTEST:

By: _____
Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

PINE LAKE ESTATES INTERIM GRADING IMPROVEMENTS

Ankeny, Iowa

December 15, 2025

This is to certify that the construction improvements on the **Pine Lake Estates Interim Grading Improvements** project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,



Jake Nilles

P.E., C.P.E.S.C.

Nilles Associates, Inc.

Iowa License Number 26369



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Senior Center Cunette: Consider motion to Approve: a) Final Change Order #1 increasing the contract amount by \$2,500.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with I-80 Concrete Design, LLC, in the amount of \$42,191.50; and d) Final Payment #1 in the amount of \$40,925.75 and Release of Retainage in the amount of \$1,265.75.

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 Senior Center Cunette project.

The Senior Center Cunette project is now complete. A series of actions are needed in order to close out this construction project:

- 1) Approval of the Final Change Order #1 increasing the contract amount by \$2,500.00.
- 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 \$42,191.50.
- 3) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the Senior Center Cunette project and establishes the final contract amount to be \$42,191.50.
- 4) Final Payment: I-80 Concrete Design, LLC = \$40,925.75

Retainage Payment: I-80 Concrete Design, LLC = \$1,265.75

It is recommended that the retainage payment be approved for payment 31 days from the date of acceptance of the project, in accordance with the terms of the contract.

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following actions:

1. Approve Final Change Order #1 increasing the contract amount by \$2,500.00.
2. Accept the Certificate of Completion from the project engineer for the Senior Center Cunette project.
3. Adopt the Resolution accepting the Senior Center Cunette project with I-80 Concrete Design, LLC, in the final contract amount of \$42,191.50; and
4. Authorize final payment to I-80 Concrete Design, LLC, in the amount of \$40,925.75 and release of retainage payment in the amount of \$1,265.75 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

June 16, 2025: The council approved a motion to adopt a Resolution accepting the proposal from I-80 Concrete Design, LLC, in the amount of \$39,691.50 for the construction of the Senior Center Cunette 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. I-80 Concrete Design, LLC - CO #1
4. I-80 Concrete Design, LLC - Pay App #1

RESOLUTION

RESOLUTION ACCEPTING THE SENIOR CENTER CUNETTE PROJECT WITH I-80 CONCRETE DESIGN, LLC

WHEREAS, on the 16th day of June, 2025, the City of Ankeny entered into contract with I-80 Concrete Design, LLC of Clive, Iowa, for the construction of certain public improvements generally described as construction of the Senior Center Cunette 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 December 15, 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 \$42,191.50 as shown in the report of the Engineer.

PASSED AND APPROVED on this 15th day of December, 2025.

Mayor

ATTEST:

City Clerk

CERTIFICATE OF COMPLETION

Senior Center Cunette

Ankeny, Iowa

December 15, 2025

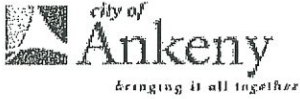
This is to certify that the construction improvements on the *Senior Center Cunette* project have been completed in substantial conformance with the plans and specifications for the project. The final contract amount is **\$42,191.50**. I hereby recommend acceptance of the project.

Respectfully submitted,



Quinn Lopreato
Environmental/Civil Engineer II
City of Ankeny
Iowa License Number 29657

CHANGE ORDER FORM



Project Title: Senior Center Cunette
Contractor: I-80 Concrete Design, LLC
Address: 1444 NW 124th Ct, Clive, IA 50325
Finance Budget Code: 905.2905.4413 **Finance Project #:** 905.4413
Vendor Project #: N/A **Purchase Order #:** N/A
Original Contract Date: June 16, 2025 **Vendor Account #:** 9438

Date of Council Meeting: December 15, 2025 **Change Order #:** 1

Purpose of Change Order:

Item 12.01: I-80 Concrete Design constructed a concrete pad that will be used for bike racks at the Albaugh Family Senior Community Center.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
12.01	Concrete Pad for Bike Rack	LS	1	\$ 2,500.00	\$ 2,500.00
Change Order #: 1 makes the following adjustments to the Contract:					\$ 2,500.00

Contractor Accepted: I-80 Concrete Design, LLC
 Signature: Firm Name: I-80 Concrete Design, LLC
 Date: 12/11/2025

Engineer Approved: City of Ankeny
 Signature: Firm Name: City of Ankeny
 Date: December 1, 2025

Owner Accepted: City of Ankeny
 Signature: _____ Title: Mayor
 Date: December 15, 2025

Attest for Owner:
 Signature: _____ Title: City Clerk
 Date: December 15, 2025

Record of Change Orders:

Original Contract Amount		\$ 39,691.50
#	Change Order Date	Amount
1	December 15, 2025	\$ 2,500.00
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Revised Contract Amount \$ 42,191.50

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Senior Center Cunette
Contractor: I-80 Concrete Design, LLC
Address: 1444 NW 124th Ct, Clive, IA 50325
Finance Budget Code: 905.2905.4413 Finance Project #: 905.4413
Vendor Project #: N/A Purchase Order #: N/A
Original Contract Date: June 16, 2025 Vendor Account #: 9438

Date of Council Meeting: December 15, 2025 Payment Application #: 1

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

Contract Summary:

Original Contract Amount:	\$	39,691.50	
Net Change by Change Orders:	\$	2,500.00	
Contract Amount to Date: (line 1 ± 2)	\$		42,191.50
Total Completed and Stored to Date:	\$	42,191.50	
Retainage: 3 % of Completed Work:	\$	1,265.75	
Total Earned Less Retainage:	\$		40,925.75
Less Previous Applications for Payment:	\$	-	
SUBTOTAL:			\$ 40,925.75
OTHER CHARGES:			\$ -
CURRENT PAYMENT DUE:			\$ 40,925.75

Balance to Finish, Including Retainage: \$ 1,265.75

Contract Time Remaining (Substantial): 9.0 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: I-80 Concrete Design, LLC

Firm Name

Signature

Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Quinn Lopreato, P.E.

E-mail: QLopreato@Ankenylowa.gov

Phone Number: 515-965-6432

Date Printed: 11/25/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
2.01	Excavation, Class 10	CY	140.9		140.9	\$ 70.00	\$ 9,863.00	140.9	\$ 9,863.00		140.9	\$ 9,863.00	0	100.00%
2.02	Subbase, Leveling Aggregate, 6" Depth	SY	184.1		184.1	\$ 15.00	\$ 2,761.50	184.1	\$ 2,761.50		184.1	\$ 2,761.50	0	100.00%
	STREETS AND RELATED WORK													
7.01	Plastic Concrete Testing	LS	1		1	\$ 1,100.00	\$ 1,100.00	1	\$ 1,100.00		1	\$ 1,100.00	0	100.00%
7.02	PCC Cunette, 6" Thick	SY	184.1		184.1	\$ 70.00	\$ 12,887.00	184.1	\$ 12,887.00		184.1	\$ 12,887.00	0	100.00%
	TRAFFIC CONTROL													
8.01	Temporary Traffic Control	LS	1		1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00		1	\$ 1,000.00	0	100.00%
	SITE WORK AND LANDSCAPING													
9.01	Conventional Seeding and Fertilizing, Type 1	AC	0.4		0.4	\$ 5,000.00	\$ 2,000.00	0.4	\$ 2,000.00		0.4	\$ 2,000.00	0	100.00%
9.02	Conventional Seeding and Fertilizing, Type 4	AC	0.57		0.57	\$ 1,000.00	\$ 570.00	0.57	\$ 570.00		0.57	\$ 570.00	0	100.00%
9.03	Erosion Control Mulching, Hydromulching (BFM)	AC	1.14		1.14	\$ 3,500.00	\$ 3,990.00	1.14	\$ 3,990.00		1.14	\$ 3,990.00	0	100.00%
9.04	Seeding, No Mow Lawn Seed Mix	AC	0.17		0.17	\$ 6,000.00	\$ 1,020.00	0.17	\$ 1,020.00		0.17	\$ 1,020.00	0	100.00%
	MISCELLANEOUS													
11.01	Construction Survey	LS	1		1	\$ 1,700.00	\$ 1,700.00	1	\$ 1,700.00		1	\$ 1,700.00	0	100.00%
11.02	Mobilization	LS	1		1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00		1	\$ 2,500.00	0	100.00%
11.03	Concrete Washout	LS	1		1	\$ 300.00	\$ 300.00	1	\$ 300.00		1	\$ 300.00	0	100.00%
	CHANGE ORDER ITEMS													
12.01	Concrete Pad for Bike Rack	LS	0	1	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00		1	\$ 2,500.00	0	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 42,191.50 PAY PERIOD = \$ 42,191.50

COMPLETED = \$ 42,191.50

100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
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Previous Applications for Payment:

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

Record of Change Orders:

No.	Date	Amount
1	December 15, 2025	\$ 2,500.00
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CHANGE ORDER TOTAL = \$ 2,500.00

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	October 1, 2025

Substantial Completion:

Contract Working Days:	20.0
Added by Change Order:	0.0
Total Working Days:	20.0
Working Days Used to Date:	11.0
Working Days Remaining:	9.0

Full Completion:

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** approving an Artificial Intelligence Use Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

City staff is requesting approval to adopt an Artificial Intelligence Use Policy to ensure the responsible, ethical, and secure use of emerging artificial intelligence technologies within municipal operations. As AI tools, particularly generative AI capable of producing written content, images, and other media, become increasingly common, the City recognizes both their potential to improve efficiency and the need to mitigate associated risks, such as inadvertent disclosure of confidential information, biased outputs, and other unintended consequences.

The proposed policy establishes clear guidelines for appropriate AI use, emphasizing compliance with applicable laws, protection of sensitive information, and adherence to City standards for privacy, security, and ethical conduct.

The proposed resolution formally adopts the Artificial Intelligence Use Policy into the City's Standard Administrative Policy and Procedures Manual, where it will remain in effect unless amended by future Council action.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approving an Artificial Intelligence Use Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Artificial Intelligence Use Policy

RESOLUTION

A RESOLUTION APPROVING AN ARTIFICIAL INTELLIGENCE USE POLICY IN THE STANDARD ADMINISTRATIVE POLICY AND PROCEDURES MANUAL OF THE CITY OF ANKENY, IOWA

WHEREAS, artificial intelligence technologies, including generative artificial intelligence capable of producing text, images, or other media, have become increasingly prevalent and have the potential to enhance the efficiency and effectiveness of City operations; and

WHEREAS, the City recognizes that the use of artificial intelligence carries potential risks, including but not limited to the unintentional disclosure of confidential information, biases in artificial intelligence outputs, and other unforeseen consequences; and

WHEREAS, it is in the best interest of the City to establish clear guidelines for the responsible and ethical use of artificial intelligence technologies; and

WHEREAS, the City has developed an Artificial Intelligence Use Policy to guide and govern the appropriate use of artificial intelligence tools, ensuring compliance with applicable laws, regulations, and City standards for security, privacy, and ethical conduct; and

WHEREAS, the City Council has reviewed the proposed Artificial Intelligence Use Policy and finds it to be consistent with the City's objectives of transparency, accountability, and operational efficiency.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Ankeny, Iowa, that the Artificial Intelligence Use Policy in the Standard Administrative Policy and Procedures Manual, dated December 15, 2025, should be and is hereby adopted as an Information Technology Policy of the City and shall remain in full force and affect until otherwise amended or supplemented by subsequent Council action.

Passed and approved the 15th day of December, 2025.

Bobbi B. Bentz, Mayor

Attest:

Michelle Yuska, City Clerk

Standard Administrative Policy and Procedures Manual

Title: **Artificial Intelligence Use Policy**
Section: **Information Technology Policy**

Date of Version:
Resolution No.:

Overview

Artificial Intelligence (AI) technologies, particularly generative AI capable of producing text, images, or other media through computer code modeling, have quickly become prevalent in many facets of technology. While the City recognizes the potential benefits of leveraging AI in its operations, it also acknowledges the associated risks. Because AI is rapidly evolving, the use of AI software and services (i.e., AI tools) may lead to unforeseen and unmanaged consequences.

This document aims to mitigate potential issues arising from the use of AI while continuing to adapt as our understanding of AI evolves. Therefore, all City staff intending to utilize AI tools must adhere to the best practices outlined herein. By following these guidelines, staff will support the responsible and effective integration of AI within City operations.

Section 1: **Purpose**

The purpose of this policy is to establish a framework for best practices related to AI. These best practices are intended to maintain the confidentiality, integrity, and availability of City information and resources. These guidelines apply to all Ankeny computer users, data, and software applications used by the City, whether installed locally within the private network or hosted as internet-based software-as-a-service (SaaS) subscriptions.

Definitions:

- Ankeny computer users – Any person working for the City; regardless of whether they are hired, elected, appointed or have volunteered; who has access to the City's network, data, or software via any connection. Access to computer systems is restricted to those persons authorized for such access and who have been issued appropriate credentials.
- AI (Artificial Intelligence) – Adaptive software, algorithms, and program coding that can simulate human intelligence and human responses by searching extensive databases and generating answers with text, images, video, or audio based on a set of input data.
- Algorithm – A set of instructions or rules that enables a machine to learn, analyze data, and make decisions.
- Deepfake – A video or sound recording that has been convincingly altered and manipulated to misrepresent someone as doing or saying something that was not actually done or said.
- PII (Personally Identifiable Information) – Any data that permits the identity of an individual to whom the information applies to be reasonably inferred by either direct or indirect means. Examples include social security numbers, driver's license numbers, birth dates, personal phone numbers, addresses, email addresses, biometric data, and geolocation indicators.

Section 2: Applicability and Responsibilities

This policy applies to all Ankeny computer users. Exceptions may be granted by the City Manager after reviewing the associated risks with the IT Department.

The IT Department is responsible for administering, maintaining, and updating this policy with City Council approval.

The National Institute of Standards and Technology (NIST), develops and updates information security guidelines and standards for all federal agencies, and the City will generally follow NIST practices when our budget, software, and systems allow for compliance.

The IT Department will review and revise this policy on a biennial basis, or sooner if needed due to emerging AI technologies, to remain aligned with NIST standards and current industry best practices.

Section 3: Guidelines and Procedures

If you choose to use AI tools, all Ankeny computer users will follow these AI guidelines.

1. **Protect Confidentiality** – Do not input or share sensitive, confidential, or non-public City information in AI tools.
2. **Avoid PII Disclosure** – Do not enter any PII that could identify you or others (as defined in the PII section above).
3. **Verify AI Outputs** – Always fact-check AI-generated outputs for accuracy, clarity, and appropriateness before use.
4. **Prevent Copyright Violations** – AI outputs may include copyrighted material. All content should be re-written or edited to ensure compliance with intellectual property laws.
5. **Demonstrate Transparency** – Disclose that you have used AI to generate content. Disclosure builds trust.
6. **Maintain Human Oversight** – AI should be used as a tool, not a replacement for human judgment. Final decisions must be made by City staff.
7. **Use AI Responsibly and Ethically** – If uncertain about AI use, consult a supervisor or the IT Department. The legal team may be engaged for further guidance.
8. **Enhance, Don't Replace** – AI should support existing work processes, with human review ensuring compliance with City policies.
9. **Analyze Public Data Cautiously** – When using AI to process publicly available data, ensure proper validation to avoid inaccuracies or bias.
10. **Understand the Risks** – Be aware of AI's potential for bias, discrimination, and security vulnerabilities. Recognize that AI can hallucinate, producing convincing but false information.
11. **Recognize Data Collection Risks** – AI tools continuously collect and learn from user inputs. Avoid entering proprietary or legally sensitive information.
12. **AI as Your Own Work and Liability** – Any content, data, or work produced by AI tools and subsequently used by you will be considered your own work. You are fully liable for any AI-generated work that you choose to use. Because AI systems may incorporate user-provided inputs into their outputs, any information you provide could influence future content. By utilizing AI tools, you acknowledge that the content produced by the AI, once used, is considered your work product. You remain responsible for any legal or ethical consequences resulting from the use of that content,

including risks related to misappropriation, violation of intellectual property rights, or non-compliance with data protection regulations.

Appropriate AI Use Cases

1. Drafting memos or short documents.
2. Creating general job descriptions from task lists.
3. Structuring meeting agendas from discussion topics.
4. Generating action plans to accomplish defined goals.
5. Enhancing grammar and editing reports.
6. Presenting balanced "for" and "against" viewpoints on public projects.
7. Simplifying complex language for specific audiences.
8. Summarizing long documents into key bullet points.
9. Condensing conference or lecture notes into structured paragraphs.
10. Data research, policy or code drafting, and review.

Where AI Is Not Acceptable

1. **Discriminatory Practices** – Iowa's Generative AI Policy (effective March 31, 2025) prohibits the use of AI technologies to discriminate against individuals or groups based on protected characteristics such as race, gender, religion. This aligns with Iowa Code Chapter 216, which outlines civil rights protections.
2. **Impersonation and Misinformation** – AI must not be used to impersonate individuals, generate deepfakes, or spread misleading information that could harm individuals or public trust.
3. **Private Information Use** – Material that is inappropriate for public release shall not be entered as input into generative AI. No confidential information, PII, private financial information, or sensitive City data may be input into any public AI system. Only publicly available information should be used with AI tools.

Section 4: Violations and Penalties

Ankeny computer user access may be revoked for violations of this policy. Revoked access may impact an employee's ability to perform their job duties. Any violation of this policy may subject the employee to disciplinary action as defined in the employee handbook, up to and including termination.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** approving an Identification Badge Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Deliver Exceptional Service

ACTION REQUESTED
Resolution
LEGAL
No review required

EXECUTIVE SUMMARY

City staff is requesting approval to adopt an Identification Badge Policy to strengthen workplace safety, security, and operational efficiency across all City departments. The policy provides clear guidelines for issuing and using employee identification badges, ensuring employees are properly identified, granted appropriate access to City facilities, and able to communicate effectively within the organization.

Developed to support a secure work environment, the policy outlines employee responsibilities, badge procedures, and expectations for maintaining the integrity of the City's identification system.

The proposed resolution formally adopts the Identification Badge Policy into the City's Standard Administrative Policy and Procedures Manual, where it will remain in effect unless amended by future Council action.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approving an Identification Badge Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Identification Badge Policy

RESOLUTION

A RESOLUTION APPROVING AN IDENTIFICATION BADGE POLICY IN THE STANDARD ADMINISTRATIVE POLICY AND PROCEDURES MANUAL OF THE CITY OF ANKENY, IOWA

WHEREAS, the City recognizes the importance of providing a safe and secure work environment for all employees; and

WHEREAS, the City seeks to establish consistent guidelines for employee identification, access to City facilities, and communication among employees; and

WHEREAS, the City has developed an Identification Badge Policy to clearly define the purpose, applicability, guidelines and procedures, and responsibilities related to the issuance and use of employee identification badges; and

WHEREAS, this policy is intended to promote the safety, security, and efficiency of City operations while ensuring employees understand their responsibilities regarding the use of identification badges; and

WHEREAS, the City Council has reviewed the policy and determined it to be in the best interest of the City to approve the Identification Badge Policy.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Ankeny, Iowa, that the Identification Badge Policy in the Standard Administrative Policy and Procedures Manual, dated December 15, 2025, should be and is hereby adopted as a Human Resources Policy of the City and shall remain in full force and affect until otherwise amended or supplemented by subsequent Council action.

Passed and approved the 15th day of December, 2025.

Bobbi B. Bentz, Mayor

Attest:

Michelle Yuska, City Clerk

Standard Administrative Policy and Procedures Manual

Title: **Identification Badge Policy**
Section: **Human Resources Policy**

Date of Version:
Resolution No.:

Section 1: Purpose

The purpose of the Identification Badge Policy is to identify individuals as employees of the City and to:

- Provide an additional means of establishing a safe and secure work environment for all employees.
- Allow access to City facilities.
- Enhance the City's public image and support its mission of providing high-quality public service.
- Provide a consistent method of identification and promote a greater sense of security and community.
- Facilitate communication among employees by enabling them to identify the names and departments of the individuals with whom they work.

Section 2: Applicability

This policy applies to all full-time and part-time employees. City Employee Identification (ID) Badges will be provided to employees for the duration of their employment. Other employees may be issued ID Badges at the discretion of the department director. Public safety employees in uniform are excluded from this policy with respect to display of ID Badges; however, employees in these positions who have access to City buildings are required to carry and use their ID Badge in accordance with all other provisions of this policy.

Section 3: Guidelines and Procedures

This policy and the procedures described herein are intended to promote the safety and security of City employees. All employees are expected to fully comply with all provisions of this policy. Any employee found to be in violation of this policy will be subject to disciplinary action, up to and including termination.

Employees are required to wear their official ID Badge while at work. ID Badges must be prominently displayed so that they are clearly visible to others. The ID Badge shall not be defaced or altered with pins, stickers, decals, or similar items. This requirement may be waived at the department's discretion when wearing the ID Badge compromises employee safety (e.g., when operating equipment) and for public safety employees as described above.

The ID Badge system tracks the dates and times that employees enter City facilities and secure areas. Although not the primary purpose of the system, information obtained from the ID Badge system can and will be used to confirm the whereabouts of employees during a disciplinary investigation.

Employees are responsible for having their City-issued ID Badge so that they can enter the City in the event of a disaster. In some cases, security may be provided by non-City personnel (county, state, or other law enforcement, National Guard, etc.) who may not allow entry into the City without proper identification.

Fraudulent use of an ID Badge will subject an employee to disciplinary action. Fraudulent use includes using, or permitting the use of, an ID Badge by anyone other than the individual to whom it was issued, or for the benefit of a person not entitled to the purpose for which it is used.

Employees are not authorized to use their ID Badge to secure funds, donations, gratuities, other items of value, or to receive discounts for being a City employee. The ID Badge must be used exclusively for official City business.

The City will provide lanyards, protective cases, and clip-on badge holders as needed to ensure that badges are displayed in a safe and acceptable manner.

Employees are responsible for safeguarding their own ID Badge. Any lost or damaged ID Badge must be reported immediately to the employee's supervisor, who is responsible for reporting the loss or damage to Human Resources.

In the event that an employee forgets their ID Badge, they must notify their supervisor at the start of the work shift. Employees may be required to immediately leave work to retrieve their ID Badge. The time an employee is away from work to retrieve their ID Badge will be considered off-duty and shall be recorded accordingly.

Employees are issued one ID Badge at a time. ID Badges will include a photograph of the employee, their name, job title, and department.

New ID Badges will be issued to employees whose employment status changes in a way that affects the information displayed on their ID Badge, such as a name change, title change or transfer to a new department. Stolen or accidentally damaged badges will be replaced.

Section 4: Responsibilities

Employees will:

- Not lend their ID Badge to another person.
- Not allow unauthorized individuals into any secure area.
- Not alter their ID Badge or improperly care for it in any manner (e.g., folding, bending, ripping, washing) that may compromise its appearance or effectiveness.
- Use their ID Badge in accordance with this policy.
- Not leave their ID Badge unattended.
- Notify their supervisor immediately if their ID Badge is misplaced, lost, or no longer in their possession.
- Return their ID Badge to Human Resources and receive a new one upon any employment status change that results in updates to the information shown on the badge, such as a name change, title change, or department change.
- Return their ID Badge to their supervisor or Human Resources upon separation of employment.

Department Directors/Supervisors will:

- Ensure that employees wear their ID Badge while at work.
- Determine access based on an employee's need to enter a controlled-access area to perform job duties.
- Report a lost or damaged ID Badge to Human Resources.

- Ensure that ID Badges are returned to their supervisor or Human Resources upon an employee's separation of employment.
- Enforce this administrative policy.

Human Resources will:

- Issue ID Badges to new employees.
- Provide the Employee Identification Policy to new employees.
- Revise the policy as appropriate.
- Issue replacement and updated ID Badges as needed.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve certification to the Treasurer of State of Iowa the population of the NE Ankeny DRA Properties annexed territory as determined by the last certified federal census of said territory.

ORIGINATING DEPARTMENT

City Clerk

COUNCIL GOAL

Ensure Economic Vitality

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

The voluntary urbanized annexation of NE Ankeny DRA Properties was filed with the Secretary of State and the Polk County Recorder on October 10, 2025. The Polk County Recorder completed the recording on November 13, 2025. In any case where a city has annexed territory since the last available federal census or special federal census, the Mayor and Council shall certify to the Treasurer of State the population of such annexed territory as determined by the last certified federal census of said territory.

Population was verified with Polk County Maps and a data.census.gov search with 2020 DEC Redistricting Data (PL 94-171).

- Block 3092, 2 people, 2 houses
- Block 3093, 14 people, 3 houses
- Block 3074, 8 people, 4 houses. Looking at the general map for this census block, it appears that there are 4 houses total. However, only 1 house is within the annexation area. So using a ratio, we could claim $\frac{1}{4}$ of the population or 2 people.

Iowa total population of $2 + 14 + 2 = 18$ people.

CITY MANAGER/STAFF RECOMMENDATIONS:

Staff recommends approval of certified population to the Treasurer of State.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

May 19, 2025: Public hearing 2025-46 was held.

May 19, 2025: NE Ankeny DRA Properties annexation was approved by resolution 2025-231.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

March 24, 2025: Consultation meeting was held.

April 25, 2025: The City of Ankeny published Notice of the Public Hearing.

May 19, 2025: Public hearing 2025-46 was held.

ACTION REQUESTED

ATTACHMENTS

1. RES 2025-231 Annexation DRA NE Ankeny
2. Annexation Map
3. Letter to State Treasurer - Population Certification

Preparer Information: Laura Hutzell, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive Ankeny, IA 50023

Phone: 515-965-6445

RESOLUTION 2025-231

**A RESOLUTION ANNEXING CERTAIN TERRITORY LOCATED ADJACENT TO THE
NORTHEAST QUADRANT OF ANKENY REQUESTED BY SUSAN L. ALBAUGH REVOCABLE
TRUST, ALBAUGH, SUSAN L, DRA PROPERTIES, LC, JAMES M. KHANK & JODI K.
KHANK, DENNIS R. SCHMIDT, JOHN & KAREN JENSEN TRUST, JENSEN JOHN G.,
JENSEN, JOHN W., THRESHOLD OTTER CREEK, LLC, JASON R SMITH REVOCABLE
TRUST, SMITH, MELISSA M., SMITH, JASON R.**

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

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TOWNSHIP, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 90°00' WEST, 1353.9 FEET; THENCE NORTH 1°01' EAST, 612.80 FEET; THENCE SOUTH 89°58' WEST, 1293.10 FEET; THENCE NORTH 0°26' EAST, 2031.10 FEET; THENCE SOUTH 90°00' EAST, 2636.50 FEET; THENCE SOUTH 0°21' WEST, 2642.80 FEET TO THE POINT OF BEGINNING, CONTAINING 141.95 ACRES, MORE OR LESS INCLUDING 3.00 ACRES OF PRESENT ESTABLISHED ROADS. [Susan L Albaugh Revocable Trust, Albaugh, Susan L],

AND

THE SOUTHEAST QUARTER (SE1/4) OF SECTION 5, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA. [Owner(s): DRA Properties, LC],

AND

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA. [Owner(s): DRA Properties, LC],

AND

THE NORTHEAST QUARTER OF SECTION 08, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 08; THENCE WEST 1109 FEET TO THE POINT OF BEGINNING; THENCE WEST 880 FEET; THENCE SOUTH 533 FEET; THENCE EAST 880 FEET; THENCE NORTH 533 FEET, TO THE POINT OF BEGINNING. [Owner(s): DRA Properties, LC],

AND

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER, (S ¼) CORNER OF SAID SECTION EIGHT (8), THENCE NORTH 00°26' EAST, 611.80 FEET; THENCE NORTH 89°58' EAST, 1293.10 FEET; THENCE SOUTH 01°01' WEST, 612.80 FEET; THENCE NORTH 90°00 WEST, 1286.8 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 315 FEET THEREOF, CONTAINING 13.69 ACRES, MORE OR LESS, SUBJECT TO ESTABLISHED ROADS. [Owner(s): Kahnk, James M., Kahnk, Jodi K.],

AND

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 8; THENCE NORTH 89°50'59" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 971.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°51'40" EAST 612.55 FEET; THENCE NORTH 89°48'17" EAST 315.05 FEET; THENCE SOUTH 0°51'40" WEST 612.80 FEET TO SAID SOUTH LINE; THENCE SOUTH 89°50'59" WEST ALONG SAID SOUTH LINE 315.05 FEET TO

THE POINT OF BEGINNING AND CONTAINING 4.43 ACRES (192,993 S.F.) AND SUBJECT TO A ROADWAY EXCEPTION BEING THE SOUTH 33.00 FEET THEREOF, SAID EXCEPTION CONTAINS 0.24 ACRES (10,397 S.F.). [Owner(s): Schmidt, Dennis R.],
AND

BEGINNING AT THE NE CORNER OF SECTION 8-80N-23W, POLK COUNTY, IOWA; THENCE WEST 1109 FEET TO THE POINT OF BEGINNING; THENCE WEST 880 FEET; THENCE SOUTH 533 FEET; THENCE EAST 880 FEET; THENCE NORTH 533 FEET TO THE POINT OF BEGINNING. [Owner(s): John G. Jensen Revocable Trust, Karen E Jensen Trust, Jensen, John G., Jensen, John W.],
AND

THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA (EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THE FOLLOWING PARCEL: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 8, 521.04 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 8; THENCE N 90°00' W 819.0 FEET ALONG SAID NORTH LINE; THENCE S 00°00'E 570.0 FEET; THENCE N 90°00' E 819.0 FEET; THENCE N 00°00' E 570 FEET TO THE POINT OF BEGINNING.) EXCLUDING THAT PART OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 08; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 457.62 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 33.79 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 28 SECONDS WEST, A DISTANCE OF 347.89 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 20 SECONDS WEST, A DISTANCE OF 121.54 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 272.23 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 398.50 FEET, TO THE POINT OF BEGINNING. [Owner(s): Threshold Otter Creek LLC],
AND

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT BEING 521.04 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8; THENCE N 90°00'00"W, 819.00 FEET ALONG SAID NORTH LINE; THENCE S0°00'00" E, 570.00 FEET; THENCE N 90°00'00" E, 819.00 FEET; THENCE N 0°00'00" E, 570 FEET TO THE POINT OF BEGINNING. [Owner(s): Melissa M Smith Revocable Trust, Jason R Smith Revocable Trust, Smith, Melissa M., Smith, Jason R.]

LAYMAN'S DESCRIPTION:

Approximately 660.81 acres (+/-) of land in the northeast quadrant, generally located east of Interstate 35, east of NE Four Mile Drive/NE 29th Street, west of NE 38th Street, north of NE 18th Street/102nd Avenue, and along NE 36th Street

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

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

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

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY IOWA; EXCEPT THE WEST THREE-FOURTHS (W ¾) OF THE WEST ONE-HALF (W ½) OF THE SOUTHWEST ONE-FOURTH (SW ¼) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY, IOWA; EXCEPT COMMENCING AT THE SW CORNER OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY IOWA, THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 1968.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 100.0 FEET; THENCE EAST 678.74 FEET; THENCE SOUTH 100.0 FEET TO THE S 1/4 CORNER OF SAID SECTION 8; THENCE WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 8, 678.74 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.558 ACRES, MORE OR LESS, INCLUDING 0.514 ACRES OF EXISTING POLK COUNTY RIGHT-OF-WAY, SUBJECT TO ROADS; AND EXCEPT PARCEL A, SAID PARCEL A BEING PART OF THE SOUTHWEST ONE-FOURTH (SW 1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY IOWA. SAID PARCEL A IS DESCRIBED AS FOLLOWS: PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N90°00'00"E, 1647.00 FEET ALONG THE SOUTH LINE OF SAID SW 1/4 OF SECTION 8 TO THE POINT OF BEGINNING; THENCE

N00°00'00"E, 1118.0 FEET; THENCE N90°00'00"E, 578.00 FEET; THENCE S00°00'00"W, 1018.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 102ND AVENUE AS IT PRESENTLY EXISTS; THENCE S90°00'00"W, 257.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S00°00'00"W, 100.00 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF SECTION 8; THENCE S90°00'00"W, 321.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.24 ACRES; SUBJECT TO 0.24 ACRES ROAD EASEMENT; 14.00 ACRES REMAINING. SAID PARCEL A BEING A SURVEYOR'S PLAT FILED IN THE POLK COUNTY, IOWA, RECORDER'S OFFICE ON MAY 30, 2008 IN BOOK 12670, PAGE 232.

[Owner(s): Mary Ann Cory Living Trust, Ira Patrick Cory Testamentary Trust, Cory, Mary Ann, Mitchell, Elizabeth A., Cory, Thomas P, Cory, Joseph C, Michael P. Cory],

AND

THE WEST THREE FOURTHS (W $\frac{3}{4}$) OF THE WEST ONE-HALF (W $\frac{1}{2}$) OF THE SOUTHWEST ONE-FOURTH (SW $\frac{1}{4}$) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY IOWA. [Owner(s): Mary Ann Cory Living Trust, Joseph C Cory Trust, Cory, Thomas P, Cory, Michael P, Mitchell, Elizabeth A, Cory, Mary Ann, Cory, Joseph C],

AND

PARCEL A BEING PART OF THE SOUTHWEST ONE-FOURTH (SW $\frac{1}{4}$) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY IOWA. SAID PARCEL A IS DESCRIBED AS FOLLOWS: PART OF THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N90°00'00"E, 1647.00 FEET ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ OF SECTION 8 TO THE POINT OF BEGINNING; THENCE N00°00'00"E, 1118.0 FEET; THENCE N90°00'00"E, 578.00 FEET; THENCE S00°00'00"W, 1018.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 102ND AVENUE AS IT PRESENTLY EXISTS; THENCE S90°00'00"W, 257.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S00°00'00"W, 100.00 FEET TO THE SOUTH LINE OF SAID SW $\frac{1}{4}$ OF SECTION 8; THENCE S90°00'00"W, 321.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.24 ACRES; SUBJECT TO 0.24 ACRES ROAD EASEMENT; 14.00 ACRES REMAINING. SAID PARCEL A BEING A SURVEYOR'S PLAT FILED IN THE POLK COUNTY, IOWA, RECORDER'S OFFICE ON MAY 30, 2008 IN BOOK 12670, PAGE 232. [Owner(s): Mary Ann Cory Living Trust, Cory, Mary Ann]

LAYMAN'S DESCRIPTION:

Approximately 155.36 (+/-) acres of land adjacent to petitioning parcels.

WHEREAS, Section 368.5, Code of Iowa, provides that cities may, in connection with an annexation, annex property owned by the State of Iowa and County. The annexation includes any and all Polk County road right-of-way to the centerline of the adjacent road.

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

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

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

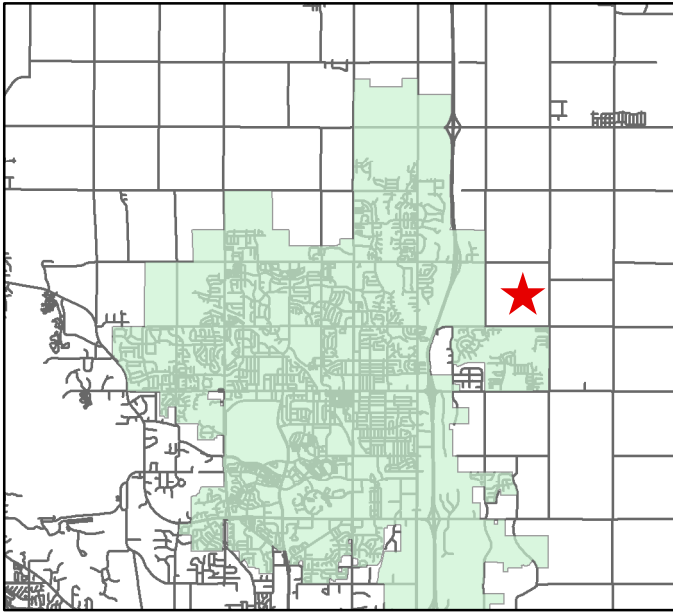
BE IT FURTHER RESOLVED by the City Council of the City of Ankeny, Iowa, that the City Clerk is hereby authorized to obtain from the Iowa Secretary of State an acknowledgment of its receipt of the herein-referred to map and resolution and the City Clerk is hereby authorized and directed to certify, upon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

PASSED AND APPROVED this 19th day of May, 2025.

Signed by:
Bobbi Bentz
D4FA23105D40460...
Bobbi B. Bentz, Mayor

ATTEST:
DocuSigned by:
Michelle Yuska
7E407FC63C464A0...
Michelle Yuska, City Clerk

Vicinity Map

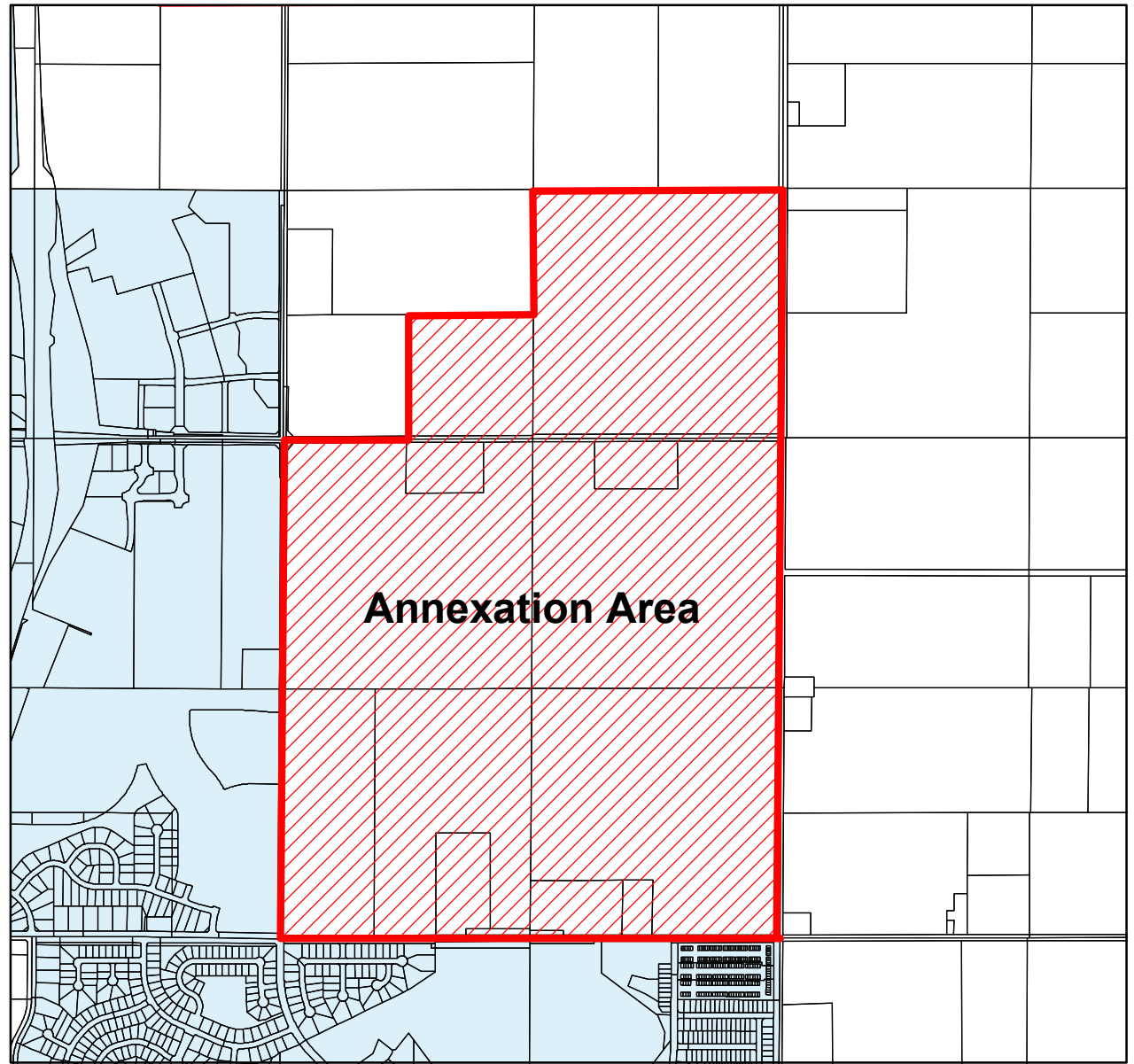


Legal Description:

"Section 08, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa;
AND
The Southeast Quarter 05, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa;
AND
The Southeast Quarter of the Southwest Quarter of Section 05, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa;
Containing 839.68 acres, more or less."

Property Owners:

Susan L Albaugh Revocable Trust, Albaugh, Susan L, DRA Properties, LC, Kahnk, James M, Kahnk, Jodi K, Schmidt, Dennis R, John G. Jensen Revocable Trust; Karen E Jensen Trust; Jensen John W; Jensen John G; Threshold Otter Creek LLC; Melissa M Smith Revocable Trust; Jason R Smith Revocable Trust; Smith, Melissa M; Smith, Jason R; Mary Ann Cory Living Trust; Ira Patrick Cory Testamentary Trust; Cory, Mary Ann; Mitchell Elizabeth A; Cory, Thomas P; Cory, Joseph C, Joseph C. Cory, Michael P. Cory



Annexation Map

City of Ankeny

**2025 DRA NE Ankeny
DRA Properties Annexation**

**Sheet No.
1 of 1**

**City of Ankeny, Iowa
Community Development Department**

Drawn By: LLH

Checked by: EB

Date: March 10, 2025



December 16, 2025

Treasurer of the State of Iowa
c/o RUT Accounting
1st Floor Lucas State Office Building
321 E. 12th Street
Des Moines, IA 50319

RE: NE Ankeny DRA Annexation

Treasurer of the State of Iowa:

The City of Ankeny has completed the voluntary annexation that is described by the enclosed legal description and map.

The enclosed described property was Voluntarily Annexed by Resolution 2025-231, approved on May 19, 2025 by the Ankeny City Council after a public hearing held on May 19, 2025.

Attached hereto for your records is a copy of the Resolution with attached property legal description and map of the parcels approved for annexation by the Council.

Also attached is an email from Laura Hutzell, City of Ankeny Associate Planner, verifying the area's 2020 census data with the Polk County General Map.

Per the Iowa Code section 312.3(4), please consider this letter as certification of the population of this area to be eighteen (18) as of the 2020 Census.

Sincerely yours,

Bobbi B. Bentz, Mayor

Enc:
Resolution 2025-231
Map of Annexed Area
Laura Hutzell email, City of Ankeny Associate Planner



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to approve certification to the Treasurer of State of Iowa the population of the Berwick Holdings annexed territory as determined by the last certified federal census of said territory.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

The voluntary urbanized annexation of Berwick Holdings was filed with the Secretary of State and the Polk County Recorder on September 24, 2025. The Polk County Recorder completed the recording on November 13, 2025. In any case where a city has annexed territory since the last available federal census or special federal census, the Mayor and Council shall certify to the Treasurer of State the population of such annexed territory as determined by the last certified federal census of said territory.

There are no street addresses in the annexed area. Therefore, there is zero (0) population.

CITY MANAGER/STAFF RECOMMENDATIONS:

Staff recommends approval of certified population to the Treasurer of State.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

May 19, 2025: Public hearing 2025-46 was held.

May 19, 2025: Berwick Holdings annexation was approved by resolution 2025-230.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

April 25, 2025: The City of Ankeny published Notice of the Public Hearing.
May 19, 2025: Public hearing 2025-45 was held.

ACTION REQUESTED

ATTACHMENTS

1. RES 2025-230 Annexation Berwick Holdings
2. Annexation Map
3. Letter to State Treasurer - Population Certification

RESOLUTION 2025-230

**A RESOLUTION ANNEXING CERTAIN TERRITORY LOCATED ADJACENT TO THE
SOUTHEAST QUADRANT OF ANKENY REQUESTED BY BERWICK HOLDINGS, LLC.**

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

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAYING NORTH AND EAST OF EXISTING ROADS, EXCEPT THE SOUTH 281 FEET OF THE WEST 310 FEET THEREOF, AND EXCEPT THE SOUTH 435.6 FEET OF THE EAST 600 FEET OF THE WEST 910 FT THEREOF.

LAYMAN'S DESCRIPTION:

Approximately 18.89 acres (+/-) of land adjacent to the southeast quadrant of Ankeny and generally located south of SE Oralabor Road/NE 78th Avenue, north of SE Corporate Woods Drive/NE 62nd Avenue, and east of NE Berwick Drive.

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

WHEREAS, Section 368.5, Code of Iowa, provides that cities may, in connection with an annexation, annex property owned by the State of Iowa and County. The annexation includes any and all Polk County road right-of-way to the centerline of the adjacent road.

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

WHEREAS, the Iowa Attorney General, Polk County Attorney, Chairperson of the County Board of Supervisors, Metropolitan Planning Organization, all affected public utilities, and each city within two miles of the territory have been notified 14 business days prior to the date of this resolution by certified mail and, further, notice of the proposed annexation was published at least 10 business days prior to the date of this resolution.

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

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

PASSED AND APPROVED this 19th day of May, 2025.

Signed by:

Bobbi Bentz

D4FA23105D40460

Bobbi B. Bentz, Mayor

ATTEST:

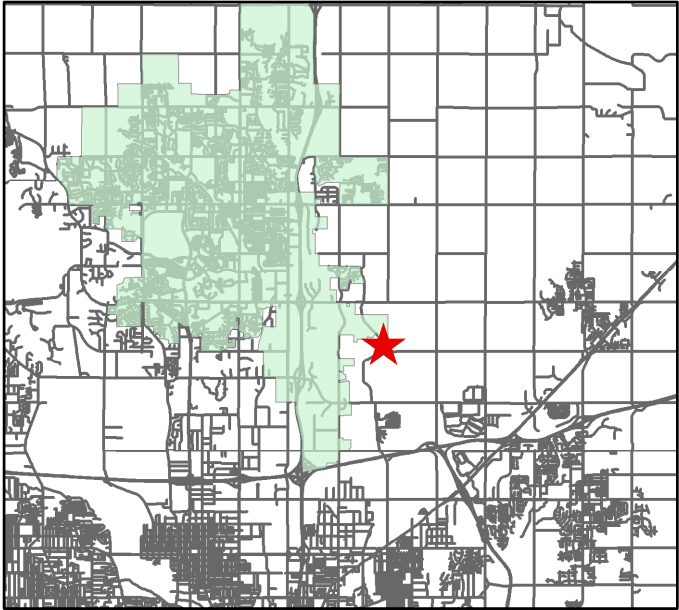
DocuSigned by:

Michelle Yuska

7E497EC63C464A9...

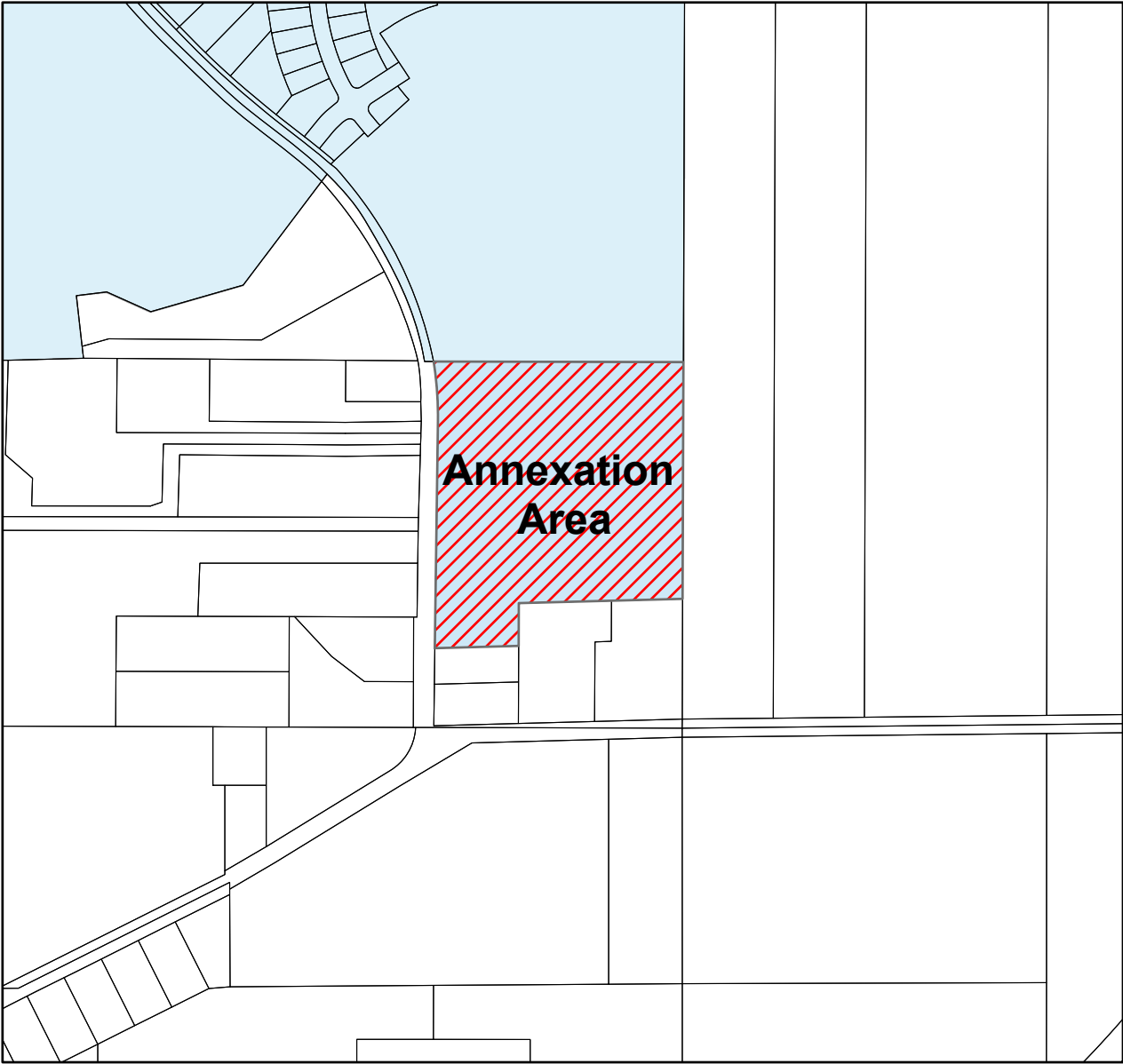
Michelle Yuska, City Clerk

Vicinity Map



LEGAL DESCRIPTION
"THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTIONS 32, TOWNSHIP
80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAYING NORTH AND
EAST OF THE EXISTING ROADS EXCEPT THE SOUTH 281 FEET OF THE WEST
310 FEET THEREOF, AND EXCEPT THE SOUTH 435.6 FEET OF THE EAST 600 FEET OF
THE WEST 910 FT THEREOF

THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE
CENTERLINE OF THE ADJACENT ROAD."



1 inch = 617.843 feet

Annexation Map

Property Owners:
Berwick Holdings LLC

City of Ankeny	2025 Berwick Holdings Annexation	Sheet No. 1 of 1	City of Ankeny, Iowa Community Development Department
			Drawn By: RJK
			Checked by: EB
			Date: March 10, 2025



December 16, 2025

Treasurer of the State of Iowa
c/o RUT Accounting
1st Floor Lucas State Office Building
321 E. 12th Street
Des Moines, IA 50319

RE: Berwick Holdings Annexation

Treasurer of the State of Iowa:

The City of Ankeny has completed the voluntary annexation that is described by the enclosed legal description and map.

The enclosed described property was Voluntarily Annexed by Resolution 2025-230, approved on May 19, 2025 by the Ankeny City Council after a public hearing held on May 19, 2025.

Attached hereto for your records is a copy of the Resolution with attached property legal description and map of the parcels approved for annexation by the Council.

Also attached is an email from Ryan Kirschman, City of Ankeny Planner, verifying the area's 2020 census data with the Polk County General Map.

Per the Iowa Code section 312.3(4), please consider this letter as certification of the population of this area to be zero (0) as of the 2020 Census.

Sincerely yours,

Bobbi B. Bentz, Mayor

Enc:
Resolution 2025-230
Map of Annexed Area
Ryan Kirschman email, City of Ankeny Planner



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Consider motion to adopt **RESOLUTION** approving the appointment of Michael Schrock as City Manager.

ORIGINATING DEPARTMENT
Human Resources

COUNCIL GOAL

ACTION REQUESTED
Resolution

LEGAL
Item reviewed by legal counsel

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution Schrock M City Manager 12 15 25
2. Employment Agreement

RESOLUTION

**RESOLUTION APPROVING THE APPOINTMENT OF MICHAEL SCHROCK
AS CITY MANAGER**

WHEREAS, the City Council believes that it is in the best interest of the City to hire a City Manager;
and

WHEREAS, Michael Schrock is currently employed by the City as the Interim City Manager; and

WHEREAS, Michael Schrock has agreed to accept the City's offer to serve as City Manager; and

WHEREAS, the City Council of the City of Ankeny, Iowa has agreed upon an employment agreement for performing the services of City Manager; and

WHEREAS, the City Council of the City of Ankeny, Iowa believes it to be in the best interest of the City to approve the employment agreement and appoint Michael Schrock as City Manager; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that Michael Schrock is hereby appointed as City Manager for the City of Ankeny, Iowa, effective December 1, 2025.

PASSED, ADOPTED AND APPROVED this 15th day of December 2025.

Bobbi B. Bentz, Mayor

ATTEST: _____
Michelle Yuska, City Clerk

EMPLOYMENT AGREEMENT

THIS AGREEMENT made and entered effective the _____ day of _____, 2025, by and between the City of Ankeny, Iowa, a municipal corporation ("Employer"), and Michael J. Schrock, ("Employee").

WITNESSETH:

WHEREAS, Employer desires to retain the services of Employee as City Manager of the City of Ankeny;

WHEREAS, Employer and Employee desire to set out in writing the terms and conditions of the employment relationship.

NOW THEREFORE, for the mutual covenants set forth in this Agreement, the parties hereto agree as follows:

Section 1. Duties. Employer hereby retains Employee as City Manager of the City of Ankeny, Iowa, to carry out the duties specified under Chapter 19 of the Municipal Code of the City of Ankeny, Iowa, and to perform such other legally permissible and proper duties and functions as the City Council shall from time to time prescribe.

Section 2. Term. The term of employment under this Agreement shall commence on December 1, 2025 and shall continue until June 30, 2028 unless terminated by the Employer or Employee as provided in Section 3 of this Agreement.

The Employee agrees to remain in the exclusive employment of the Employer and further agrees not to accept employment, nor become employed by any other employer, until such termination date, unless said termination is effected as is hereinafter provided in Section 3.

Section 3. Termination. The Agreement shall terminate automatically upon the death or disability of Employee. Disability means the Employee is unable to perform the duties set forth in this Agreement, with or without accommodation, for a period of ninety (90) cumulative business days in any twelve (12) month period, as a result of physical or mental condition or loss of legal capacity. If the Agreement is terminated because of death or disability, then no severance benefits will be provided.

In the event Employee voluntarily resigns his position during the contract term, the Employee shall give at least ninety (90) days' notice—which the Council may shorten at its discretion. If Employee voluntarily resigns his position, he shall not be entitled to severance benefits of any kind.

In the event the Employer, citizens or legislature acts to amend any applicable provisions pertaining to the role, powers, duties, authority, or responsibilities of the Employee's position that substantially changes the form of government, the Employee shall have the right to declare that such amendments constitute termination and subject to severance benefits paid to Employee.

In the event Employee is terminated by the Employer during the six (6) months immediately following the seating and swearing-in of one or more new governing body members, and during such time that Employee is willing and able to perform his duties under this Agreement, then, Employer agrees to pay severance benefits in accordance to this Section.

If the Employer materially reduces the base salary, compensation or any other financial benefit of the Employee, unless it is applied in no greater percentage than the average reduction of all Directors and Officers, such action shall constitute a breach of this Agreement and will be regarded as a termination and subject to severance benefits paid to Employee.

If the Employee resigns following an offer to accept resignation, whether formal or informal, by the Employer as representative of the majority of the governing body that the Employee resign, then the Employee may declare termination as of the date of the suggestion and shall be entitled to severance benefits.

Employee may not be terminated during the Agreement except for just cause unless Employer continues the salary and benefits, including accrued benefits of Employee for a period of twelve (12) months from the date of termination. Just cause shall include, neglect of duty, incompetence, insubordination, misconduct in office, or conviction of any public offense involving moral turpitude. If Employee is terminated for just cause, then no severance benefits will be provided. Employee agrees to accept this continuation of salary and benefits for the aforementioned period as full and complete consideration for any and all claims, causes of action and/or damages related to Employee's employment or termination as City Manager that Employee may have against City and/or Council members, officers, employees and/or agents.

Section 4. Salary. In return for services under this Agreement, the Employer agrees to pay the Employee the annual salary of \$260,000.00. Assuming acceptable

performance, Employee shall be entitled to the same annual increase approved by the City Council for non-union City employees, beginning July 1, 2026.

Section 5. Benefits. The Employee shall be entitled to those benefits set out in the Employee Handbook of the City of Ankeny for all City employees and additionally shall receive: 1.) A one-time deposit of eighty-eight (88) hours of vacation time to the Employee's existing vacation bank upon execution of the Agreement; 2.) each year thereafter Employee shall receive two hundred (200) hours of vacation leave, provided in a lump sum, on November 1 of each contract year. Notwithstanding anything stated to the contrary in the Employee Handbook or Addendum, the Employee shall not be eligible for overtime pay regardless of the hours of work performed. The Employee shall also be entitled to any additional benefits set out in this Agreement.

Section 6. Deferred Compensation. The Employer agrees to pay to the MissionSquare Retirement, 457b/401a deferred compensation plan on behalf of the Employee, the sum of \$40,000 annually, in equal proportional amounts each pay period during the term of the Agreement.

Section 7. Automobile Expenses. The Employer agrees to provide the Employee additional compensation to reimburse Employee for the use of the Employee's automobile at the rate of \$4,800 annually, in equal proportionate amounts each pay period. The Employer shall not be obligated to pay mileage expense for the use of the Employee's car in addition to the monthly compensation provided.

Section 8. Cell Phone Allowance. The Employer agrees to provide the Employee a cellular phone allowance in accordance with the City's cellular phone policy.

Section 9. Performance Evaluation.

- A. By May 20 of each year of employment, the City Council shall review and evaluate the performance of the Employee for each of the contracted years and make a determination as to any contract extension in the final year of contract term. Said review and evaluation shall be in accordance with specific criteria developed jointly by the City Council and the Employee. Said criteria may be added to or deleted from, as the City Council may, from time to time, determine in consultation with the Employee. Further, the City Council shall provide the Employee with a summary written statement of the findings of the City Council and provide an adequate opportunity for the Employee to discuss his evaluation with the City Council.
- B. Annually, the City Council and the Employee shall jointly define such goals and performance objectives that they determine necessary for the proper operation of the City and in the attainment of the Employer's policy objectives, and shall further establish a relative priority among those various goals and

objectives, said goals and objectives shall be reduced to writing. They shall generally be attainable within the time limitations as specified, and the annual operating and capital budget and appropriations provided.

- C. In effectuating the provisions of this section, the Employer and the Employee mutually agree to abide by the provisions of applicable law.

Section 10. Hours of Work. It is recognized that the Employee must devote a great deal of time outside the normal office hours to conduct business for the Employer and, to that end, the Employee will be allowed to establish an appropriate work schedule and take time off, as he shall deem appropriate, during said normal office hours.

Section 11. Professional Development.

- A. The Employer agrees to budget and pay for the professional development of the Employee necessary for his continuation and full participation in the International City/County Management Association, and further, any state or local organizations necessary and desirable for his continued professional participation, growth and advancement, or for the good of the Employer.
- B. The Employer further agrees to budget and pay the travel and subsistence expenses of the Employee for professional and official travel, meetings and occasions adequate to continue the professional development of the Employee, and to adequately pursue necessary, official and other functions of the Employer, including but not limited to, the annual conference of the International City/County Management Association, the League of Iowa Cities, and such other national, regional, state and local government groups and committees thereof upon which the Employee serves as a member.
- C. The Employer further agrees to budget and to pay for the travel and subsistence expenses of Employee for short course, institutes, and seminars that are necessary for his professional development and for the good of the Employer.
- D. The Employer agrees to budget and to pay for the professional dues and subscriptions of the Employee necessary for his continuation and full participation in national, regional, state and local associations necessary for his continued professional participation, growth and advancement, and for the good of the Employer.

Section 12. General Expenses. The Employer recognizes that certain expenses of a non-personal and job-affiliated nature are incurred by the Employee and hereby agrees to reimburse or to pay said general expenses and the Finance department is hereby authorized to disburse such money upon receipt of duly executed

expenses or petty cash vouchers, receipts, statements, or personal affidavits, provided that the Employer shall not be obligated to reimburse the Employee for the purchase of any alcoholic beverages.

Section 13. Indemnification. The Employer shall defend, save harmless and indemnify Employee against any tort, professional liability claim, or demand, or any other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as City Manager. Said indemnification shall extend beyond termination of employment and the otherwise expiration of this Agreement to provide protection for any such acts undertaken or committed in his capacity as City Manager, regardless of whether the notice of filing of a lawsuit occurs during or following employment with the Employer. This includes the payment of any settlement or judgement not covered by the liability insurance available to Employee.

Section 14. Other Terms and Conditions.

- A. The Employer, only upon agreement with Employee, shall fix other terms and conditions of employment as it may determine, from time to time, are just and reasonable, relating to the performance of the Employee, provided such terms and conditions are not inconsistent with or conflict with the provisions of this Agreement, the Municipal Code or any other law.
- B. All provisions of the Municipal Code and regulations and rules of the Employer relating to vacation and sick leave, holidays and other fringe benefits and working conditions as they now exist or hereafter may be amended, including provisions governing accrual and payment therefore on termination of employment, also shall apply to the Employee as they would to other employees of the Employer, in addition to said benefits enumerated specifically for the benefit of the Employee, and as otherwise outlined in this Agreement.
- C. The "Code of Ethics" promulgated by ICMA is incorporated herein and attached hereto and, by this reference, made a part hereof, and said Code of Ethics shall furnish the principles to govern the Employee's conduct and actions as City Manager.
- D. This Agreement shall be automatically amended to reflect any salary adjustments that are provided or required by the Employer's compensation policies.

Section 15. Notices. Notices, pursuant to this Agreement shall be given by hand delivery, by overnight delivery service or by deposit in the custody of the United States Postal Service, postage prepaid and addressed as follows:

To Employer: City Clerk
410 W. First Street
Ankeny, IA 50023

To Employee: Michael J. Schrock
6005 NE Oak Drive
Ankeny, IA 50021

Section 16. General Provisions.

- A. **Integration.** This Agreement sets forth and establishes the entire understanding between the Employer and Employee relating to the employment of the Employee by the Employer. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this Agreement during the life of the Agreement. Such amendments shall be incorporated and made a part of this Agreement.
- B. **Binding Effect.** This Agreement shall be binding on the Employer and Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.
- C. **Severability.** The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other portion. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.
- D. **Governing Law/Attorney Fees.** This Agreement shall be construed according to the laws of the State of Iowa with any legal action adjudicated in the Courts of Polk County, Iowa. If legal action is required to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees and paralegal costs.
- E. **Effective Date.** This Agreement shall become effective upon its execution.

EMPLOYEE:


Michael J. Schrock

Dated: 12/12/2025

EMPLOYER:

CITY OF ANKENY, IOWA

By: _____
Bobbi B. Bentz, Mayor

Dated: _____

Attest:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Ordinances

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Ord 2245 Consider motion to accept third consideration of **ORDINANCE 2245**, an Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by amending the Crosswinds Business Park Planned Unit Development, PUD zoning, sending it on its final passage and publication as required by law.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Ordinance – 3rd Reading
LEGAL

EXECUTIVE SUMMARY

City Staff is requesting that City Council 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.

The rezoning is comprised of approximately 444 acres (+/-), and is generally located south of SE Corporate Woods Drive, east of Interstate 35, west of SE Four Mile Drive and north of NE 54th Avenue (County). The Crosswinds Business Park PUD was originally approved by the City Council on October 10, 2008. Through administering the PUD, as originally approved the last 17 years, it has become apparent that certain amendments are needed for the PUD's continued development. The proposed changes include:

- Addition of data centers as an allowable use in a designated area
- Addition of electrical substations as an allowable use in a designated area
- Broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions

If the City Council chooses to initiate this rezoning, a public hearing will be set at a future Plan & Zoning Commission meeting. The proposed amendment would then follow the typical rezoning procedures, including notice to surrounding property owners, public hearing and recommendation from the Commission, as well as notice, public hearing and action from the City Council.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

On October 21, 2025 the Plan and Zoning Commission recommended City Council approve the request to amend the Crosswinds Business Park PUD zoning.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification. The Plan and Zoning Commission held a public hearing at their meeting on October 7, 2025.

ACTION REQUESTED

ATTACHMENTS

1. Ordinance
2. PZ Minutes
3. Staff Report
4. Economic Development Director Memo
5. Community Development Director Memo
6. Crosswinds Business Park PUD - Amended
7. Final PUD Book
8. Exhibit E
9. Aerial Map
10. Zoning Map
11. Future Land Use Map

ORDINANCE

ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, TO AMEND THE CROSSWINDS BUSINESS PARK PLANNED UNIT DEVELOPMENT, PUD ZONING

WHEREAS, on the 7th day of October, 2025, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 21st day of October, 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 amend the Crosswinds Business Park Planned Unit Development, PUD zoning; and

WHEREAS, on the 17th day of November, 2025, after due notice and hearing required by law, the City Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

7923-06-300-008 -EX E 210F S 416F & W 150F E 360F S 367F- SW FRL 1/4 LYG S & E OF RY LESS RD SEC 6-79-23; 7923-06-300-009 BEG 50F N & 210F W OF SE COR THN N 317F W 150F S 317F E 150F TO POB SW FRL 1/4 SEC 6-79-23; 7923-06-300-010 E 210F S 416F SW FRL 1/4 LESS RD SEC 6-79-23; 7923-06-400-025 -EX PARCEL I BK 8629 PG 421 BEG 1327.15F E & 779.03F N OF S 1/4 COR SEC 6 THN W 845.01F NE 566.28F E 761.81F S 541.67F TO POB- SW 1/4 SE 1/4 LYING SW OF CORPORATE WOODS DR LESS RY & RD SEC 6-79-23; 7923-06-400-026 BEG 202.7F N OF SE COR THN NWLY 771.51F NW 37.31F E TO E LN S TO POB SW 1/4 SE 1/4 SEC 6-79-23; 7923-07-200-001 -EX E 478.5F- N 1/2 NE 1/4 LESS RD SUBJ TO DRAIN EAS SEC 7-79-23; 7923-07-100-008 -EX COM W 1/4 COR THN E 1299.81F NW 845.77F E 113.55F TO BEG THN NW 557F NE 515.22F SE 231.44F SE 330.78F SE 507.37F W500.63F TO POB- NWFR1/4 LYG E OF RR ROW & E OF I-35 & N OF S LN OF N33A OF S 1/2 LESS RD SEC 7-79-23; 7923-07-100-009 S 54.25A NW FRL 1/4 E OF I 35 SEC 7-79-23; 7923-07-200-003 S 1/2 NE 1/4 LESS 1.81A RD SEC 7-79-23. 7923-07-400-001 N 1/2 SE 1/4 LESS 1.81A RD SEC 7-79-23; 7923-07-300-011 NE 1/4 SW FRL 1/4 E OF I 35 SEC 7-79-23; 7923-07-400-002 SW 1/4 SE 1/4 LESS 1 A RD SEC 7-79-23; 7923-07-400-003 SE 1/4 SE 1/4 LESS 2.44A RD SEC 7-79-23; 7923-06-630-014 ROAD BALANCE LYING S & E OF RR ROW SW FRL 1/4 SEC 6-79-23; 7923-07-610-011 BALANCE LYG E OF UP RY NW FRL 1/4 SEC 7-79-23; 7923-07-610-005 S 17F N 50F E 705F & BEG 702.6F W OF NE COR THN S33F SW425.8F TO RY ROW NE 299.1F E202.1F TO POB NE 1/4 NW 1/4 SEC 7-79-23; 7923-06-640-008 S 33F RD EAS SW 1/4 SE 1/4 SEC 6-79-23; 7923-07-620-001 BAL NE 1/4 SEC 7-79-23; 7923-06-640-005 BEG SE COR THN W 393.77F N 50F NELY 223.36F NE 8.42F NE 61.39F NWLY 611.75F NW 73.39F E 78.75F SE 37.31F SELY 771.51F S 202.7F TO POB SW 1/4 SE 1/4 SEC 6-79-23; 7923-06-640-009 BEG 316.33F W SE COR THN W TO SW COR N 202.70F SELY ALNG CRV 603.59F E 440.60F S TO POB SE 1/4 SE 1/4 SEC 6-79-23; 7923-07-610-006 COM SW COR THN E1299.81F NW 845.77F E 113.55F TO BEG THN NW557F NE515.22F SE 231.44F SE 330.78F SE 507.37F W 500.63F TO POB NW FRL 1/4 SEC 7-79-23; 7923-07-610-007 COM SW COR OF SEC THN E ALNG S LN 1536.6F TO CNT LN OF I 35 N ALNG CNT LN 757.61F NLY 560.97F E TO PRESENT ELY ROW LN 128.28F & POB THN NLY ALNG ELY ROW LN 302.97F NWLY 1104.56F NE 320.58F NW 474.62F E 438.7F SE 367.67F SW 271.45F SW 217.97F SE 1220.12F SW 179.93F TO POB W 1/2 SEC 7-79-23; 7923-07-640-001 BALANCE SE 1/4 SEC 7-79-23; AND, EXCLUDING THAT PORTION OF RIGHT-OF-WAY THAT DOES NOT SHARE A COMMON

BOUNDARY WITH OTHER PROPERTIES IN THE CROSSWINDS PUD.

AND

LOT 1 HOUSBY ANKENY PLAT 1

LAYMAN'S DESCRIPTION:

Approximately 444-acres (+/-) located south of south of SE Corporate Woods Drive, east of Interstate 35, west of SE Four Mile Drive and north of NE 54th Avenue (County).

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

SECTION I. The Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, are hereby amended to rezone the above-described property as requested by City Staff, from PUD, Planned Unit Development, to PUD, Planned Unit Development.

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

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

PASSED AND APPROVED this ____ day of _____, 2025.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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

1st Con _____ **(Public Hearing)**
2nd Con _____
3rd Con _____

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 7, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the October 7, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Absent: Trina Flack.

Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Jake Heil, Ryan Kirschman and Brenda Fuglsang.

Chair Ted Rapp shared that former Ankeny Mayor Merle Johnson has passed away. T.Rapp expressed his appreciation for Merle Johnsons' service and countless contributions to the City of Ankeny.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the October 7, 2025 agenda without amendments. Second by P.Tuning. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #4. Request by City staff to amend the Crosswinds Business Park PUD, Planned Unit Development Zoning

Staff Report: J.Heil reported that at the request of City staff, the City Council initiated a potential rezoning to amend the Crosswinds Business Park PUD, Planned Unit Development. He stated that the subject rezoning is comprised of approximately 444 acres and is generally located south of SE Corporate Woods Drive, east of Interstate 35, west of SE Four Mile Drive and north of SE 90th Street/NE 54th Avenue. Surrounding properties to the north are zoned R-1, Corporate Woods Business Park PUD and C-2, and properties to the east are zoned Rural Residential (Polk County). Properties to the south are zoned R-1, and I-80 Commerce Center PUD, and properties to the west are zoned Heavy Industrial District (Polk County). He stated that the Crosswinds Business Park PUD was originally approved by the City Council on October 10, 2008 and shared staff's opinion that certain amendments are needed for the PUD's continued development. The following proposed changes include:

1. Addition of data centers as an allowable use in a designated area; and
2. Addition of electrical substations as an allowable use in a designated area. The parcels below are affected by this recommended:
 - Outlot V Crosswinds Business Park Plat 1
 - Outlot Y Crosswinds Business Park Plat 1
 - Outlot Z Crosswinds Business Park Plat 1
 - The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.
3. Broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions:
 - Manufacturing, assembly, compounding, processing and packaging with the exception of the following products/materials:
 - a. Acid
 - a. Cement, Lime, Gypsum and Plaster of Paris

- b. Explosives
- c. Fertilizer
- d. Gas
- e. Glue
- f. Rubber
- g. Or other similar hazardous products/materials or processes.

J.Heil shared that City staff have met with five separate owners, comprising 74% of the land area within the Crosswinds Business Park PUD, regarding the proposed changes to the PUD. None of the property owners objected to the proposed changes and welcomed the greater flexibility. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on October 21, 2025.

G.Hunter said the original PUD did not exclude the substation and inquired why it is being added. E.Carstens stated that it was not specifically listed as an allowable use, which leaves it up to interpretation. He then further provided details of why staff felt it was appropriate to have it listed in the PUD, specifically for these parcels.

G.Hunter said he understands that technology is changing, but asked if the substation operates by cooling water. T.Rapp commented that the previously approved substation to the south does not. T.Rapp noted that he prefers the format of excluding uses rather than trying to list everything allowed in the PUD. 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 T.Rapp. All voted aye. Motion carried 6 – 0.

Chair Ted Rapp shared that the item will come back to the Commission on October 21, 2025. City Staff will present their report and the Commission will deliberate and make a recommendation to the City Council.

**Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 21, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa**

CALL TO ORDER

Chair Ted Rapp called the October 21, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Staff present: Eric Jensen, Eric Carstens, Deb Gervais, Jake Heil, Bryan Morrissey, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the October 21, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

BUSINESS ITEMS

Item #6. Request by City staff to amend the Crosswinds Business Park PUD, Planned Unit Development Zoning

Staff Report: J.Heil reported that City staff is requesting to amend the Crosswinds Business Park PUD, Planned Unit Development. He shared that the PUD was originally zoned in 2008 and is comprised of approximately 444 acres. It is generally located south of SE Corporate Woods Drive, east of Interstate 35, west of SE Four Mile Drive and north of SE 90th Street/NE 54th Avenue. He noted the zoning for the surrounding properties and presented the Future Land Use Map for the area. J.Heil stated that staff's opinion is that certain amendments are needed for the PUD's continued development. He shared the changes being proposed include the addition of data centers and electrical substations as an allowable use in a designated area; and broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions. He said that during the public hearing there were brief discussions between the Commission and staff about electrical substations being their own allowed use. No one in the audience spoke for or against the request. J.Heil shared that City staff have met with five separate property owners, comprising of 74% of the land area within the Crosswinds Business Park PUD, regarding the proposed changes to the PUD and none of the property owners objected to the proposed changes, and welcomed the greater flexibility. He said that it is in staff's opinion that the proposed amendments to the Crosswinds Business Park PUD provide greater flexibility and clarification on allowable uses but does not revise the original vision and intent of the development. Staff recommends the Plan and Zoning Commission recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning.

Motion by T.Flack to recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Agenda Item: Crosswinds Business Park PUD Amendment
Report Date: October 16, 2025
Prepared by: Jake Heil
Associate Planner

ETC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning.

Discussion

At the request of City staff, the City Council initiated a potential rezoning to amend the Crosswinds Business Park PUD, Planned Unit Development. The subject rezoning is comprised of approximately 444 acres (+/-), and is generally located south of SE Corporate Woods Drive, east of Interstate 35, west of SE Four Mile Drive and north of SE 90th Street/NE 54th Avenue (County). Surrounding properties to the north are zoned R-1, One-Family Residence District, Corporate Woods Business Park PUD and C-2, General Retail, Highway-Oriented, and Central Business Commercial District, properties to the east are zoned Rural Residential (Polk County), properties to the south are zoned R-1, One-Family Residence District and I-80 Commerce Center PUD, and properties to the west are zoned Heavy Industrial District (Polk County).

The Crosswinds Business Park PUD was originally approved by the City Council on October 10, 2008. Through administering the current PUD, the last 17 years, it is staff's opinion that certain amendments are needed for the PUD's continued development. The proposed changes include:

1. Addition of data centers as an allowable use in a designated area:

Data Centers; Data Centers may include a critical equipment yard located immediately adjacent to the building and will contain such items as generators, transformers, chillers, etc. Screening walls will be installed to limit views and further secure the critical equipment yard. The screening walls will be constructed to a height required to screen the equipment contained within. The screening wall will contain louvers or openings for adequate air flow and may share similar features with the building. Data Centers are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:

- o Outlot V Crosswinds Business Park Plat 1
- o Outlot Y Crosswinds Business Park Plat 1
- o Outlot Z Crosswinds Business Park Plat 1
- o The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.

2. Addition of electrical substations as an allowable use in a designated area:

Electrical Substation; These uses will be screened from public rights-of-way and adjoining properties by a combination of landscaping and earthen berms. These berms shall be a minimum of six (6) feet above grade and shall be planted with trees and shrubs to create a Type 'C' screen. Electrical Substations are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:

- o Outlot V Crosswinds Business Park Plat 1
 - o Outlot Y Crosswinds Business Park Plat 1
 - o Outlot Z Crosswinds Business Park Plat 1
 - o The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.
3. Broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions:

Manufacturing, assembly, compounding, processing and packaging with the exception of the following products/materials:

- a. Acid
- b. Cement, Lime, Gypsum and Plaster of Paris
- c. Explosives
- d. Fertilizer
- e. Gas
- f. Glue
- g. Rubber
- h. Or other similar hazardous products/materials or processes.

It is important to note that with these changes; the allowable use table was updated to reflect the additional uses of data center and electrical substation, showing both as additional review required, and Exhibit E was added to the PUD book, mapping the areas where data center and electrical substation uses were limited to.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed amendments to the Crosswinds Business Park PUD on October 7, 2025. During the public hearing, the Commission asked for more clarification on electrical substations being their own allowed use, this was answered by staff during the meeting and can be found in the meeting minutes. Otherwise, there were no public comments during the public hearing.

Summary

City staff has met with five separate owners, comprising 74% of the land area within the Crosswinds Business Park PUD, regarding the proposed changes to the PUD. None of the property owners objected to the proposed changes and welcomed the greater flexibility. It is in staff's opinion that the proposed amendments to the Crosswinds Business Park PUD provide greater flexibility and clarification on allowable uses but does not revise the original vision and intent of the development. Therefore, staff recommends the Plan and Zoning Commission recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning.

Derek Lord

Economic Development Director
(p) 515.965.6430 (f) 515.965.6430
dlord@ankenyiowa.gov

MEMORANDUM

TO: Eric Jensen – Community Development Director

DATE: September 2, 2025

RE: Crosswinds PUD Amendment – Property Owner Feedback

The Crosswinds Planned Unit Development (PUD), located east of Interstate 35, north of SE 90th Street, west of SE Four Mile Drive, and south of SE Corporate Woods Drive on the City's southeast side, consists of approximately 444 total acres and includes eleven different property owners.

In August 2025 I spoke with five separate property owners, representing 326 acres, or approximately 74% of the land area, within the PUD about the following proposed changes to the PUD:

- Addition of data centers as an allowable use in a designated area
- Addition of electrical substations as an allowable use in a designated area
- Broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions

None of the property owners I spoke to objected to these proposed modifications to the PUD. Several did not realize the limitations in the types of materials that could be manufactured, assembled, compounded, processed and packaged and welcomed the greater flexibility.



Eric C. Jensen, AICP

Community Development Director

(p) 515.963.3547 (f) 515.963.3550

ejensen@ankenyiowa.gov

MEMORANDUM

TO: Honorable Mayor and City Council

DATE: September 15, 2025

RE: Crosswinds PUD Amendment – Council Initiation

ACTION REQUESTED:

That the City Council initiate the rezoning process for an amendment to the Crosswinds Planned Unit Development (PUD) and waive the requirement for notification through on-site signage based upon the size and perimeter area of the site.

INFORMATION:

The original Planned Unit Development Zoning Classification for Crosswinds was adopted by the City Council on October 10th, 2008, (Ordinance No. 1629). Through administering the PUD as originally established for the subsequent 17 years, it has become apparent that certain amendments to the PUD regulations are in order. The Ordinance that will be presented to the Public, the Plan and Zoning Commission and the City Council, if the Council chooses to initiate these proceedings, will update the PUD document to adjust the list of allowable uses. The proposed changes include:

- Addition of data centers as an allowable use in a designated area
- Addition of electrical substations as an allowable use in a designated area
- Broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions

In summary, the first two bullet points propose to allow data centers, and electrical substations to serve them, on certain parcels within the Crosswinds development. Additionally, the third bullet point more clearly defines the language regarding certain allowable uses of the existing PUD. It is staff's opinion that the changes do not revise the original vision and intent of the development.

The Planned Unit Development area encompasses approximately 444 total acres and extends from SE Corporate Woods Drive southward to SE 90th Street and from Interstate 35 eastward to SE Four Mile Drive. There are eleven different property owners within the Crosswinds PUD and as noted in the attached Memo from the City's Economic Development Director, Derek Lord, he has spoken with five of the property owners representing 326 acres, or 74% of the total land area of the PUD and none expressed any concerns over the proposed changes. Additionally, these property owners, as well as those owners within 250 feet of the boundary of the PUD area will be notified by mail of both Public Hearings to be held by the Plan and Zoning Commission and the City Council respectively.

This initiation request also includes a waiver of the requirement for the City to place notice signs along the boundaries of the property. As mentioned, the PUD encompasses over 400 acres and it also includes more than three miles of major street frontage – the cost of signage would be prohibitive.

Crosswinds

Business Park

PLANNED UNIT DEVELOPMENT AMENDMENT

Amended on:

Approved on: November 17, 2008

CROSSWINDS PLANNED UNIT DEVELOPMENT

1. Purpose

The Crosswinds Planned Unit Development is intended to establish an integrated commercial and conservation development that utilizes both low-impact and conservation style techniques. The Crosswinds Planned Unit Development produces a cohesive architectural style through a sustainable approach, utilizing natural and native Iowa materials whenever possible. *The Crosswinds Master Plan & Design Concepts Manual* (Exhibit A) will provide guidance and reference for this Planned Unit Development. *The Crosswinds Master Plan & Design Concepts Manual* was prepared by RDG Planning & Design, Economics Research Associates, Conservation Design Forum, Civil Design Advantage and Engineering Alliance under the direction of the individual property owners and the City of Ankeny.

2. Size

The Crosswinds Planned Unit Development encompasses approximately 444 acres and is located generally east of Interstate 35, north of SE 90th Street, west of SE Four Mile Drive and south of SE Corporate Woods Drive. Crosswinds is expected to develop in three phases. The first phase is anticipated to be built-out in 2015, the second phase is proposed to be built-out in 2020 and the remaining phase is proposed to be built-out in 2030. The proposed phases are based upon a combination of infrastructure expansion and market estimates.

3. Application and Approval

- A. The initial establishment of the Crosswinds Planned Unit Development shall follow the current application and adoption processes as identified in Ankeny Municipal Code Section 192.18, with the exceptions noted herein.
- B. This document and its references shall serve as the guiding regulations for review and approval of future phases within the Crosswinds Planned Unit Development. Future phases within the Crosswinds Planned Unit Development must be in general conformance with *The Crosswinds Master Plan & Design Concepts Manual*, in addition to other documents required by this Ordinance. The Master Plan illustrates the distribution of general land uses throughout the project area based upon verifiable market analysis included within *The Crosswinds Master Plan & Design Concepts Manual*. Exhibit B provides examples of the distribution of uses and phasing patterns that are possible within the Crosswinds development, however this exhibit is intended to be illustrative only and not restrictive to other phasing and land use location opportunities.
- C. Each proposed development site will be required to submit a Site Plan in conformance with the Planned Unit Development and in general conformance with *The Crosswinds Master Plan & Design Concepts Manual*. A Neighborhood Plan shall be utilized to establish the specific location and design of the uses within the development area, the mix of uses, public spaces, streets, the location and design criteria for special features, architectural elements, and other information necessary to communicate that the overall development conforms to the intent of the Crosswinds

Planned Unit Development included in this plan and its attachments. The Neighborhood Plan shall include a narrative describing the timing of development within each phase; a statement of intent regarding ownership and maintenance of public land and improvements, and common private land and improvements; as well as the applicant's summary of the plans conformance to the general principals and design philosophy within the Crosswinds development.

In addition to the specific Crosswinds development criteria as noted above, the Neighborhood Plan shall include all items and follow the process as outlined within Ankeny Municipal Code Chapter 200, Preliminary Plat.

If substantial modifications are proposed, as defined in Ankeny Municipal Code Section 192.18, to the Crosswinds Planned Unit Development or to *The Crosswinds Master Plan & Design Concepts Manual* then an amendment to the Planned Unit Development must be approved by the City Council prior to any other approvals. If the Neighborhood Plan varies from the original scope of land uses, a new market assessment and/or justification for these variations may be required.

- D. A Final Plat for all or a portion of each phase is required prior to the issuance of any building permit within that phase or portion thereof. The Director of Planning and Building shall be responsible for the review of Final Plats regarding their conformance with the approved *Crosswinds Master Plan & Design Concepts Manual* and the Crosswinds Planned Unit Development. Once conformance is determined, the City Council shall approve final plats by resolution.
- E. Articles of incorporation and/or covenants for the ongoing maintenance and/or operation of all common elements shall be created during the Neighborhood Plan process. Subsequent phases will include additional articles of incorporation and/or covenants for the maintenance and/or operation of common elements or will be associated with each Final Plat process as applicable. Association responsibilities may include, but are not limited to, green infrastructure, gateways, entry signage, trails, the icon area, and landmarks.
- F. Building plans for all buildings and structures constructed within the Crosswinds Planned Unit Development shall conform to the architectural standards established by *The Crosswinds Master Plan & Design Concepts Manual* and as identified within the Crosswinds Planned Unit Development. The Director of Planning and Building shall review the site plans prior to approval for conformance with the standards of this Planned Unit Development and for general conformance with *The Crosswinds Master Plan & Design Concepts Manual*. The Director of Planning and Building shall have the authority to administratively approve site plans found to be in conformance and consistent with the Neighborhood Plan.

4. Crosswinds Master Plan – Background

- A. The City of Ankeny contracted with William Ludwig, William Ludwig Associates, in 2004 to provide an initial Land Use Study of 800 acres of property, including the Crosswinds development

area. This study was prompted by the construction of the Corporate Woods Drive interchange on Interstate 35. Ludwig's study was completed in October, 2004 and provided conceptual layouts entitled Silverthorne and Corporate Woods Business Park. The Silverthorne development was a conceptual Planned Residential Community and Corporate Woods Business Park was a conceptual mixture of commercial, office, warehouse, flex space, and retail.

- B. In 2006, the City of Ankeny partnered with the property owners to create a master plan for the Crosswinds development site. At that time the property totaled 471 acres and now, with the requested removal of a portion of the Silver land holdings, totals approximately 444 acres. In December, 2006, RDG Planning & Design was selected to create the master plan document for the Crosswinds development. The individual property owners and the City of Ankeny provided input throughout the master planning process.
- C. A three-day charrette was held in February 2007 to gather input and to provide a design for the Crosswinds master plan. Over the next ten months the Crosswinds master plan was further refined through several stakeholder meetings and input from surrounding property owners. The *Crosswinds Master Plan & Design Concepts Manual* was then finalized in November 2007. The Plan and Zoning Commission recommended approval of the Manual on January 8, 2008, followed by City Council approval on February 4, 2008.
- D. Some of the main design elements that came out of the master planning effort were the use of green infrastructure to treat, infiltrate and detain storm water in naturalized areas. Sustainable development techniques, limited grading and consistent architecture also emerged from the coordinated effort between the City of Ankeny, RDG Planning & Design, and the individual property owners.
- E. *The Crosswinds Master Plan & Design Concepts Manual* shall be utilized in conjunction with the Crosswinds Planned Unit Development plan to guide the development of future phases of the Crosswinds development.

5. Guiding Land Use Criteria

It is important to note that flexibility is an integral component in the planning and development of the Crosswinds Business Park. Flexibility has been incorporated into this Planned Unit Development Ordinance as illustrated in Exhibit B. Through this Planned Unit Development, future developers have the ability to mix land use areas and precincts to create a vibrant and exciting mix of uses for each phase or component of their development. Guiding criteria that will direct the review and approval of these flexible options will include:

- Office A development is expected to be a predominant use along the Interstate 35.
- A strong retail component in the mixed use node at the Business Park Entrance is expected to serve the development area as well as the region. Other retail nodes providing restaurants and business

services are expected at key locations throughout the development, including ground level uses in multiple story buildings.

- There is expected to be transition of uses in each phase Office A being the most protected, then Office B, Flex and Warehouse. Office B and Flex land uses would be expected to provide transitions between Warehousing and Office A.
- Airport Zone land use guidance will be a critical element in the placement of uses in phases of the project and in the specific development standards imposed in the Neighborhood Plans.

6. Land Use Classifications

A. Use Types. The purpose for listing Use Types for the Crosswinds Planned Unit Development is to establish a classification system for land uses and a consistent set of terms to define those uses.

B. Use Determinations

1. Classification of Uses:

In the event of any question as to the appropriate use types of any existing or proposed use or activity, the Director of Planning and Building shall have the authority to determine the appropriate use type. A determination of the Director may be appealed to the Zoning Board of Adjustment. In making such determinations, the Director of Planning and Building and the Zoning Board of Adjustment shall consider such characteristics or specific requirements of the use in common with those included as examples of use types. Those examples, when included in use type descriptions, are intended to be illustrative, as opposed to exclusive lists.

2. Records:

The Director of Planning and Building shall make all such determinations of appropriate use types in writing. The record of the determination shall contain a report explaining the reasons for the determination.

C. Ankeny Regional Airport

The Ankeny Regional Airport is located directly north of the Crosswinds site. The Crosswinds site is located within three airport zones, Zone B (Runway Approach Surface), Zone C (Transitional Surface), and Zone D (Inner Turning Zone). There are specific criteria for each of the zones to be considered and addressed by the applicant, and approved by the City of Ankeny, on a site-by-site basis through the Neighborhood Plan and Site Plan processes. A table in section seven of this report entitled Allowable Uses identifies each use and the corresponding Airport zones, whether it is a compatible use, if additional review is required, or if the use is not compatible. Further, Exhibit C shows the location of the airport zones and Exhibit D includes the Airport Zone Chart for the various uses.

D. Uses

1. Business or trade schools providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.
2. Clinics or group medical centers, including dental clinics, but not including animal clinics or hospitals;
3. Commercial recreation use by a private business or other organization which may or may not be commercial by structure or by nature, which is primarily engaged in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators. Typical uses include theaters, private dance halls, billiard or bowling centers, game arcades, or private skating facilities.
4. Communications tower for the transmission or broadcasting of radio, television, radar, or microwaves, ordinarily exceeding the maximum height permitted in its zoning district. Typical uses include broadcasting towers and cellular communications towers.
5. Construction sales and services including small scale establishments or places of business primarily engaged in the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware. Typical uses include building materials sales, or tool and equipment rental or sales.
6. Consumer service establishments which provide services, primarily to individuals and households. Typical uses include automated banking machines, appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops.
7. Corporate offices including administrative, processing, or research offices, which generally do not provide service to clientele from Ankeny and the surrounding region. Corporate offices are destinations for commuters drawn from a relatively wide region around Ankeny, as well as from the community itself. Typical uses include corporate headquarters offices, telemarketing, or information processing offices.
8. Financial services providing financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are provided on site. Typical uses include banks, savings and loan associations, credit unions, savings banks, and loan companies.
9. Food sale establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Food sales establishments may include the sale of non-

food items. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.

10. Furniture and appliance stores providing for sales and repair of large furniture and appliance items.
11. General office uses for business, professional, or administrative offices who may invite clients from both local and regional areas. Typical uses include real estate, insurance, management, travel, or other business offices; organization and association offices; or professional offices.
12. Lodging services involving the provision of room and/or board, but not meeting the classification criteria of Bed and Breakfasts. Typical uses include hotels, apartment hotels, and motels.
13. Manufacturing, assembly, compounding, processing and packaging with the exception of the following products/materials:
 - a. Acid
 - b. Cement, Lime, Gypsum and Plaster of Paris
 - c. Explosives
 - d. Fertilizer
 - e. Gas
 - f. Glue
 - g. Rubber
 - h. Any other similar use, products/materials or processes which by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibrations, refuse matter or water-carried waste.
14. Parks, either public or private, including but not limited to: aquatic, mini, private, sports, neighborhood, school and/or community.
15. Personal improvement services establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include driving schools, health or physical fitness studios, music schools, reducing salons, dance studios, handicraft and hobby instruction.
16. Personal service establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include beauty and barber shops; seamstress, tailor, or shoe repair shops; photography studios; television or electronics repair; or dry cleaning stations serving individuals and households.
17. Printing, lithographing or film processing plants.
18. Research services establishments primarily engaged in research of an industrial or scientific nature. Typical uses include electronics research laboratories, space research and development firms, testing laboratories, or pharmaceutical research labs.

19. Restaurants engaged in the preparation and retail sale of food and beverages; including the sale of alcoholic beverages when conducted as a secondary feature of the use.
- a. Restaurant (Drive-in or Fast Food)
An establishment which principally supplies food and beverages in disposable containers and is characterized by high automobile accessibility and on-site accommodations, self-service, and short stays by customers.
 - b. Restaurant (General)
An establishment characterized by table service to customers and/or accommodation to walk-in clientele, as opposed to Drive-in or Fast Food Restaurants. Typical uses include cafes, coffee shops, and restaurants.
20. Retail services including sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications. Typical uses include department stores, apparel stores, or establishments providing the following products or services:
- a. Household cleaning and maintenance products;
 - b. Drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items;
 - c. Flowers, plants, hobby materials, toys, and handcrafted items;
 - d. Apparel jewelry, fabrics and like items;
 - e. Cameras, photograph services, household electronic equipment, records, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and framing, arts and antiques, paint and wallpaper, hardware, carpeting and floor covering;
 - f. Interior decorating services;
 - g. Office supplies;
 - h. Mail order or catalog sales;
 - i. Bicycles; and,
 - j. Automotive parts and accessories (excluding service and installation).
 - k. Furniture and appliance stores providing for sales and repair of large furniture and appliance items.
21. Storage facility including buildings or structures designed and used solely for the purpose of leasing interior storage space for the storage of personal property owned by persons, firms or corporations who are not owners of such buildings or structures, and who do not occupy by lease or otherwise more than one thousand square feet of the leasable space of such structure. The owner is restricted as the abovementioned lessee. Outdoor storage, the storage of earth moving equipment, the storage of contractor's equipment, and the storage of livestock or livestock feed is specifically prohibited.

22. Surplus sales businesses engaged in the sale, including sale by auction, of used items or new items which are primarily composed of factory surplus or discontinued items. Surplus sales uses sometimes include regular outdoor display of merchandise. Typical uses include flea markets, auction houses, factory outlets, or merchandise liquidators.
23. Trade services establishments or places of business primarily engaged in the provision of services that are not retail or primarily dedicated to walk-in clientele. These services often involve services to construction or building trades. Typical uses include shops or operating bases for plumbers, electricians, or heating, ventilating, and air conditioning contractors
24. Transportation use types include the use of land for the purpose of providing facilities supporting the movement of passengers and freight from one (1) point to another.
- a. Transportation Terminal
Facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express, including bus terminals, railroad stations, public transit facilities.
- b. Truck Terminal
A facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck.
25. Veterinary Services including pet clinics, dog and cat hospitals, pet cemeteries and crematoria. This use category excludes veterinary hospitals for livestock and large animals.
26. Warehousing (Enclosed) including storage, distribution, and handling of goods and materials within enclosed structures. Typical uses include wholesale distributors, storage warehouses, and van and storage companies.
27. Data Centers; Data Centers may include a critical equipment yard located immediately adjacent to the building and will contain such items as generators, transformers, chillers, etc. Screening walls will be installed to limit views and further secure the critical equipment yard. The screening walls will be constructed to a height required to screen the equipment contained within. The screening wall will contain louvers or openings for adequate air flow and may share similar features with the building. Data Centers are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:
- Outlot V Crosswinds Business Park Plat 1
 - Outlot Y Crosswinds Business Park Plat 1
 - Outlot Z Crosswinds Business Park Plat 1
 - The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.

28. Electrical Substation; These uses will be screened from public rights-of-way and adjoining properties by a combination of landscaping and earthen berms. These berms shall be a minimum of six (6) feet above grade and shall be planted with trees and shrubs to create a Type ‘C’ screen. Electrical Substations are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:

- Outlot V Crosswinds Business Park Plat 1
- Outlot Y Crosswinds Business Park Plat 1
- Outlot Z Crosswinds Business Park Plat 1
- The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.

7. General Development Standards

A. Standard Lot Sizes:

There are five specific precincts proposed for the Crosswinds development: office A; office B; flex; warehouse; and, retail. Each lot will be required to provide a green infrastructure component, setbacks and buffering as identified within *The Crosswinds Master Plan & Design Concepts Manual*, therefore the use type and the building proposal will dictate a lot size that is appropriate for that use. Minimum lot sizes are not proposed.

B. Setback Requirements:

Each precinct has a series of setback lines that define a maximum building envelope and the minimum yard between property lines and buildings. The setbacks vary from precinct to precinct and are further described as follows and within *The Crosswinds Master Plan & Design Concepts Manual*.

Minimum Setbacks and Maximum Heights

Precincts	Front Setback	Side Setback	Rear Setback	Max. Bldg. Height
Retail	8 feet	12 feet	35 feet	45 feet *
Office (A)	50 feet	50 feet	50 feet	80 feet *
Office (B)	50 feet	50 feet	50 feet	45 feet *
Flex	50 feet	25 feet	35 feet	75 feet *
Warehouse	50 feet	25 feet	35 feet	75 feet *

*Maximum height or further regulated by Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning

The *Crosswinds Master Plan & Design Concepts Manual* has outlined buffering and screening standards according to the street classification of the adjacent right-of-way. Arterial, collector and minor collector street classifications have buffer widths and suggested planting materials, outlined on pages 46 through 49 of the Manual. Where the buffer widths conflict with the minimum setbacks, the more restrictive of the two standards shall apply.

C. Architectural and Style Standards.

All buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the business park environment. Buildings within the Crosswinds development shall be constructed of permanent materials as follows:

- Limestone;
- Brick (light earth tones and the color shall not be painted onto the brick, but rather impregnated throughout the entire material);
- Concrete (light earth tones, concrete wall panel systems are allowed except those with strong vertical patterns). Economy panels may be allowed on those elevations not visible from right-of-ways;
- Glass that is clear, blue, green, or bronze in color is acceptable. Highly reflective, ‘mirror like’ glass treatments are prohibited;
- Architectural metal (pre-finished or weathering steel);
- Light colored membrane roofs (light grey is preferred);
- Stone coated steel roofing systems (earth tones or neutrals are preferred);
- Architectural standing seam metal roofs are recommended on highly visible roof forms (earth tones or neutrals are preferred); and,
- “Green” roofs are recommended on highly visible roof forms.

Materials such as stucco, Exterior Finish Insulation System (EFIS), and horizontal siding are not allowed as primary exterior finish materials, but are allowed as accents. Exterior Finish Insulation Systems cannot be placed less than eight feet above finished grade on any elevation. Accent material or color is defined as comprising 30 percent or less area of a single building elevation. Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30 percent of a single building elevation.

The following materials are prohibited:

- Plywood;
- Composite siding such as hardboard siding;
- Composite building panels such as metal faced plywood or wood core panels;
- Pre-engineered metal panels installed with exposed fasteners;
- Plastic (except for signage)
- Common concrete block (CMUs) except for rear building walls not visible from public streets or the interstate;
- Asbestos cement shingles; and,
- Asphalt shingles.

Building materials shall be of consistent color, tone and quality. Exterior building materials shall be colored only by means of pigment impregnated throughout the entire material. Tilt-up or pre-cast panels may be recommended to be colored and walls built with common concrete block (CMU) shall be colored.

The front elevation, defined as the elevation with the building's main entry, shall face the road serving the building. Buildings that are adjacent to the interstate shall not be allowed to utilize materials that are only approved for the rear elevation in these standards. The buildings with interstate frontage shall have all elevations treated equally in terms of design and materials.

The elevations of buildings that may be viewed from public roads and/or the interstate shall maintain a human scale. Maintaining a human scale may be accomplished by any one or a combination of the following:

- Varying roof heights and shapes;
- Varying parapet heights and shapes;
- Multiple wall materials, textures, and colors to create a horizontal aesthetic;
- Use of projecting building elements such as overhangs and shading devices; and,
- Separate building elements such as free standing screen walls

Energy friendly building elements may be utilized as follows:

- Building overhangs, sunscreens/awnings and other shading devices (i.e. perforated metal panels or fabric structures);
- Clearstories for daylighting;
- Roof monitors for daylighting (energy friendly alternative to standard skylights); and/or,
- Light colored membrane roofs, standing seam metal roofs, stone coated steel roofing systems, and green roofs.

Where practicable, buildings shall be oriented with the longer elevation facing north or south to maximize daylighting potential within the structure.

Alternative energy production devices utilizing methods, such as solar collector fields, geothermal energy installations, or water-powered generating facilities shall be allowed as an accessory use unless otherwise restricted by the Crosswinds Planned Unit Development.

Bold vertical design features on a building shall be limited to the main building entrance or as a focal point for related buildings.

Main building entrances shall be significant architectural features and shall be easily identifiable from the public right-of-way that serves the building. The main entrances shall also open onto an outdoor, pedestrian-scaled space that provides a transition between the building and the on- site parking areas. The overall site, specifically the developed pedestrian paths, shall connect into this transitional space.

Accessory structures such as trash enclosures, mechanical equipment screens, and similar structures shall be made from materials and colors consistent with the primary structure on-site. However, these structures cannot use accent materials or colors. Durable, low maintenance, impact resistant materials shall be used such as masonry or concrete. Gates shall be made of an approved form of architectural metal on a metal frame.

The Ankeny Regional Airport is located north of the Crosswinds site. All buildings must comply with Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning and are subject to the submittal of Federal Aviation Administration Form 7460-1 to determine that it will not obstruct the navigable airspace or adversely affect Federal Aviation Administration facilities (Ankeny Regional Airport).

- D. Off-street parking and lighting shall be provided as required by the City of Ankeny Municipal Code.
- E. Lighting shall be provided as required by the City of Ankeny Municipal Code and the lighting throughout the Crosswinds development shall include consistent and complimentary poles and luminaries in style, color, scale, and material with the following recommendations:
- Incorporation of solar cell technology and other energy saving measures;
 - Lowering parking lot lighting levels outside of business hours
 - Elimination of hot spots, glare along roadways and light spillage onto adjacent properties; and,
 - Fixtures that do not direct light to its intended area of focus and/or do not have cut-offs are discouraged.
- F. Landscaping shall comply with the City of Ankeny Municipal Code with the following exceptions:

Street trees shall be installed at the time of street construction.

Buffering and screening from arterial, collector and minor collector streets that are not utilized for storm water management are recommended as follows:

Arterial Streets:

- Two overstory trees and four shrubs for every 50 lineal feet of buffer;
- 20 square foot mass native grass or grass and forbe planting may be substituted for two shrubs; and,
- A minimum three-foot earthen landscape berm along the entirety of the buffer.

Collector Streets:

- One overstory tree and four shrubs every 35 lineal feet of buffer;
- 20 square foot mass native grass or grass and forbe planting may be substituted for two shrubs; and,
- A minimum three-foot earthen landscape berm along the entirety of the buffer.

Minor Arterial Streets:

- One overstory tree and four shrubs for every 50 lineal feet of buffer;
- 20 square foot mass native grass or grass and forbe planting may be substituted for two shrubs; and,
- A minimum three-foot earthen berm along the entirety of the buffer.

The minimum percentage of open space required is 30 percent for the Crosswinds development site.

The Crosswinds Master Plan & Design Concepts Manual includes, on page 49, cross sections with typical landscape buffering and setbacks.

G. Signage Standards:

All signs shall comply with the standards of Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning and Federal Aviation Administration Form 7460-1 to determine that the proposed signage will not obstruct the navigable airspace or adversely affect Federal Aviation Administration facilities (Ankeny Regional Airport). The proposed signage shall also comply with Ankeny Municipal Code Chapter 195, Signs and shall be reviewed and approved through a Site Plan. Native Iowa limestone and concrete in a simple and contemporary style shall be utilized for the proposed signage.

The *Crosswinds Master Plan & Design Concepts Manual* identifies specific areas intended to become gateways, entry signage and an icon area (near the interstate). The locations are specified within the Manual and the proposed signage/icons would need to comply with the Ankeny Municipal Code.

8. Allowable Uses

Existing uses on-site may remain pursuant to Ankeny Municipal Code Chapter 196, Nonconforming Uses, Structures and Signs.

Within the precincts in Crosswinds, different uses are permitted with different conditions. These are displayed in the following table, the Use Matrix. Levels of permission include:

- A. *Compatible*. These uses are permitted subject to approval of a site plan and issuance of a building permit, subject only to compliance with all regulations of this Ordinance and other applicable regulations. Uses that are compatible with the Airport zoning might be subject to supplemental regulations contained in this Ordinance, however the additional airport criteria would not need to be addressed. These uses are indicated in the Use Matrix by a “C” in the applicable column.
- B. *Additional Review*. These uses are subject to the airport criteria as outlined within this document during the site planning process. These uses, once compliance with the criteria has been determined, may move forward with the site planning and building permit processes. These uses are indicated in the Use Matrix by an “AR” in the applicable column.

C. *Not Compatible*. These uses, for various reasons such as population density or height, have been determined to not be compatible within the Airport Zone. Uses that are identified as not compatible are not able to locate within the applicable Airport Zone and are indicated in the Use Matrix by a “NC” in the applicable cell.

Use Types	Airport Zone B (1)	Airport Zone C (1)	Airport Zone D
Retail Precinct			
Clinic or Group Medical Center	AR	AR	AR
Consumer Service	AR	AR	AR
Food Sale Establishments	AR	AR	AR
Lodging	NC	NC	AR
Park	AR	NC	C
Personal Improvement Services	AR	AR	AR
Personal Service	AR	AR	AR
Printing, lithographing or film processing	AR	AR	AR
Restaurants	AR	AR	C
Retail Service	AR	AR	AR
Veterinary Service	AR	AR	AR
Office Precinct (A)			
Business or Trade School	NC	NC	AR
Clinic or Group Medical Center	AR	AR	AR
Commercial Recreation • Outdoor • Indoor	NC AR	NC NC	AR AR
Corporate Office	AR	AR	AR
Financial Service (2)	AR	AR	AR
General Office	AR	AR	AR
Park	AR	NC	C
Personal Improvement Services (2)	AR	AR	AR
Printing, lithographing or film processing (2)	AR	AR	AR
Research Services	AR	AR	AR
Restaurants (2)	AR	AR	C
Retail Service (2)	AR	AR	AR
Office Precinct (B)			
Business or Trade School	NC	NC	AR
Clinic or Group Medical Center	AR	AR	AR
Financial Service	AR	AR	AR
General Office	AR	AR	AR
Park	AR	NC	C
Research Services	AR	AR	AR
Flex Precinct			
Construction Sales & Service	AR	AR	AR
Financial Service	AR	AR	AR
Furniture and Appliance Store	AR	AR	AR

General Office	AR	AR	AR
Manufacturing, Assembly & Compounding	AR	AR	AR
Printing, lithographing or film processing	AR	AR	AR
Research Services	AR	AR	AR
Retail Service	AR	AR	AR
Storage Facility	C	AR	C
Surplus Sales	AR	AR	AR
Trade Service	AR	AR	AR
Warehouse Precinct			
Construction Sales & Service	AR	AR	AR
Manufacturing, Assembly & Compounding	AR	AR	AR
Research Services	AR	AR	AR
Storage Facility	C	AR	C
Surplus Sales	AR	AR	AR
Warehousing	C	AR	C
Transportation	C	AR	C
Data Centers	AR	AR	AR
Electrical Substations	AR	AR	AR

(1) Low-Rise Buildings (1-3 levels)

(2) Only as supportive to a primary use and located on the first floor of that primary use.

The Iowa Airport Land Use Guidebook, prepared by Mead & Hunt and dated 2007, identifies several compatibility issues for airports and their host communities. Among these issues are the following:

- Noise sensitivity related issues
- Safety related issues
 - High population densities
 - Tall structures
 - Visual obstructions
 - Wildlife and bird attractants

Applicants of those uses requiring additional review, listed above, will need to address how the noise sensitivity and/or safety issues are not applicable to their proposal or how their proposal addresses and mitigates these issues. Regarding the noise sensitivity issues, *The Iowa Airport Land Use Guidebook* identifies the following examples of mitigating noise related issues:

- Shielding people from noise;
- Increase awareness of noise issues through education programs; and/or,
- Allow land uses that have relatively high ambient noise levels or are otherwise not particularly noise sensitive.

Regarding the safety related issues, *The Iowa Airport Land Use Guidebook* provides some discussion and potential mitigation or acceptable levels for each of the safety related issues.

Population Density:

A national standard for acceptable population density has not been established at this time, however the *California Airport Land Use Planning Handbook* provides some benchmarks that can be utilized as follows:

- Light Industrial: 35-50 people per acre within the facility.
- Two-Story Motel: 35-50 people per acre within the dwelling unit.
- Single-Story Shopping Center: 75 to 125 people per acre within the facility.
- Sit-Down Restaurant: 100 people per acre within the building.
- Fast Food Restaurant: 150 people per acre within the building.

Tall Structures:

Tall structures may include natural vegetation growth such as trees and shrubs as well as buildings. Siting of tall objects such as multi-story structures, power lines, wind farms, and telecommunication towers near airport traffic patterns and flight paths are discouraged.

Visual Obstructions:

Visibility can be obscured by any of the following:

- Dust
- Glare
- Light Emissions
- Smoke
- Steam
- Smog

Wildlife and Bird Attractants:

The *Iowa Airport Land Use Guidebook* identifies that aircraft collisions with wildlife are steadily increasing. Uses such as pools, ponds, sewage lagoons, and fountains near the airport should be discouraged. Underground facilities such as French drains, buried rock fields, or temporary holding basins that drain within 24 hours would be acceptable. If ditches and drains cannot be removed or need to be utilized, it is suggested that the banks should be mowed regularly to control bird nesting and perching.

9. Design Standards (Also see attached documents, sketches and graphics)

The design standards for the Crosswinds Planned Unit Development are intended to assist in constructing the vision that has been developed through the Master Planning process. To that end, the documents and drawings associated with this section provide both general and specific guidelines and standards for many of the physical elements of this project. Architecture; site design and layout; streetscapes and landscapes; signage and park design elements are addressed within the *Crosswinds Master Plan & Design Concepts Manual* and become a part of this Planned Unit Development Regulation by reference. The Iowa Statewide Urban Design Standards for Public Improvements (SUDAS) and the Iowa Statewide Stormwater Management Manual by this reference become a part of the guiding regulations for the physical

development of this project with the exceptions noted in this document and its references. In other words, this Planned Unit Development regulation governs first, followed by the *Crosswinds Master Plan & Design Concepts Manual* and Appendix, and finally those existing City standards of the Municipal Code, the Standard Specifications and the Iowa Statewide Urban Design Standards for Public Improvements standards and Iowa Statewide Stormwater Management Manual.

The guiding documents found in the Appendix of the Master Plan include a market assessment, a traffic impact study, a storm water analysis, and a utilities analysis. These were foundational documents for the master plan and are incorporated into this Planned Unit Development by reference. In addition, the physical characteristics of the site have been studied and site specific design elements created. The master plan further enhanced some of this information.

Crosswinds

Business Park

PLANNED UNIT DEVELOPMENT AMENDMENT

Amended on:

Approved on: November 17, 2008

CROSSWINDS PLANNED UNIT DEVELOPMENT

1. Purpose

The Crosswinds Planned Unit Development is intended to establish an integrated commercial and conservation development that utilizes both low-impact and conservation style techniques. The Crosswinds Planned Unit Development produces a cohesive architectural style through a sustainable approach, utilizing natural and native Iowa materials whenever possible. *The Crosswinds Master Plan & Design Concepts Manual* (Exhibit A) will provide guidance and reference for this Planned Unit Development. *The Crosswinds Master Plan & Design Concepts Manual* was prepared by RDG Planning & Design, Economics Research Associates, Conservation Design Forum, Civil Design Advantage and Engineering Alliance under the direction of the individual property owners and the City of Ankeny.

2. Size

The Crosswinds Planned Unit Development encompasses approximately 444 acres and is located generally east of Interstate 35, north of SE 90th Street, west of SE Four Mile Drive and south of SE Corporate Woods Drive. Crosswinds is expected to develop in three phases. The first phase is anticipated to be built-out in 2015, the second phase is proposed to be built-out in 2020 and the remaining phase is proposed to be built-out in 2030. The proposed phases are based upon a combination of infrastructure expansion and market estimates.

3. Application and Approval

- A. The initial establishment of the Crosswinds Planned Unit Development shall follow the current application and adoption processes as identified in Ankeny Municipal Code Section 192.18, with the exceptions noted herein.
- B. This document and its references shall serve as the guiding regulations for review and approval of future phases within the Crosswinds Planned Unit Development. Future phases within the Crosswinds Planned Unit Development must be in general conformance with *The Crosswinds Master Plan & Design Concepts Manual*, in addition to other documents required by this Ordinance. The Master Plan illustrates the distribution of general land uses throughout the project area based upon verifiable market analysis included within *The Crosswinds Master Plan & Design Concepts Manual*. Exhibit B provides examples of the distribution of uses and phasing patterns that are possible within the Crosswinds development, however this exhibit is intended to be illustrative only and not restrictive to other phasing and land use location opportunities.
- C. Each proposed development site will be required to submit a Site Plan in conformance with the Planned Unit Development and in general conformance with *The Crosswinds Master Plan & Design Concepts Manual*. A Neighborhood Plan shall be utilized to establish the specific location and design of the uses within the development area, the mix of uses, public spaces, streets, the location and design criteria for special features, architectural elements, and other information necessary to communicate that the overall development conforms to the intent of the Crosswinds

Planned Unit Development included in this plan and its attachments. The Neighborhood Plan shall include a narrative describing the timing of development within each phase; a statement of intent regarding ownership and maintenance of public land and improvements, and common private land and improvements; as well as the applicant's summary of the plans conformance to the general principals and design philosophy within the Crosswinds development.

In addition to the specific Crosswinds development criteria as noted above, the Neighborhood Plan shall include all items and follow the process as outlined within Ankeny Municipal Code Chapter 200, Preliminary Plat.

If substantial modifications are proposed, as defined in Ankeny Municipal Code Section 192.18, to the Crosswinds Planned Unit Development or to *The Crosswinds Master Plan & Design Concepts Manual* then an amendment to the Planned Unit Development must be approved by the City Council prior to any other approvals. If the Neighborhood Plan varies from the original scope of land uses, a new market assessment and/or justification for these variations may be required.

- D. A Final Plat for all or a portion of each phase is required prior to the issuance of any building permit within that phase or portion thereof. The Director of Planning and Building shall be responsible for the review of Final Plats regarding their conformance with the approved *Crosswinds Master Plan & Design Concepts Manual* and the Crosswinds Planned Unit Development. Once conformance is determined, the City Council shall approve final plats by resolution.
- E. Articles of incorporation and/or covenants for the ongoing maintenance and/or operation of all common elements shall be created during the Neighborhood Plan process. Subsequent phases will include additional articles of incorporation and/or covenants for the maintenance and/or operation of common elements or will be associated with each Final Plat process as applicable. Association responsibilities may include, but are not limited to, green infrastructure, gateways, entry signage, trails, the icon area, and landmarks.
- F. Building plans for all buildings and structures constructed within the Crosswinds Planned Unit Development shall conform to the architectural standards established by *The Crosswinds Master Plan & Design Concepts Manual* and as identified within the Crosswinds Planned Unit Development. The Director of Planning and Building shall review the site plans prior to approval for conformance with the standards of this Planned Unit Development and for general conformance with *The Crosswinds Master Plan & Design Concepts Manual*. The Director of Planning and Building shall have the authority to administratively approve site plans found to be in conformance and consistent with the Neighborhood Plan.

4. Crosswinds Master Plan – Background

- A. The City of Ankeny contracted with William Ludwig, William Ludwig Associates, in 2004 to provide an initial Land Use Study of 800 acres of property, including the Crosswinds development

area. This study was prompted by the construction of the Corporate Woods Drive interchange on Interstate 35. Ludwig's study was completed in October, 2004 and provided conceptual layouts entitled Silverthorne and Corporate Woods Business Park. The Silverthorne development was a conceptual Planned Residential Community and Corporate Woods Business Park was a conceptual mixture of commercial, office, warehouse, flex space, and retail.

- B. In 2006, the City of Ankeny partnered with the property owners to create a master plan for the Crosswinds development site. At that time the property totaled 471 acres and now, with the requested removal of a portion of the Silver land holdings, totals approximately 444 acres. In December, 2006, RDG Planning & Design was selected to create the master plan document for the Crosswinds development. The individual property owners and the City of Ankeny provided input throughout the master planning process.
- C. A three-day charrette was held in February 2007 to gather input and to provide a design for the Crosswinds master plan. Over the next ten months the Crosswinds master plan was further refined through several stakeholder meetings and input from surrounding property owners. The *Crosswinds Master Plan & Design Concepts Manual* was then finalized in November 2007. The Plan and Zoning Commission recommended approval of the Manual on January 8, 2008, followed by City Council approval on February 4, 2008.
- D. Some of the main design elements that came out of the master planning effort were the use of green infrastructure to treat, infiltrate and detain storm water in naturalized areas. Sustainable development techniques, limited grading and consistent architecture also emerged from the coordinated effort between the City of Ankeny, RDG Planning & Design, and the individual property owners.
- E. *The Crosswinds Master Plan & Design Concepts Manual* shall be utilized in conjunction with the Crosswinds Planned Unit Development plan to guide the development of future phases of the Crosswinds development.

5. Guiding Land Use Criteria

It is important to note that flexibility is an integral component in the planning and development of the Crosswinds Business Park. Flexibility has been incorporated into this Planned Unit Development Ordinance as illustrated in Exhibit B. Through this Planned Unit Development, future developers have the ability to mix land use areas and precincts to create a vibrant and exciting mix of uses for each phase or component of their development. Guiding criteria that will direct the review and approval of these flexible options will include:

- Office A development is expected to be a predominant use along the Interstate 35.
- A strong retail component in the mixed use node at the Business Park Entrance is expected to serve the development area as well as the region. Other retail nodes providing restaurants and business

services are expected at key locations throughout the development, including ground level uses in multiple story buildings.

- There is expected to be transition of uses in each phase Office A being the most protected, then Office B, Flex and Warehouse. Office B and Flex land uses would be expected to provide transitions between Warehousing and Office A.
- Airport Zone land use guidance will be a critical element in the placement of uses in phases of the project and in the specific development standards imposed in the Neighborhood Plans.

6. Land Use Classifications

A. Use Types. The purpose for listing Use Types for the Crosswinds Planned Unit Development is to establish a classification system for land uses and a consistent set of terms to define those uses.

B. Use Determinations

1. Classification of Uses:

In the event of any question as to the appropriate use types of any existing or proposed use or activity, the Director of Planning and Building shall have the authority to determine the appropriate use type. A determination of the Director may be appealed to the Zoning Board of Adjustment. In making such determinations, the Director of Planning and Building and the Zoning Board of Adjustment shall consider such characteristics or specific requirements of the use in common with those included as examples of use types. Those examples, when included in use type descriptions, are intended to be illustrative, as opposed to exclusive lists.

2. Records:

The Director of Planning and Building shall make all such determinations of appropriate use types in writing. The record of the determination shall contain a report explaining the reasons for the determination.

C. Ankeny Regional Airport

The Ankeny Regional Airport is located directly north of the Crosswinds site. The Crosswinds site is located within three airport zones, Zone B (Runway Approach Surface), Zone C (Transitional Surface), and Zone D (Inner Turning Zone). There are specific criteria for each of the zones to be considered and addressed by the applicant, and approved by the City of Ankeny, on a site-by-site basis through the Neighborhood Plan and Site Plan processes. A table in section seven of this report entitled Allowable Uses identifies each use and the corresponding Airport zones, whether it is a compatible use, if additional review is required, or if the use is not compatible. Further, Exhibit C shows the location of the airport zones and Exhibit D includes the Airport Zone Chart for the various uses.

D. Uses

1. Business or trade schools providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.
2. Clinics or group medical centers, including dental clinics, but not including animal clinics or hospitals;
3. Commercial recreation use by a private business or other organization which may or may not be commercial by structure or by nature, which is primarily engaged in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators. Typical uses include theaters, private dance halls, billiard or bowling centers, game arcades, or private skating facilities.
4. Communications tower for the transmission or broadcasting of radio, television, radar, or microwaves, ordinarily exceeding the maximum height permitted in its zoning district. Typical uses include broadcasting towers and cellular communications towers.
5. Construction sales and services including small scale establishments or places of business primarily engaged in the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware. Typical uses include building materials sales, or tool and equipment rental or sales.
6. Consumer service establishments which provide services, primarily to individuals and households. Typical uses include automated banking machines, appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops.
7. Corporate offices including administrative, processing, or research offices, which generally do not provide service to clientele from Ankeny and the surrounding region. Corporate offices are destinations for commuters drawn from a relatively wide region around Ankeny, as well as from the community itself. Typical uses include corporate headquarters offices, telemarketing, or information processing offices.
8. Financial services providing financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are provided on site. Typical uses include banks, savings and loan associations, credit unions, savings banks, and loan companies.
9. Food sale establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Food sales establishments may include the sale of non-food items. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.
10. Furniture and appliance stores providing for sales and repair of large furniture and appliance items.

11. General office uses for business, professional, or administrative offices who may invite clients from both local and regional areas. Typical uses include real estate, insurance, management, travel, or other business offices; organization and association offices; or professional offices.
12. Lodging services involving the provision of room and/or board, but not meeting the classification criteria of Bed and Breakfasts. Typical uses include hotels, apartment hotels, and motels.
13. Manufacturing, assembly, compounding, processing and packaging with the exception of the following products/materials:
 - a. Acid
 - b. Cement, Lime, Gypsum and Plaster of Paris
 - c. Explosives
 - d. Fertilizer
 - e. Gas
 - f. Glue
 - g. Rubber
 - h. Any other similar use, products/materials or processes which by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibrations, refuse matter or water-carried waste.
14. Parks, either public or private, including but not limited to: aquatic, mini, private, sports, neighborhood, school and/or community.
15. Personal improvement services establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include driving schools, health or physical fitness studios, music schools, reducing salons, dance studios, handicraft and hobby instruction.
16. Personal service establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include beauty and barber shops; seamstress, tailor, or shoe repair shops; photography studios; television or electronics repair; or dry cleaning stations serving individuals and households.
17. Printing, lithographing or film processing plants.
18. Research services establishments primarily engaged in research of an industrial or scientific nature. Typical uses include electronics research laboratories, space research and development firms, testing laboratories, or pharmaceutical research labs.
19. Restaurants engaged in the preparation and retail sale of food and beverages; including the sale of alcoholic beverages when conducted as a secondary feature of the use.

- a. Restaurant (Drive-in or Fast Food)
An establishment which principally supplies food and beverages in disposable containers and is characterized by high automobile accessibility and on-site accommodations, self-service, and short stays by customers.
 - b. Restaurant (General)
An establishment characterized by table service to customers and/or accommodation to walk-in clientele, as opposed to Drive-in or Fast Food Restaurants. Typical uses include cafes, coffee shops, and restaurants.
20. Retail services including sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications. Typical uses include department stores, apparel stores, or establishments providing the following products or services:
- a. Household cleaning and maintenance products;
 - b. Drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items;
 - c. Flowers, plants, hobby materials, toys, and handcrafted items;
 - d. Apparel jewelry, fabrics and like items;
 - e. Cameras, photograph services, household electronic equipment, records, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and framing, arts and antiques, paint and wallpaper, hardware, carpeting and floor covering;
 - f. Interior decorating services;
 - g. Office supplies;
 - h. Mail order or catalog sales;
 - i. Bicycles; and,
 - j. Automotive parts and accessories (excluding service and installation).
 - k. Furniture and appliance stores providing for sales and repair of large furniture and appliance items.
21. Storage facility including buildings or structures designed and used solely for the purpose of leasing interior storage space for the storage of personal property owned by persons, firms or corporations who are not owners of such buildings or structures, and who do not occupy by lease or otherwise more than one thousand square feet of the leasable space of such structure. The owner is restricted as the abovementioned lessee. Outdoor storage, the storage of earth moving equipment, the storage of contractor's equipment, and the storage of livestock or livestock feed is specifically prohibited.
22. Surplus sales businesses engaged in the sale, including sale by auction, of used items or new items which are primarily composed of factory surplus or discontinued items. Surplus sales uses sometimes include regular outdoor display of merchandise. Typical uses include flea markets, auction houses, factory outlets, or merchandise liquidators.

23. Trade services establishments or places of business primarily engaged in the provision of services that are not retail or primarily dedicated to walk-in clientele. These services often involve services to construction or building trades. Typical uses include shops or operating bases for plumbers, electricians, or heating, ventilating, and air conditioning contractors
24. Transportation use types include the use of land for the purpose of providing facilities supporting the movement of passengers and freight from one (1) point to another.
- a. Transportation Terminal
Facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express, including bus terminals, railroad stations, public transit facilities.
 - b. Truck Terminal
A facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck.
25. Veterinary Services including pet clinics, dog and cat hospitals, pet cemeteries and crematoria. This use category excludes veterinary hospitals for livestock and large animals.
26. Warehousing (Enclosed) including storage, distribution, and handling of goods and materials within enclosed structures. Typical uses include wholesale distributors, storage warehouses, and van and storage companies.
27. Data Centers; Data Centers may include a critical equipment yard located immediately adjacent to the building and will contain such items as generators, transformers, chillers, etc. Screening walls will be installed to limit views and further secure the critical equipment yard. The screening walls will be constructed to a height required to screen the equipment contained within. The screening wall will contain louvers or openings for adequate air flow and may share similar features with the building. Data Centers are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:
- Outlot V Crosswinds Business Park Plat 1
 - Outlot Y Crosswinds Business Park Plat 1
 - Outlot Z Crosswinds Business Park Plat 1
 - The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.

28. Electrical Substation; These uses will be screened from public rights-of-way and adjoining properties by a combination of landscaping and earthen berms. These berms shall be a minimum of six (6) feet above grade and shall be planted with trees and shrubs to create a Type 'C' screen. Electrical Substations are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:

- Outlot V Crosswinds Business Park Plat 1
- Outlot Y Crosswinds Business Park Plat 1
- Outlot Z Crosswinds Business Park Plat 1
- The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.

7. General Development Standards

A. Standard Lot Sizes:

There are five specific precincts proposed for the Crosswinds development: office A; office B; flex; warehouse; and, retail. Each lot will be required to provide a green infrastructure component, setbacks and buffering as identified within *The Crosswinds Master Plan & Design Concepts Manual*, therefore the use type and the building proposal will dictate a lot size that is appropriate for that use. Minimum lot sizes are not proposed.

B. Setback Requirements:

Each precinct has a series of setback lines that define a maximum building envelope and the minimum yard between property lines and buildings. The setbacks vary from precinct to precinct and are further described as follows and within *The Crosswinds Master Plan & Design Concepts Manual*.

Minimum Setbacks and Maximum Heights

Precincts	Front Setback	Side Setback	Rear Setback	Max. Bldg. Height
Retail	8 feet	12 feet	35 feet	45 feet *
Office (A)	50 feet	50 feet	50 feet	80 feet *
Office (B)	50 feet	50 feet	50 feet	45 feet *
Flex	50 feet	25 feet	35 feet	75 feet *
Warehouse	50 feet	25 feet	35 feet	75 feet *

*Maximum height or further regulated by Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning

The *Crosswinds Master Plan & Design Concepts Manual* has outlined buffering and screening standards according to the street classification of the adjacent right-of-way. Arterial, collector and minor collector street classifications have buffer widths and suggested planting materials, outlined on pages 46 through 49 of the Manual. Where the buffer widths conflict with the minimum setbacks, the more restrictive of the two standards shall apply.

C. Architectural and Style Standards.

All buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the business park environment. Buildings within the Crosswinds development shall be constructed of permanent materials as follows:

- Limestone;
- Brick (light earth tones and the color shall not be painted onto the brick, but rather impregnated throughout the entire material);
- Concrete (light earth tones, concrete wall panel systems are allowed except those with strong vertical patterns). Economy panels may be allowed on those elevations not visible from right-of-ways;
- Glass that is clear, blue, green, or bronze in color is acceptable. Highly reflective, 'mirror like' glass treatments are prohibited;
- Architectural metal (pre-finished or weathering steel);
- Light colored membrane roofs (light grey is preferred);
- Stone coated steel roofing systems (earth tones or neutrals are preferred);
- Architectural standing seam metal roofs are recommended on highly visible roof forms (earth tones or neutrals are preferred); and,
- "Green" roofs are recommended on highly visible roof forms.

Materials such as stucco, Exterior Finish Insulation System (EFIS), and horizontal siding are not allowed as primary exterior finish materials, but are allowed as accents. Exterior Finish Insulation Systems cannot be placed less than eight feet above finished grade on any elevation. Accent material or color is defined as comprising 30 percent or less area of a single building elevation. Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30 percent of a single building elevation.

The following materials are prohibited:

- Plywood;
- Composite siding such as hardboard siding;
- Composite building panels such as metal faced plywood or wood core panels;
- Pre-engineered metal panels installed with exposed fasteners;
- Plastic (except for signage)
- Common concrete block (CMUs) except for rear building walls not visible from public streets or the interstate;
- Asbestos cement shingles; and,
- Asphalt shingles.

Building materials shall be of consistent color, tone and quality. Exterior building materials shall be colored only by means of pigment impregnated throughout the entire material. Tilt-up or pre-cast panels may be recommended to be colored and walls built with common concrete block (CMU) shall be colored.

The front elevation, defined as the elevation with the building's main entry, shall face the road serving the building. Buildings that are adjacent to the interstate shall not be allowed to utilize materials that are only approved for the rear elevation in these standards. The buildings with interstate frontage shall have all elevations treated equally in terms of design and materials.

The elevations of buildings that may be viewed from public roads and/or the interstate shall maintain a human scale. Maintaining a human scale may be accomplished by any one or a combination of the following:

- Varying roof heights and shapes;
- Varying parapet heights and shapes;
- Multiple wall materials, textures, and colors to create a horizontal aesthetic;
- Use of projecting building elements such as overhangs and shading devices; and,
- Separate building elements such as free standing screen walls

Energy friendly building elements may be utilized as follows:

- Building overhangs, sunscreens/awnings and other shading devices (i.e. perforated metal panels or fabric structures);
- Clearstories for daylighting;
- Roof monitors for daylighting (energy friendly alternative to standard skylights); and/or,
- Light colored membrane roofs, standing seam metal roofs, stone coated steel roofing systems, and green roofs.

Where practicable, buildings shall be oriented with the longer elevation facing north or south to maximize daylighting potential within the structure.

Alternative energy production devices utilizing methods, such as solar collector fields, geothermal energy installations, or water-powered generating facilities shall be allowed as an accessory use unless otherwise restricted by the Crosswinds Planned Unit Development.

Bold vertical design features on a building shall be limited to the main building entrance or as a focal point for related buildings.

Main building entrances shall be significant architectural features and shall be easily identifiable from the public right-of-way that serves the building. The main entrances shall also open onto an outdoor, pedestrian-scaled space that provides a transition between the building and the on-site parking areas. The overall site, specifically the developed pedestrian paths, shall connect into this transitional space.

Accessory structures such as trash enclosures, mechanical equipment screens, and similar structures shall be made from materials and colors consistent with the primary structure on-site. However, these structures cannot use accent materials or colors. Durable, low maintenance, impact resistant materials shall be used such as masonry or concrete. Gates shall be made of an approved form of architectural metal on a metal frame.

The Ankeny Regional Airport is located north of the Crosswinds site. All buildings must comply with Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning and are subject to the submittal of Federal Aviation Administration Form 7460-1 to determine that it will not obstruct the navigable airspace or adversely affect Federal Aviation Administration facilities (Ankeny Regional Airport).

- D. Off-street parking and lighting shall be provided as required by the City of Ankeny Municipal Code.
- E. Lighting shall be provided as required by the City of Ankeny Municipal Code and the lighting throughout the Crosswinds development shall include consistent and complimentary poles and luminaries in style, color, scale, and material with the following recommendations:
- Incorporation of solar cell technology and other energy saving measures;
 - Lowering parking lot lighting levels outside of business hours
 - Elimination of hot spots, glare along roadways and light spillage onto adjacent properties; and,
 - Fixtures that do not direct light to its intended area of focus and/or do not have cut-offs are discouraged.
- F. Landscaping shall comply with the City of Ankeny Municipal Code with the following exceptions:

Street trees shall be installed at the time of street construction.

Buffering and screening from arterial, collector and minor collector streets that are not utilized for storm water management are recommended as follows:

Arterial Streets:

- Two overstory trees and four shrubs for every 50 lineal feet of buffer;
- 20 square foot mass native grass or grass and forbe planting may be substituted for two shrubs; and,
- A minimum three-foot earthen landscape berm along the entirety of the buffer.

Collector Streets:

- One overstory tree and four shrubs every 35 lineal feet of buffer;
- 20 square foot mass native grass or grass and forbe planting may be substituted for two shrubs; and,
- A minimum three-foot earthen landscape berm along the entirety of the buffer.

Minor Arterial Streets:

- One overstory tree and four shrubs for every 50 lineal feet of buffer;
- 20 square foot mass native grass or grass and forbe planting may be substituted for two shrubs; and,
- A minimum three-foot earthen berm along the entirety of the buffer.

The minimum percentage of open space required is 30 percent for the Crosswinds development site.

The Crosswinds Master Plan & Design Concepts Manual includes, on page 49, cross sections with typical landscape buffering and setbacks.

G. Signage Standards:

All signs shall comply with the standards of Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning and Federal Aviation Administration Form 7460-1 to determine that the proposed signage will not obstruct the navigable airspace or adversely affect Federal Aviation Administration facilities (Ankeny Regional Airport). The proposed signage shall also comply with Ankeny Municipal Code Chapter 195, Signs and shall be reviewed and approved through a Site Plan. Native Iowa limestone and concrete in a simple and contemporary style shall be utilized for the proposed signage.

The *Crosswinds Master Plan & Design Concepts Manual* identifies specific areas intended to become gateways, entry signage and an icon area (near the interstate). The locations are specified within the Manual and the proposed signage/icons would need to comply with the Ankeny Municipal Code.

8. Allowable Uses

Existing uses on-site may remain pursuant to Ankeny Municipal Code Chapter 196, Nonconforming Uses, Structures and Signs.

Within the precincts in Crosswinds, different uses are permitted with different conditions. These are displayed in the following table, the Use Matrix. Levels of permission include:

- A. *Compatible*. These uses are permitted subject to approval of a site plan and issuance of a building permit, subject only to compliance with all regulations of this Ordinance and other applicable regulations. Uses that are compatible with the Airport zoning might be subject to supplemental regulations contained in this Ordinance, however the additional airport criteria would not need to be addressed. These uses are indicated in the Use Matrix by a “C” in the applicable column.
- B. *Additional Review*. These uses are subject to the airport criteria as outlined within this document during the site planning process. These uses, once compliance with the criteria has been determined, may move forward with the site planning and building permit processes. These uses are indicated in the Use Matrix by an “AR” in the applicable column.

C. *Not Compatible*. These uses, for various reasons such as population density or height, have been determined to not be compatible within the Airport Zone. Uses that are identified as not compatible are not able to locate within the applicable Airport Zone and are indicated in the Use Matrix by a “NC” in the applicable cell.

Use Types	Airport Zone B (1)	Airport Zone C (1)	Airport Zone D
Retail Precinct			
Clinic or Group Medical Center	AR	AR	AR
Consumer Service	AR	AR	AR
Food Sale Establishments	AR	AR	AR
Lodging	NC	NC	AR
Park	AR	NC	C
Personal Improvement Services	AR	AR	AR
Personal Service	AR	AR	AR
Printing, lithographing or film processing	AR	AR	AR
Restaurants	AR	AR	C
Retail Service	AR	AR	AR
Veterinary Service	AR	AR	AR
Office Precinct (A)			
Business or Trade School	NC	NC	AR
Clinic or Group Medical Center	AR	AR	AR
Commercial Recreation • Outdoor • Indoor	NC AR	NC NC	AR AR
Corporate Office	AR	AR	AR
Financial Service (2)	AR	AR	AR
General Office	AR	AR	AR
Park	AR	NC	C
Personal Improvement Services (2)	AR	AR	AR
Printing, lithographing or film processing (2)	AR	AR	AR
Research Services	AR	AR	AR
Restaurants (2)	AR	AR	C
Retail Service (2)	AR	AR	AR
Office Precinct (B)			
Business or Trade School	NC	NC	AR
Clinic or Group Medical Center	AR	AR	AR
Financial Service	AR	AR	AR
General Office	AR	AR	AR
Park	AR	NC	C
Research Services	AR	AR	AR
Flex Precinct			
Construction Sales & Service	AR	AR	AR
Financial Service	AR	AR	AR
Furniture and Appliance Store	AR	AR	AR

General Office	AR	AR	AR
Manufacturing, Assembly & Compounding	AR	AR	AR
Printing, lithographing or film processing	AR	AR	AR
Research Services	AR	AR	AR
Retail Service	AR	AR	AR
Storage Facility	C	AR	C
Surplus Sales	AR	AR	AR
Trade Service	AR	AR	AR
Warehouse Precinct			
Construction Sales & Service	AR	AR	AR
Manufacturing, Assembly & Compounding	AR	AR	AR
Research Services	AR	AR	AR
Storage Facility	C	AR	C
Surplus Sales	AR	AR	AR
Warehousing	C	AR	C
Transportation	C	AR	C
Data Centers	AR	AR	AR
Electrical Substations	AR	AR	AR

(1) Low-Rise Buildings (1-3 levels)

(2) Only as supportive to a primary use and located on the first floor of that primary use.

The Iowa Airport Land Use Guidebook, prepared by Mead & Hunt and dated 2007, identifies several compatibility issues for airports and their host communities. Among these issues are the following:

- Noise sensitivity related issues
- Safety related issues
 - High population densities
 - Tall structures
 - Visual obstructions
 - Wildlife and bird attractants

Applicants of those uses requiring additional review, listed above, will need to address how the noise sensitivity and/or safety issues are not applicable to their proposal or how their proposal addresses and mitigates these issues. Regarding the noise sensitivity issues, *The Iowa Airport Land Use Guidebook* identifies the following examples of mitigating noise related issues:

- Shielding people from noise;
- Increase awareness of noise issues through education programs; and/or,
- Allow land uses that have relatively high ambient noise levels or are otherwise not particularly noise sensitive.

Regarding the safety related issues, *The Iowa Airport Land Use Guidebook* provides some discussion and potential mitigation or acceptable levels for each of the safety related issues.

Population Density:

A national standard for acceptable population density has not been established at this time, however the *California Airport Land Use Planning Handbook* provides some benchmarks that can be utilized as follows:

- Light Industrial: 35-50 people per acre within the facility.
- Two-Story Motel: 35-50 people per acre within the dwelling unit.
- Single-Story Shopping Center: 75 to 125 people per acre within the facility.
- Sit-Down Restaurant: 100 people per acre within the building.
- Fast Food Restaurant: 150 people per acre within the building.

Tall Structures:

Tall structures may include natural vegetation growth such as trees and shrubs as well as buildings. Siting of tall objects such as multi-story structures, power lines, wind farms, and telecommunication towers near airport traffic patterns and flight paths are discouraged.

Visual Obstructions:

Visibility can be obscured by any of the following:

- Dust
- Glare
- Light Emissions
- Smoke
- Steam
- Smog

Wildlife and Bird Attractants:

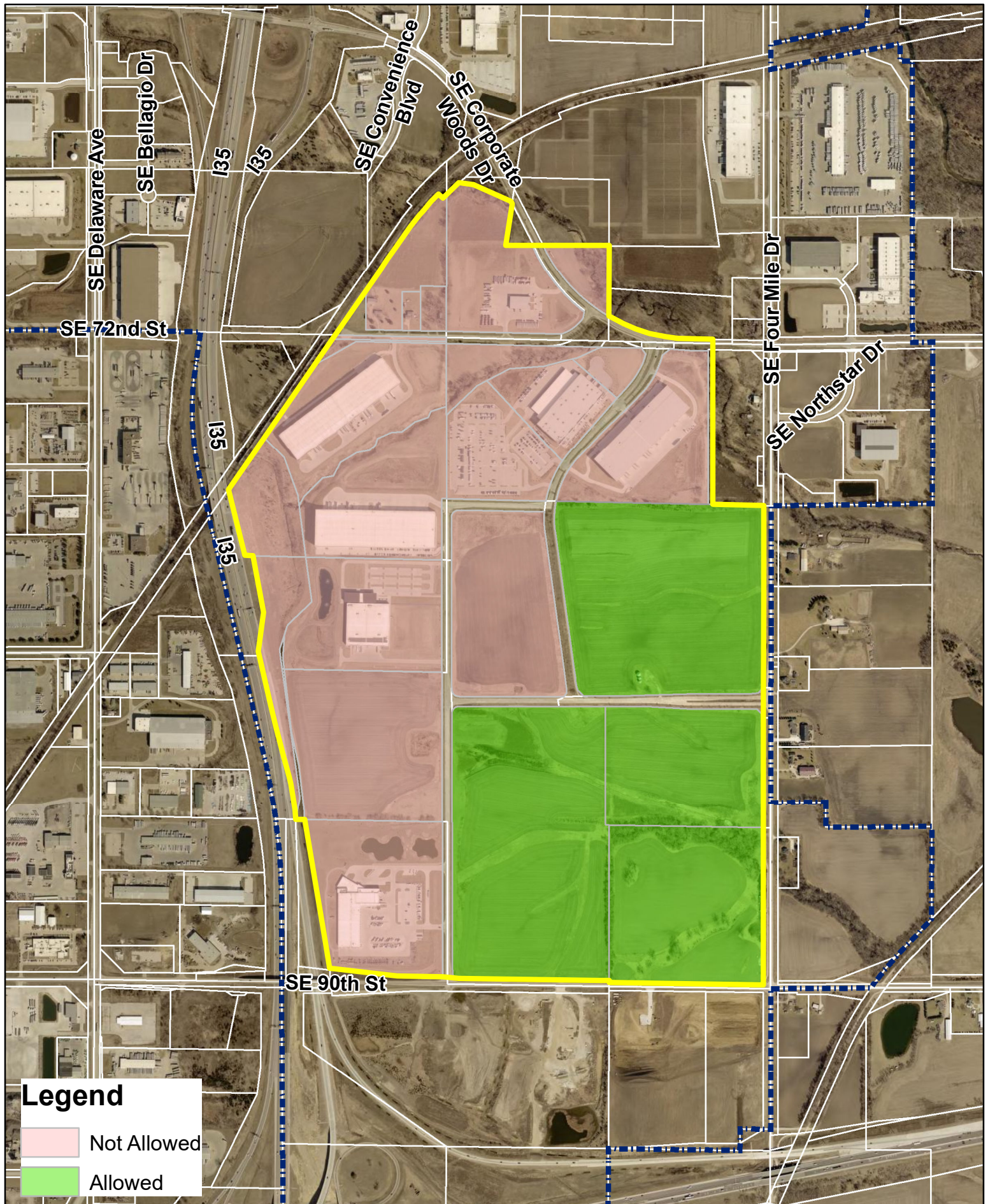
The *Iowa Airport Land Use Guidebook* identifies that aircraft collisions with wildlife are steadily increasing. Uses such as pools, ponds, sewage lagoons, and fountains near the airport should be discouraged. Underground facilities such as French drains, buried rock fields, or temporary holding basins that drain within 24 hours would be acceptable. If ditches and drains cannot be removed or need to be utilized, it is suggested that the banks should be mowed regularly to control bird nesting and perching.

9. Design Standards (Also see attached documents, sketches and graphics)

The design standards for the Crosswinds Planned Unit Development are intended to assist in constructing the vision that has been developed through the Master Planning process. To that end, the documents and drawings associated with this section provide both general and specific guidelines and standards for many of the physical elements of this project. Architecture; site design and layout; streetscapes and landscapes; signage and park design elements are addressed within the *Crosswinds Master Plan & Design Concepts Manual* and become a part of this Planned Unit Development Regulation by reference. The Iowa Statewide Urban Design Standards for Public Improvements (SUDAS) and the Iowa Statewide Stormwater Management Manual by this reference become a part of the guiding regulations for the physical

development of this project with the exceptions noted in this document and its references. In other words, this Planned Unit Development regulation governs first, followed by the *Crosswinds Master Plan & Design Concepts Manual* and Appendix, and finally those existing City standards of the Municipal Code, the Standard Specifications and the Iowa Statewide Urban Design Standards for Public Improvements standards and Iowa Statewide Stormwater Management Manual.

The guiding documents found in the Appendix of the Master Plan include a market assessment, a traffic impact study, a storm water analysis, and a utilities analysis. These were foundational documents for the master plan and are incorporated into this Planned Unit Development by reference. In addition, the physical characteristics of the site have been studied and site specific design elements created. The master plan further enhanced some of this information.



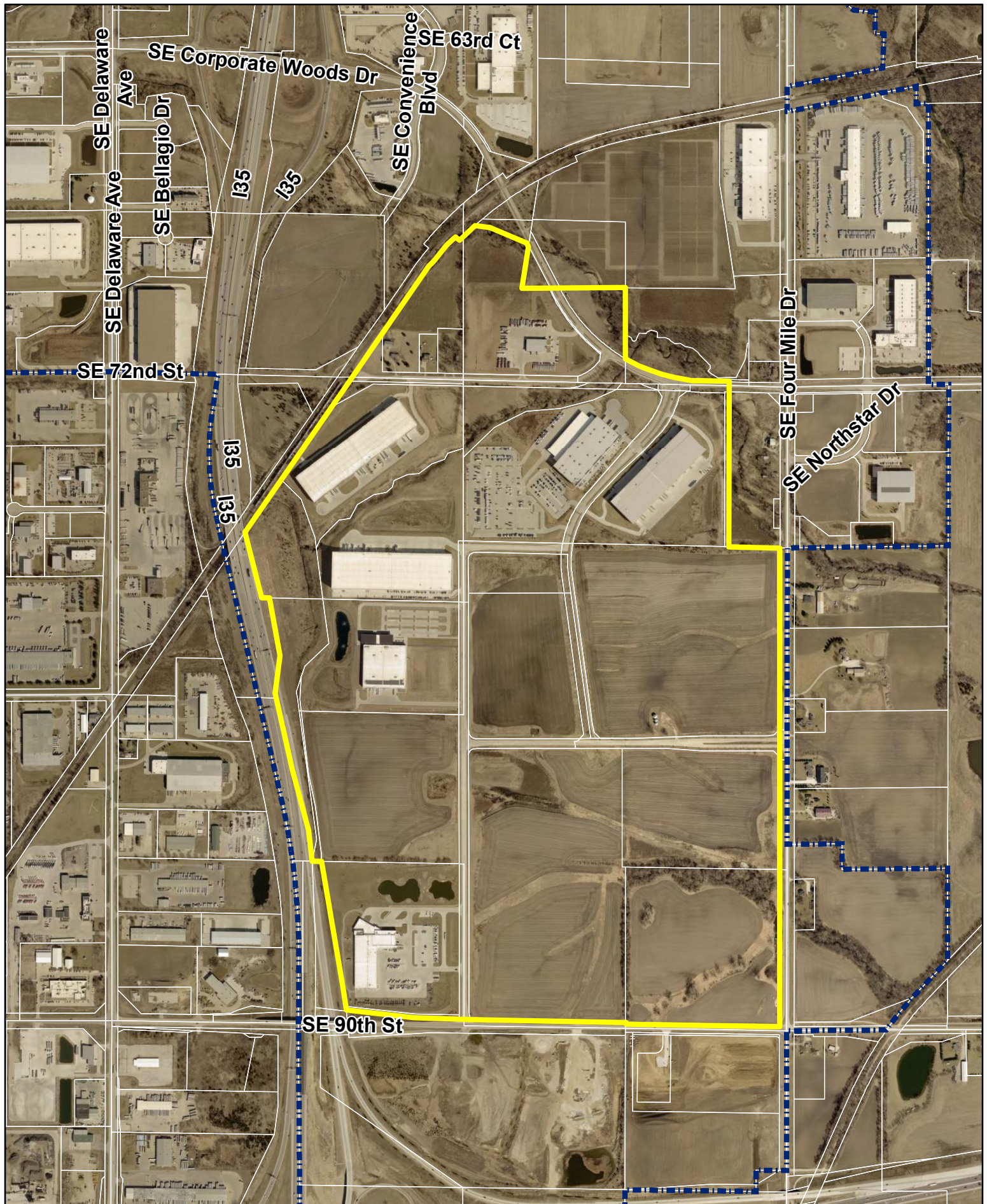
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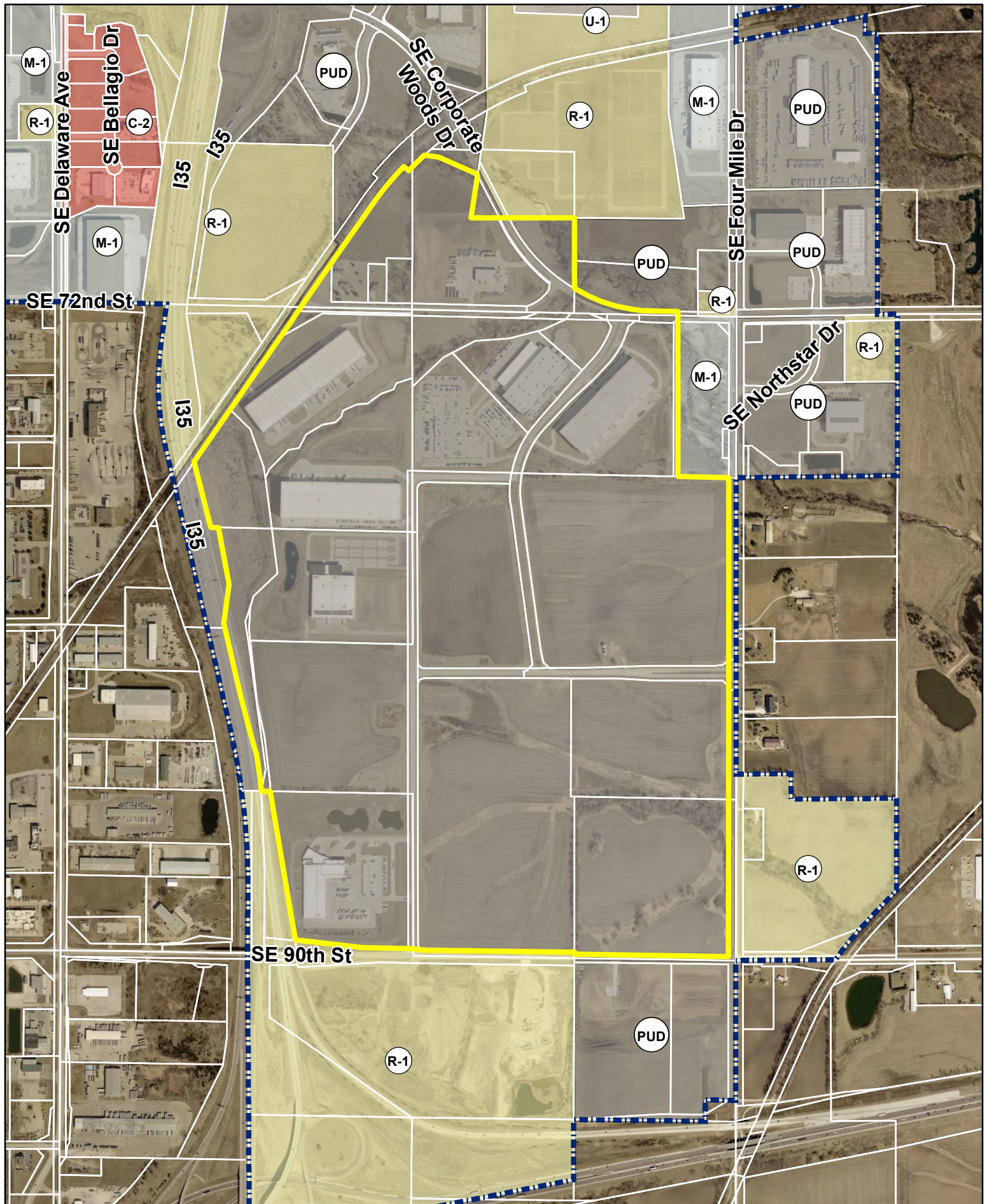


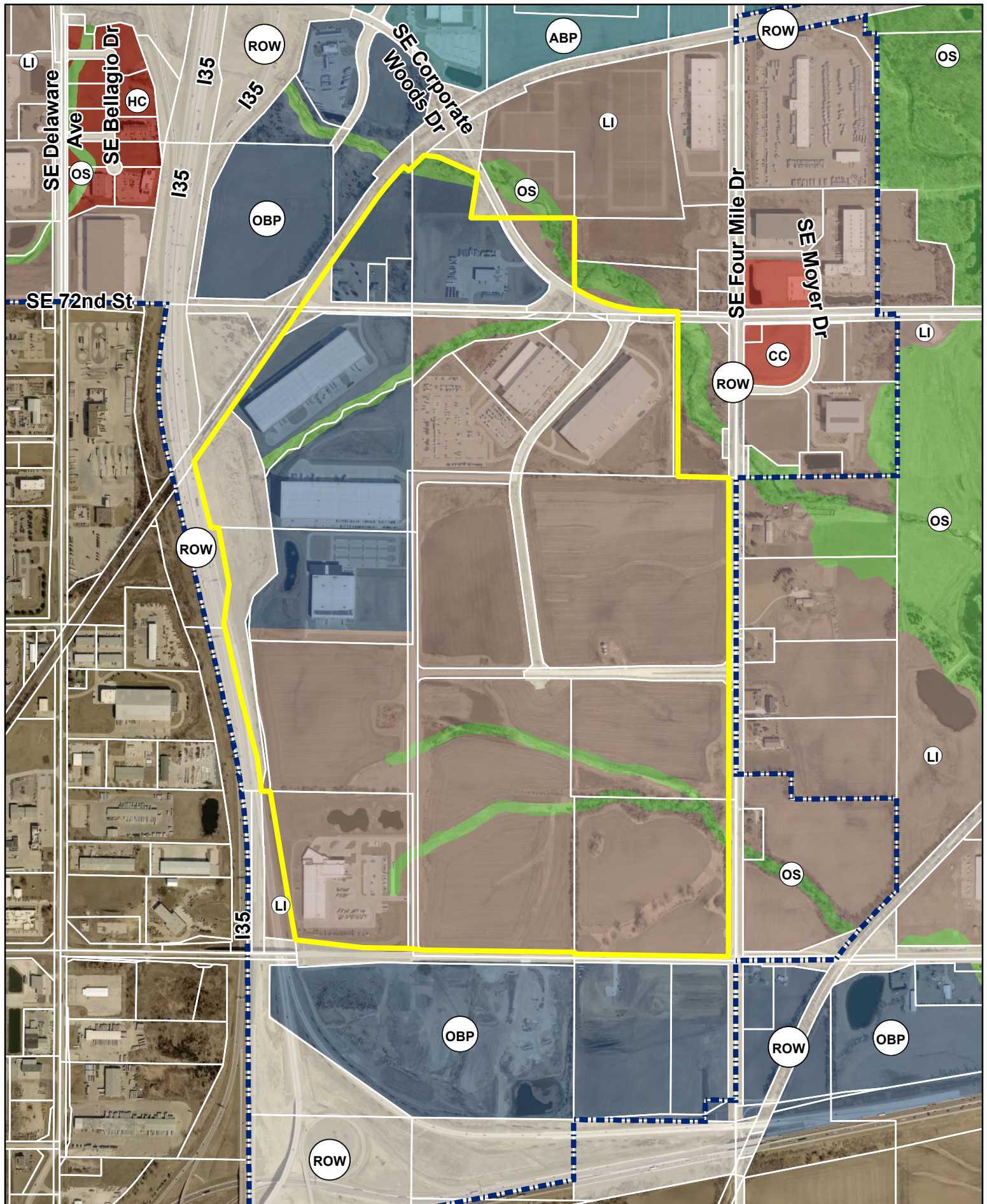
1 inch = 1,000 feet

Date: 10/1/2025

Exhibit E Data Center & Electrical Sub Stations Allowed Areas









ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Boards & Mayoral Appointments to Boards and Commissions
Commissions

ORIGINATING DEPARTMENT COUNCIL GOAL
City Clerk

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

The Mayor requests that council approve the recommendations she is making for re-appointments to Boards and Commissions, effective January 1, 2026.

- Board of Examiners & Appeals: BJ Frideres and Brant Carr
- Parks Board: Amber Smith and Nichoel Church
- Plan & Zoning Commission: Trina Flack and Todd Ripper.
- Zoning Board of Adjustment: Jeffrey Baxter

The Mayor requests that council approve the recommendation for appointment of Joseph (JD) Herst to the Plan & Zoning Commission.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve appointments as presented.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion approving Mayoral appointments to Boards and Commissions as presented, effective January 1, 2026.

ATTACHMENTS

1. 2025-12-15 Boards and Commissions Appointments

Boards and Commissions Appointments

Board or Commission	Seat Number	Current Appointment	Term Expires	Reappointment Application Received	Appointment 12/15/25	New Term Expires
Economic Development Council	1	Vacant	6/30/2026		*	6/30/2026
Economic Development Council	9	Vacant	6/30/2025		*	6/30/2028
Board of Examiners & Appeals	4	BJ Frideres	12/31/2025	Yes	BJ Frideres	12/31/2028
Board of Examiners & Appeals	5	Brant Carr	12/31/2025	Yes	Brant Carr	12/31/2028
Human Rights Commission	1	Laura Parkinson	12/31/2025	No	*	12/31/2028
Human Rights Commission	2	Vacant	12/31/2024		*	12/31/2027
Human Rights Commission	3	Vacant	12/31/2024		*	12/31/2027
Human Rights Commission	4	Vacant	12/31/2024		*	12/31/2027
Human Rights Commission	5	Vacant	12/31/2024		*	12/31/2027
Parks Board	1	Amber Smith	12/31/2025	Yes	Amber Smith	12/31/2029
Parks Board	2	Nichoel Church	12/31/2025	Yes	Nichoel Church	12/31/2029
Plan & Zoning Commission	1	Trina Flack	12/31/2025	Yes	Trina Flack	12/31/2029
Plan & Zoning Commission	2	Todd Ripper	12/31/2025	Yes	Todd Ripper	12/31/2029
Plan & Zoning Commission	3	Glenn Hunter	12/31/2025	No	Joseph Herst	12/31/2029
ZBOA	1	Jeffrey Baxter	12/31/2025	Yes	Jeffrey Baxter	12/31/2030

* Seeking applicants



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Ord 2246 An Ordinance vacating Public Utility Easements located on Lots 3 & 4, Plaza 36 Plat 1.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 2nd Reading
LEGAL

EXECUTIVE SUMMARY

DRA Properties LC has requested the vacation of Public Utility Easements on Lots 3 & 4, Plaza 36 Plat 1. DRA Properties, LC recently did a plat of survey that redrew the lot lines for Lots 2, 3, and 4 of Plaza 36 Plat 1, combining them and making two larger lots. The vacated easements will be replaced with other easement(s) once future development occurs.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve the request to vacate the Public Utility Easements

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 2246.

ATTACHMENTS

1. Ordinance
2. Aerial Map
3. Applicant Letter
4. Easement Vacation Exhibit

WHEN RECORDED RETURN TO:

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

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: (515) 963-3557

ORDINANCE

**ORDINANCE VACATING PUBLIC UTILITY EASEMENTS,
LOCATED ON LOTS 3 & 4, PLAZA 36 PLAT 1**

WHEREAS, pursuant to notice published in the manner required by law, on the 1st day of December, 2025, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate public utility easements, as shown on the attached Easement Vacation Plat; and

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

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

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

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

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

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

PASSED AND APPROVED this 5th day of January, 2026.

CITY OF ANKENY, IOWA

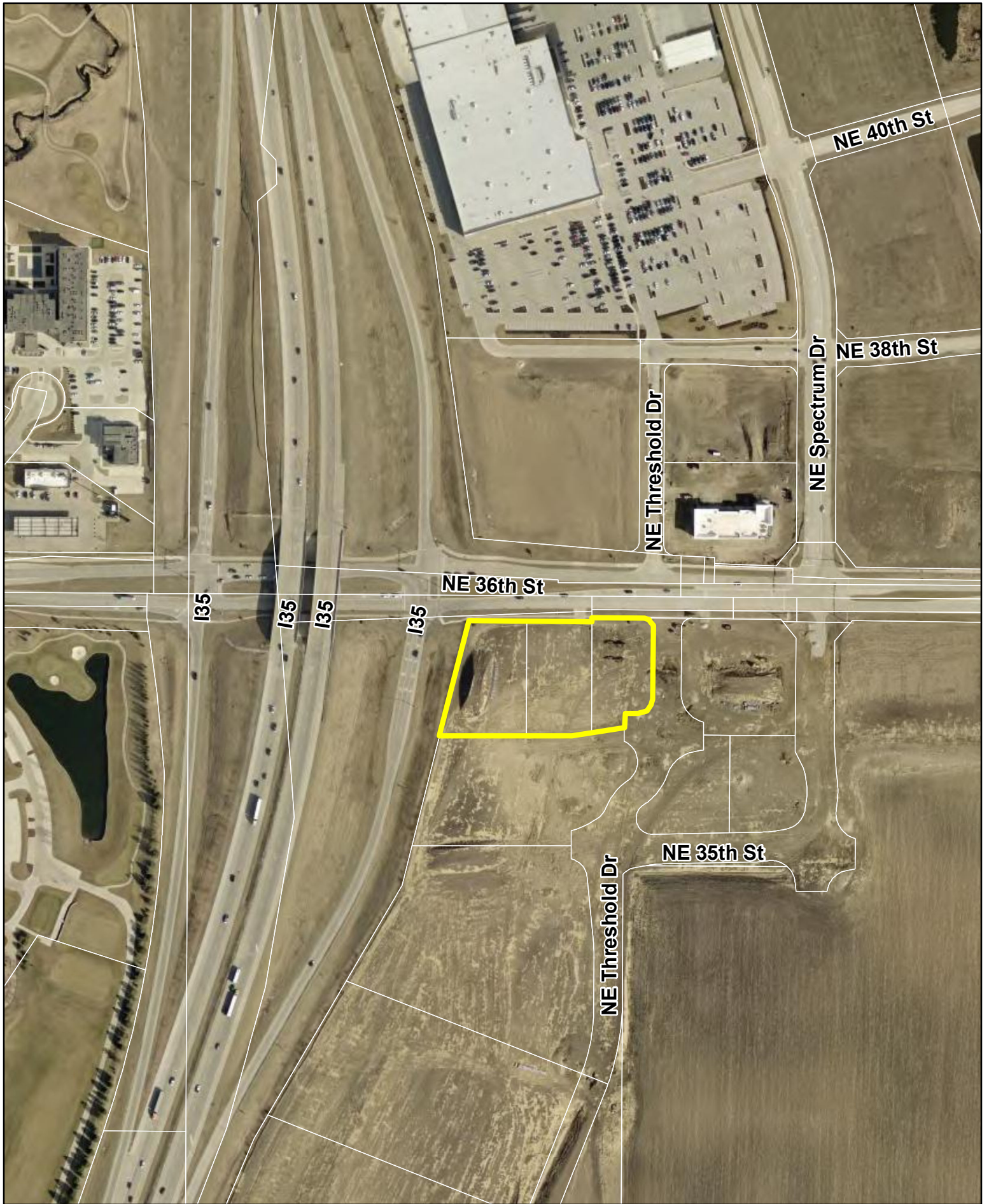
Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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

1st Con _____ (Public Hearing)
2nd Con _____
3rd Con _____



1 inch = 300 feet
Date: 11/12/2025

Lots 3 & 4 Public Utility Easement Vacations Aerial Map





October 28, 2025

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Lots 3 & 4 – Plaza 36 Plat 1 – Public Utility Easement Vacation

Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, LC, we respectfully request the vacation of a portion of the existing public utility easement located within Lots 3 and 4 of Plaza 36 Plat 1. A plat of survey is currently under review to combine Lots 2, 3, and 4 into two parcels, and the existing easements are situated within the interior of the proposed new parcels.

We respectfully request the City Council's approval of this vacation. Thank you for your time and consideration.

Sincerely,

Adam Schoeppner, PLS
NILLES ASSOCIATES, INC.

EXHIBIT "A"

EASEMENT VACATION LEGAL DESCRIPTION

THE EAST 10 FEET EXCEPT THE SOUTH 44.8 FEET AND EXCEPT THE NORTH 27 FEET OF LOT 3, PLAZA 36 PLAT 1, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

AND

THE EAST 10 FEET EXCEPT THE SOUTH 49.5 FEET AND EXCEPT THE NORTH 27 FEET OF LOT 4, PLAZA 36 PLAT 1, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

PREPARED FOR PROPRIETOR

CITY OF ANKENY
410 WEST 1ST STREET
ANKENY, IOWA 50023

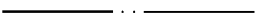
DRA PROPERTIES, LC
1525 NE 36TH STREET
ANKENY, IOWA 50021



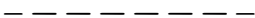
LEGEND



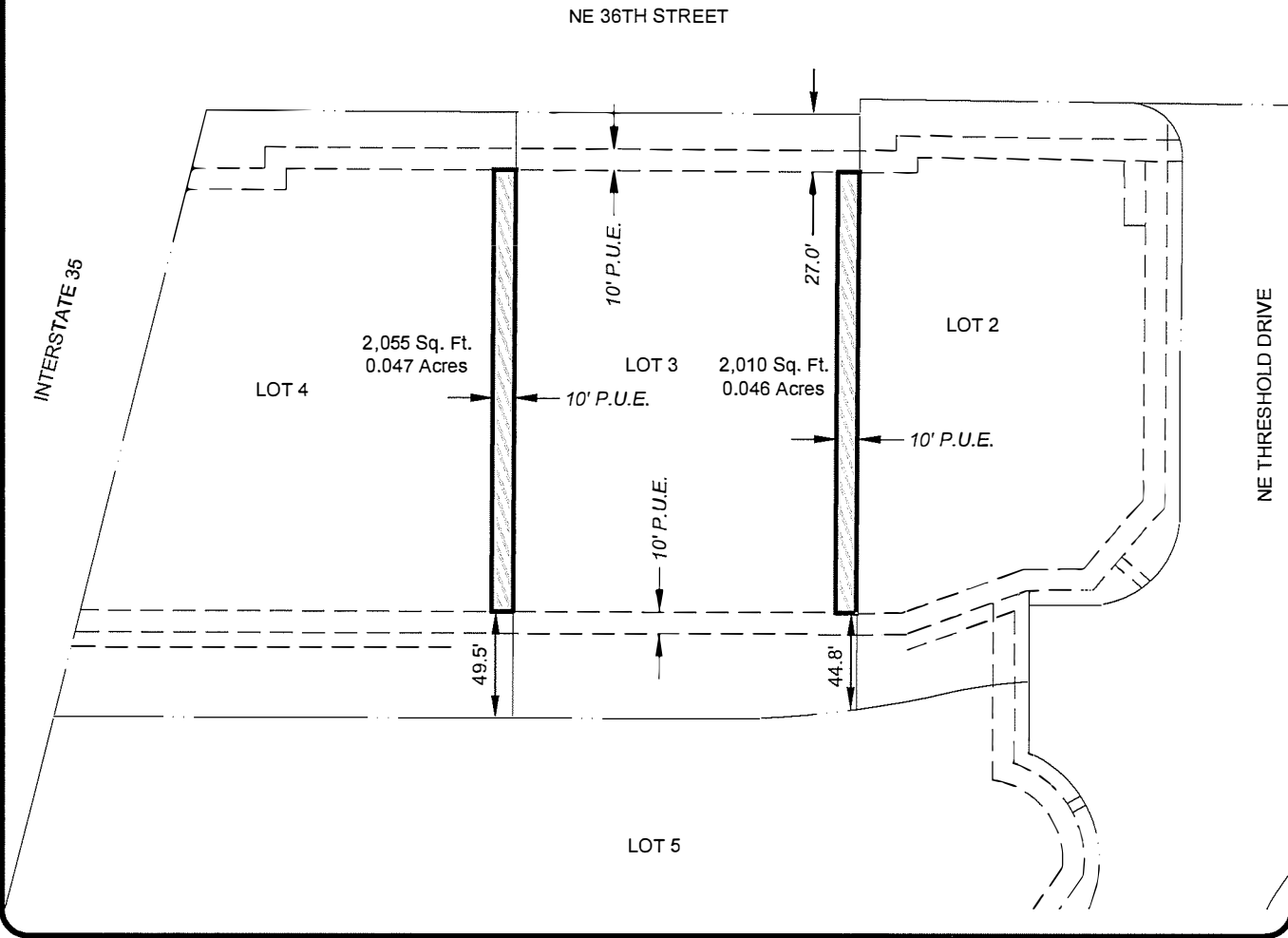
SUBJECT EASEMENT AREA



EXISTING BOUNDARY LINE



EXISTING EASEMENT LINE



 1933 SW MAGAZINE RD ANKENY, IOWA 50023 (515) 965-0123 phone www.nillesinc.com	PROJECT:	EASEMENT VACATION		NAI No.:	24029	DRAWN BY:	TJM	DWG No.:	2/3
	LOCATION:	ANKENY, IOWA		DATE:	11/14/2025	CHECKED BY:	ADS	SHEET TITLE:	VAC-A

C:\Users\adam.schoeppner\Niles\NAI Projects - SPS - Projects\NAI Projects\Projects\25118\Documents-Easements\Working\24029-EX PUE VACATE.dwg



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Local Option Sales and Services Tax

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL
Exercise Financial Discipline

ACTION REQUESTED
Resolution
LEGAL
Legal Review Required

EXECUTIVE SUMMARY

The County Commissioner of Elections is requested to submit to the voters of the City of Ankeny, at a Special City Election on September 8, 2026, the question of the imposition of a Local Option Sales and Services Tax to begin on January 1, 2027, and the following ballot language is recommended:

To authorize the imposition of a local sales and services tax in the City of Ankeny at the rate of one percent (1%) to be effective from January 1, 2027, until repeated.

Revenues from the sales and services tax are to be allocated as follows:

Fifty percent (50%) for property tax relief.

Fifty percent (50%) for capital projects, including street improvements, park and trail improvements and recreational facilities, public infrastructure, public safety equipment, and public facilities; or debt retirement.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend that the City Council approve Resolution regarding a special election on the imposition of a local option sales and services tax within the City of Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Discussed at the November 10, 2025 and November 24, 2025 Council Action Planning Sessions.

FISCAL IMPACT

According to the Iowa Department of Revenue, a local option sales and services tax would generate an estimated \$11.8 million annually.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to adopt **RESOLUTION** regarding a special election on the imposition of a local option sales and services tax within the City of Ankeny, Iowa.

ATTACHMENTS

1. Resolution
2. FINAL Local Option Sales Tax 11-24-2025 - Discussion

Council Member _____ introduced the following Resolution entitled "RESOLUTION REGARDING A SPECIAL ELECTION ON THE IMPOSITION OF A LOCAL OPTION SALES AND SERVICES TAX WITHIN THE CITY OF ANKENY, IOWA," and moved that the same be adopted.

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION REGARDING A SPECIAL ELECTION ON THE IMPOSITION OF A LOCAL OPTION SALES AND SERVICES TAX WITHIN THE CITY OF ANKENY, IOWA

WHEREAS, Chapter 423B of the Iowa Code (the "Code") establishes the requirements to request that the County Commissioner of Elections hold an election on the question of imposing a local sales and services tax; and

WHEREAS, the Code provides that the question of the imposition of a local sales and services tax shall be submitted to the registered voters of a city located in a county that is a qualified county, or the portion thereof located in the county, upon receipt by the County Commissioner of Elections of a motion requesting such submission, adopted by the governing body of the city; and

WHEREAS, a qualified county includes a county with a population in excess of four hundred thousand according to the 2010 federal decennial census; and

WHEREAS, the City Council of the City of Ankeny, Iowa is the governing body of a city located in Polk County, a qualified county; and

WHEREAS, the City Council of Ankeny, Iowa, desires that an election on the imposition of a new local sales and services tax, effective January 1, 2027, be placed on the ballot for the September 8, 2026, election pursuant to Section 423B.6(4)(b)(2) of the Code of Iowa Rule 701–21.800(2) of the Administrative Code of Iowa.

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

Section 1. That there is hereby called a special election on Tuesday the 8th of September, 2026, at which election there shall be submitted to the registered voters of the City of Ankeny, Iowa, the following question, to wit:

SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED? YES ☐
NO ☐

Summary: To authorize imposition of a local sales and services tax in the City of Ankeny at the rate of one percent (1%) to be effective on January 1, 2027, until repealed.

A new local sales and services tax shall be imposed in the City of Ankeny at the rate of one percent (1%) to be effective on January 1, 2027.

Revenues from the sales and services tax are to be allocated as follows:

50% for property tax relief.

The specific purpose for which the revenues shall otherwise be expended is:

50% for capital projects, including street improvements, park and trail improvements and recreational facilities, public infrastructure, public safety equipment, and public facilities; or debt retirement.

Section 2. That the Auditor of Polk County, Iowa, being the County Commissioner of Elections, is hereby directed to publish a notice of the ballot proposition not less than 60 days before the date of election as required by Rule 701–21.800(3)(a) of the Administrative Code of Iowa.

Section 3. That the Auditor of Polk County, Iowa, being the County Commissioner of Elections, is hereby directed to publish a notice of the election not less than four clear days nor more than twenty days prior to the date of said election as required by Section 49.53 of the Code of Iowa.

Section 4. That both notices shall be published by the County Commissioner of Elections in a legal newspaper, published wholly in the English language, as defined by Section 618.3 of the Code of Iowa.

Section 5. That the County Commissioner of Elections shall cause to be prepared all such ballots and election registers and other supplies as may be necessary for the proper and legal conduct of said election.

Section 6. That the City Clerk is hereby directed to file a certified copy of this Resolution no later than the close of business on June 16, 2026, in the office of the County Commissioner of Elections, which filing shall also constitute the "written notice" to the County

Commissioner of Elections of the election date required to be given by the governing body under the provisions of Chapter 47 of the Code of Iowa.

PASSED AND APPROVED this 15th day of December, 2025.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



Local Option Sales Tax

November 24, 2025

Mike Schrock, Interim City Manager

About Local Option Sales Tax



Local Option Sales Tax

Counties and cities in Iowa can impose up to a 1% tax on sales.



Revenue Purpose Statement

The city council must designate how the funds will be allocated through a revenue purpose statement.



Property Tax Relief

At least 50% of local option sales tax revenue must be used to provide property tax relief to residents.



Voter Approval

A referendum must be held in Ankeny to approve local option sales tax. A majority plus one vote is required to pass the referendum.

Enacting a local option sales tax in Iowa requires voter approval through a referendum.

About Local Option Sales Tax



1% sales tax

A 1% sales tax is applied to retail sales and some services in Iowa where approved.



Online sales

Local option sales tax is collected from online sales in some circumstances.



Revenue Distribution

County wide collection then distributed to participating cities based on a formula.



Polk County

The 1% tax applies to any applicable retail purchase or contracted service in major cities in Polk County (except Ankeny).

Local option sales tax is a 1% sales tax applied to retail and services in Iowa counties and cities where approved.

Local Option Sales Tax as a Revenue Source

1. Way to reduce debt, diversify revenues and rely less on property taxes
2. A dedicated revenue source for Public safety equipment, traffic improvements, and recreational amenities
3. Ensures fair contribution from everyone, including nonresidents

How Local Option Sales Tax is Distributed

All local option sales tax collected in Polk County goes into a special fund.

This fund is distributed among the jurisdictions within the county that enact local option sales tax.

Distribution to each city is determined by a combination of population and property tax levy.

Ankeny is the
ONLY
city in
Polk County
without local option
sales tax

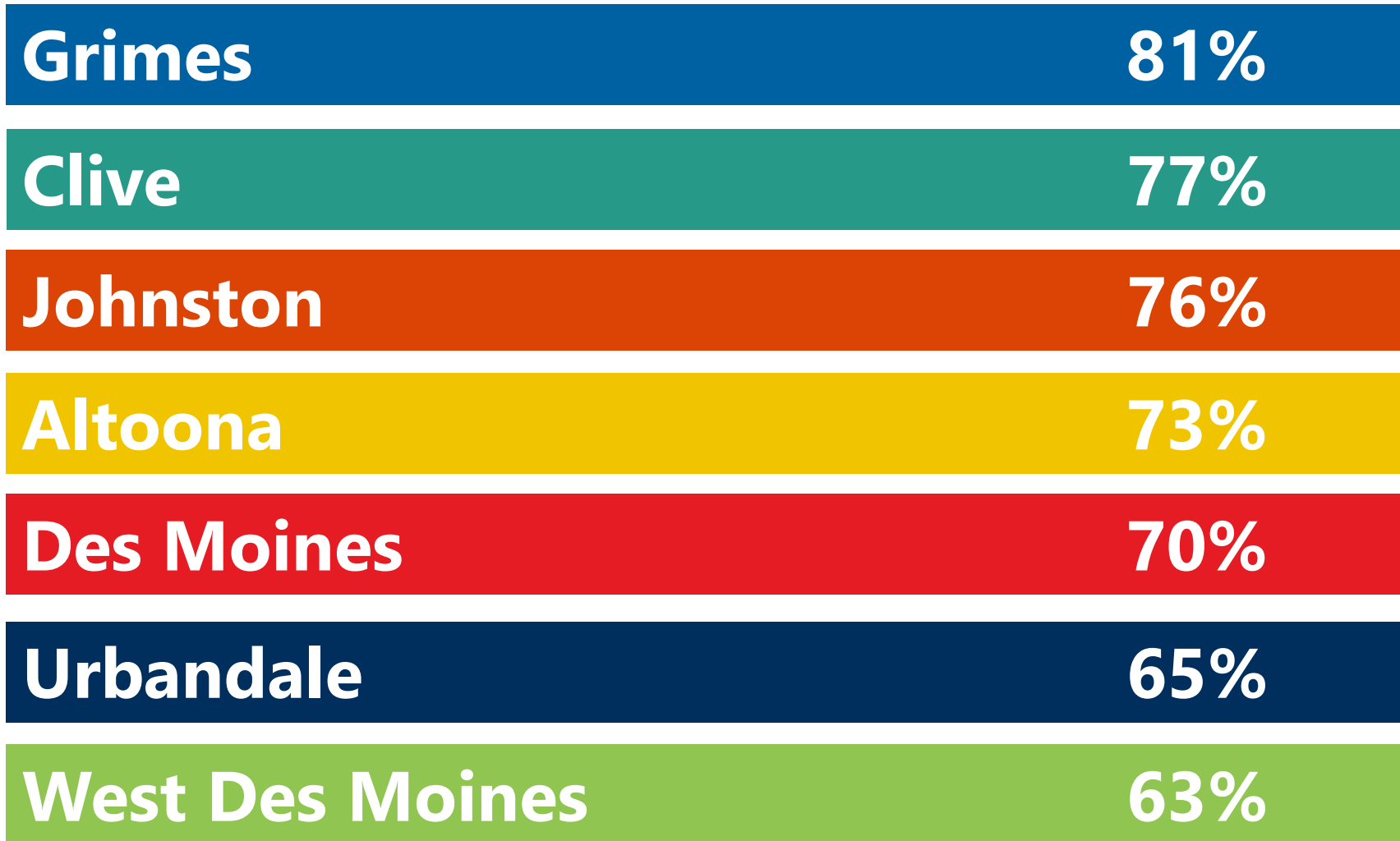
Ankeny will be
1 of 5
cities in Iowa
without local option
sales tax*

**Effective Jan 1, 2026*

99.5%
of cities
in Iowa
have local option
sales tax*

**Iowa Department of Revenue*

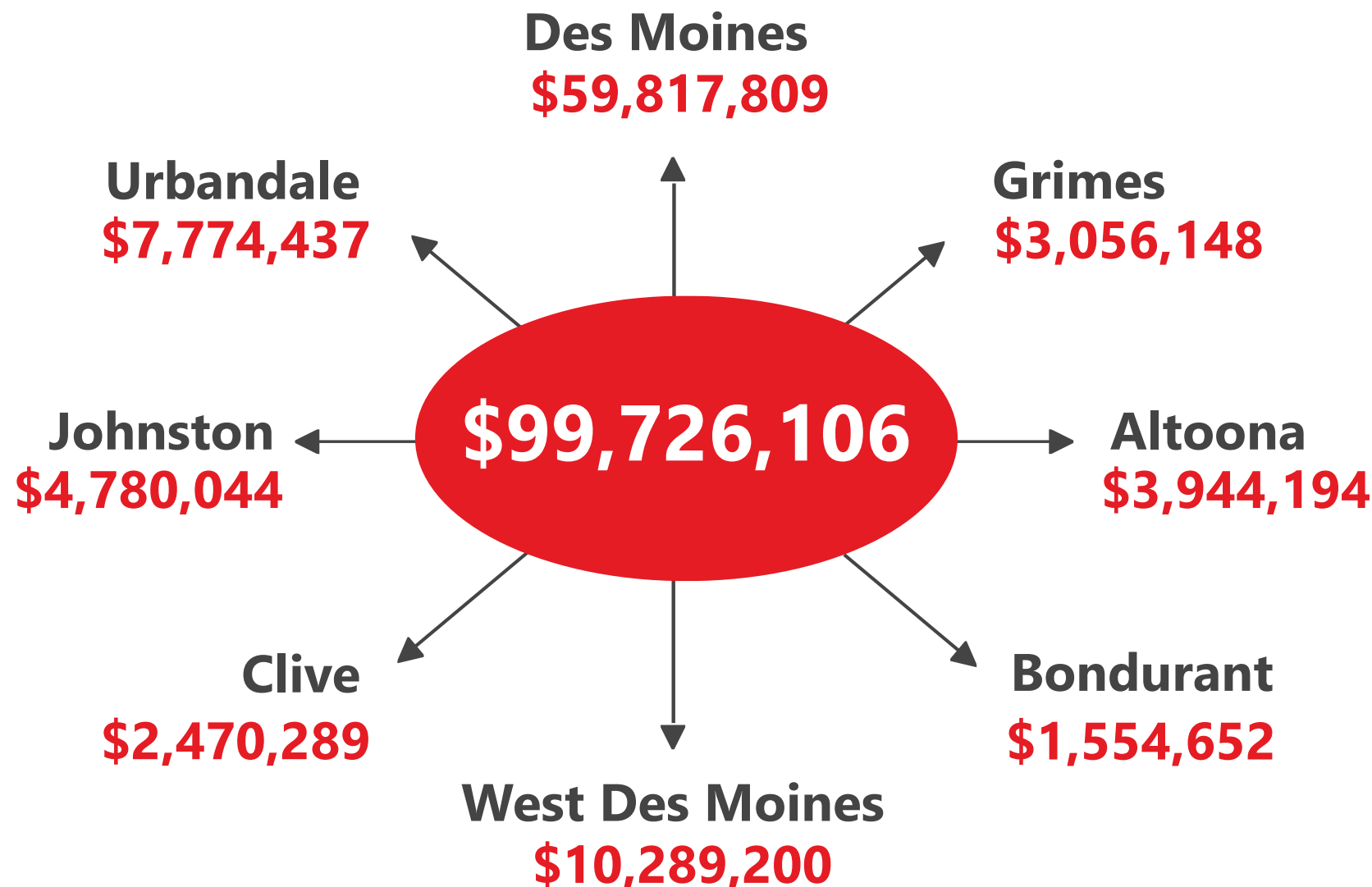
Polk County Residents Supported Local Option Sales Tax



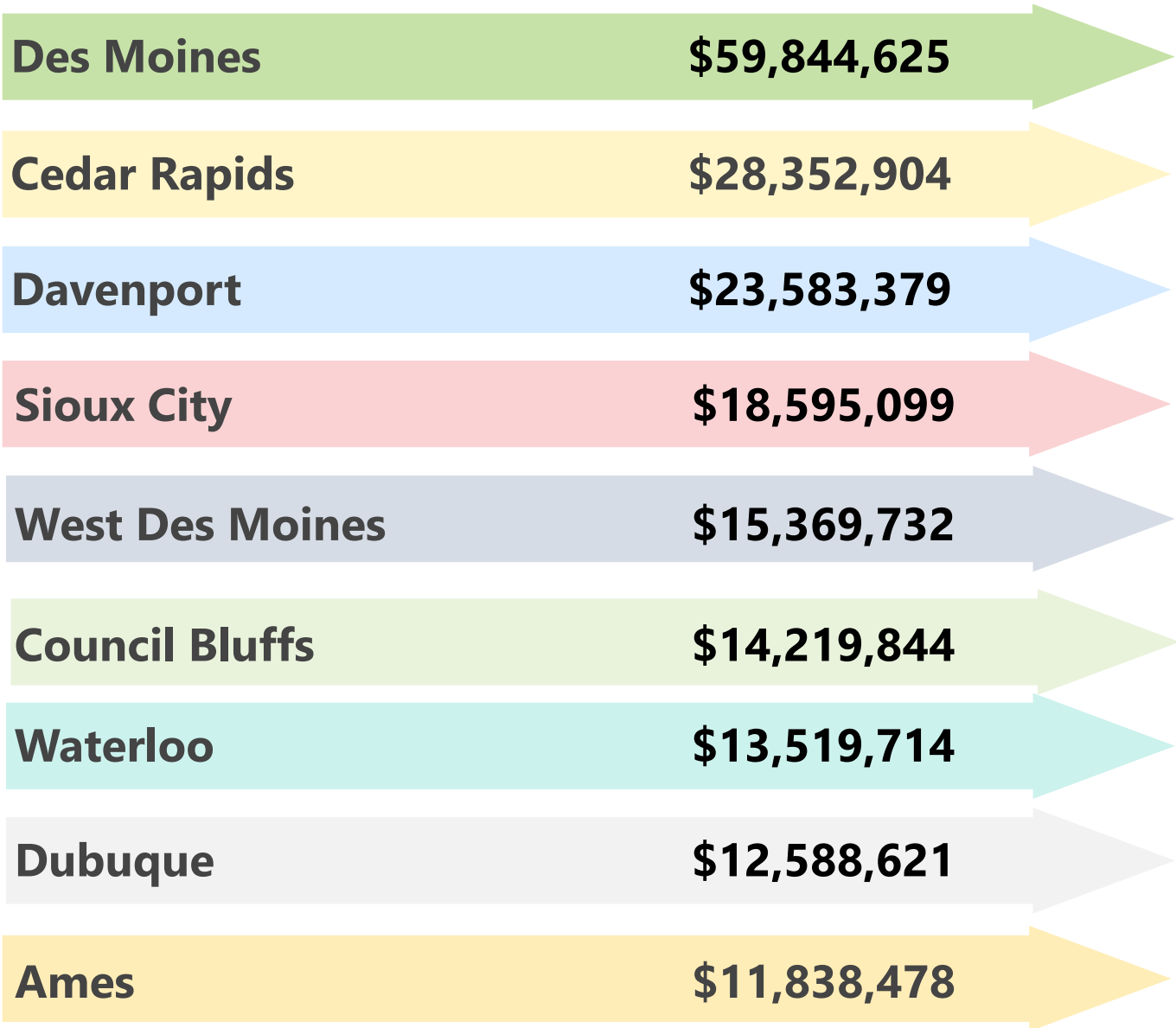
Johnson County Residents Supported Local Option Sales Tax Nov. 4, 2025

Coralville	85%
Iowa City	84%
Oxford	84%
North Liberty	76%
Shueyville	63%

FY 2025 Payments to Cities in Polk County



Local Option Sales Tax Impact on the Largest Cities in Iowa



More than
\$605 Million
in local sales tax
revenue
collected in the
state of Iowa in
FY 2025

**It's estimated that Ankeny
would have received more than**

\$11.8 Million

**In local option sales tax
revenue in FY 2025**

Who pays the \$11.8 Million in sales tax in Ankeny?



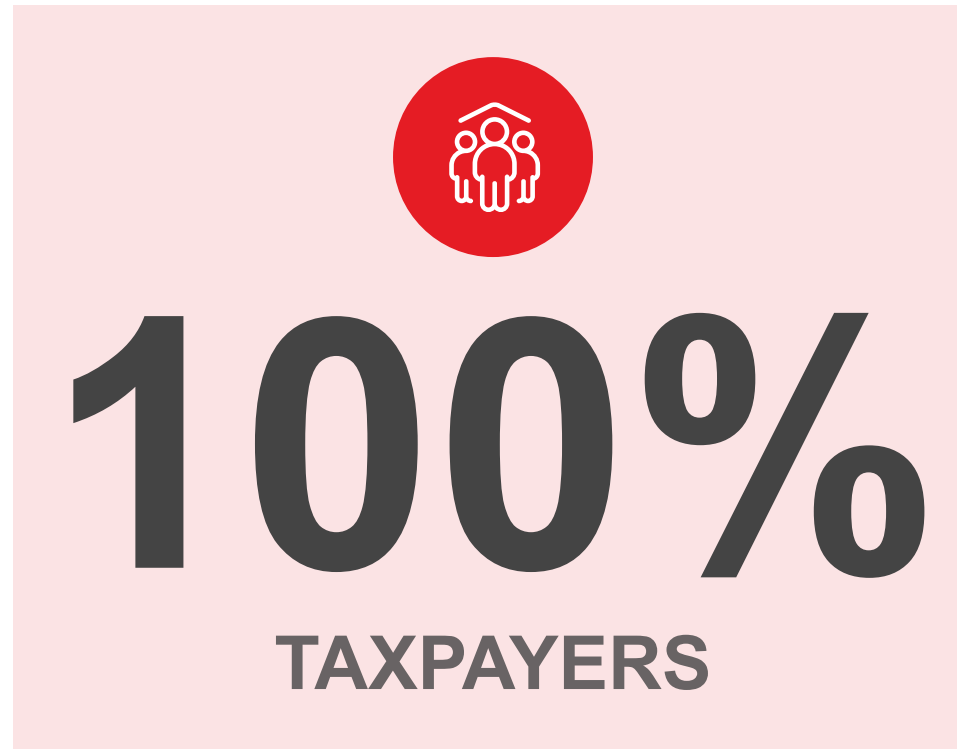
50%
RESIDENTS



50%
NONRESIDENTS

Ankeny is 26% above statewide average in per capita taxable sales

Who pays for the street improvements, parks, trails, recreational facilities, public safety equipment, debt retirement and other CIP projects in Ankeny?



50%

**Property Tax
Relief**

\$9

**Property Tax
Rate**

9.1%

**Reduction of
Property Tax
Rate**

The Case for Action



**Reliance on
property tax**



Retail investment



**Future
Growth**



**Cost of doing
business**

Ballot Language

Fifty percent (50%) for property tax relief; and
Fifty percent (50%) of such revenues for capital projects,
including street improvements, park and trail improvements
and recreational facilities, public infrastructure, public safety
equipment, public facilities; or debt retirement.

Local Option Sales Tax Timeline

May 4, 2026

City Council approves ballot language and resolution for a special election

Sept. 8, 2026

Special Election Day
Ankeny residents decide

Late Feb. 2027

Ankeny receives first payment of local option sales tax revenue

July & August 2026

Public Education campaign for local option sales tax

Jan. 1, 2027

Local option sales tax goes into effect in Ankeny



ANKENY CITY COUNCIL

Ankeny City Council Agenda

December 15, 2025
5:30 PM

Bobbi Bentz, Mayor
Todd Shafer, Mayor Pro Tem

Council Members: Matt Davis, Jeff Perry, Joe Ruddy, Kelly Stearns

ITEM NAME

Request for Executive Session under Code Section 21.5.1 (C)

ORIGINATING DEPARTMENT
City Manager's Office

COUNCIL GOAL

ACTION REQUESTED

Motion

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to go into Executive Session, pursuant to the provisions of Iowa Code Section 21.5.1, subparagraph (c) “to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation”.

Following adjournment of the Executive Session, Council may take action on any matter discussed during the

Executive Session.

ATTACHMENTS

None