



ANKENY CITY COUNCIL

**Regular Meeting
Monday, January 5, 2026
5:30 PM**

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

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

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

ELECTRONIC MEETING INFORMATION

<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtNVHNxcWZFak9PdZ09>

Meeting ID: 973 1299 2966
Passcode: 1234

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

PROCEDURAL ACTIONS:

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

CEREMONY:

1. **Oath of Office:**
Mayor Bobbi Bentz, Council Member Dustin Graber, Council Member Justin Hollinrake

A. PUBLIC FORUM:

B. APPROVAL OF AGENDA:

1. Approval of the January 5, 2026 Agenda

Consider motion to approve and accept the January 5, 2026 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2026-01 A request to vacate 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

Consider motion to close Public Hearing 2026-01.

Consider motion to accept first consideration of ORDINANCE 2247.

D. APPROVAL OF CONSENT AGENDA:

• **MINUTES**

- CA - 1.** Approval of official council actions of the regular meeting of December 15, 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 December 2, 2025.
- CA - 3.** Receive and file minutes of the Zoning Board of Adjustment meeting of December 2, 2025.
- CA - 4.** Receive and file minutes of the Park Board meeting of October 27, 2025.

• **LICENSES AND PERMITS**

- CA - 5.** Consider motion to approve the issuance of liquor licenses and beer/wine permits.

• **FINANCE/BUDGET**

- CA - 6.** Consider motion to approve Change Order #2 increasing the contract amount by \$22,383.14 to Shekar Engineering, PLC for construction services on the SW Des Moines Street Utility Improvements project.
- CA - 7.** Consider motion to approve Payment #7 in the amount of \$5,345.50 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr. — Concept Study project.
- CA - 8.** Consider motion to approve Payment #1 in the amount of \$6,302.68 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.
- CA - 9.** Consider motion to approve Payment #36 in the amount of \$13,656.53 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.
- CA - 10.** Consider motion to approve Payment #14 in the amount of \$40,484.30 to HR Green, Inc., for engineering services on the NW Irvinedale Drive & NW 18th Street Intersection Improvements project.
- CA - 11.** Consider motion to approve Payment #2 in the amount of \$56,108.75 to HR Green, Inc., for engineering services on the SE Oralabor Road & SE Four Mile Drive Intersection

Improvements project.

- CA - 12.** Consider motion to approve Payment #10 in the amount of \$4,400.00 to JEO Consulting Group, Inc., for engineering services on the Ankeny North Four Mile Creek Sanitary Sewer Study project.
- CA - 13.** Consider motion to approve Payment #21 in the amount of \$4,893.30 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.
- CA - 14.** Consider motion to approve Payment #10 in the amount of \$257.70 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.
- CA - 15.** Consider motion to approve Payment #8 in the amount of \$136,888.91 to Shekar Engineering PLC for construction services on the SW Des Moines Street Utility Improvements.
- CA - 16.** Consider motion to approve Payment #10 in the amount of \$1,073.00 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.
- CA - 17.** Consider motion to approve Payment #12 in the amount of \$5,061.50 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements—Phase 4 project.
- CA - 18.** Consider motion to approve Payment #16 in the amount of \$8,020.25 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.
- CA - 19.** Consider motion to approve Payment #3 in the amount of \$5,886.25 to Snyder & Associates, Inc., for engineering services on the SW/SE Oralabor Road Traffic Signal Timing Updates project.
- CA - 20.** Consider motion to approve the January 5, 2026 Accounts Payable.
- CA - 21.** Consider motion to receive and file the City of Ankeny Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2025.

- **PERSONNEL ITEMS**

- CA - 22.** Consider motion to approve the revised classification position descriptions for Permit Technician I, Permit Technician II, and Permit Supervisor in the Community Development Department.
- CA - 23.** Consider motion to adopt **RESOLUTION** amending the 401 Plan Document Adoption Agreement for the City of Ankeny, Iowa.

- **COMMUNITY DEVELOPMENT ITEMS**

- CA - 24.** Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, subdivision bonds for seeding and silt fence, platted easements, and authorizing cost participation for 8' sidewalk for Ash Crossing Plat 1.

- **CAPITAL IMPROVEMENT PROJECTS**

- CA - 25.** Consider motion to adopt **RESOLUTION** approving contract and bonds for the Westlawn Place Area Utility Improvements - Phase 1, with S.M. Hentges & Sons, Inc. in the amount of \$5,869,000.00.
- CA - 26. Watercrest Park Expansion:** Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with Graphite Construction Group in the amount of \$529,352.69; and c) Final Payment #6 in the amount of \$0, and Release of Retainage in the amount of \$26,467.63.
- CA - 27. Prairie Ridge Softball Batting Cages:** Consider motion to approve: a) Change Order #1 increasing the contract amount by \$2,200.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Howser Concrete Unlimited in the amount of \$89,854.00; and d) Final Payment #1 in the amount of \$85,361.30, and Release of Retainage in the amount of \$4,492.70.
- CA - 28.** Consider motion to adopt **RESOLUTION** ordering construction on the West First Street Widening and Improvements — Phase 2 project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 1/21/26 @ 10:00 A.M. (Iowa DOT) / date of hrg: 2/2/26 @ 5:30 P.M.)
- CA - 29.** Consider motion to adopt **RESOLUTION** ordering construction on the 2026 PCC Reconstruction Program - NE Chambers Parkway project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 1/27/26 @ 10:30 A.M. / date of hrg: 2/2/26 @ 5:30 P.M.)
- CA - 30.** Consider motion to adopt **RESOLUTION** ordering construction on the Deer Creek Trunk Sewer Extension — Phase 1 project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 1/27/26 @ 10:30 A.M. / date of hrg: 2/2/26 @ 5:30 P.M.)
- CA - 31.** Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$85,577.00 with Civil Design Advantage (CDA) for construction services on the Otter Creek Trunk Sewer Extension - Phase 4 project.

• **ORDINANCES**

- CA - 32.** Consider motion to accept third consideration of **ORDINANCE 2246**, an Ordinance vacating Public Utility Easements located on Lots 3 & 4, Plaza 36 Plat 1, sending it on its final passage and publication as required by law.

Consider motion to adopt **RESOLUTION** authorizing the sale of property vacated by the City of Ankeny, Iowa, to DRA Properties, LC.

• **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-32

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-32.

E. LEGISLATIVE BUSINESS:

• **BOARDS AND COMMISSIONS APPOINTMENTS**

- 33.** Committees & Annual Mayoral appointments of council and staff to serve on various

Boards committees and boards during 2026.

Consider motion to adopt RESOLUTION appointing council and staff to serve on various committees and boards for 2026.

Consider motion to adopt RESOLUTION appointing representatives to the Des Moines Area MPO Committees.

F. ADMINISTRATIVE BUSINESS:

- **REPORT OF THE CITY STAFF:**

City Manager

- **REPORT OF THE GOVERNING BODY:**

Mayor Bentz

City Council Members:

Council Member Davis

Council Member Graber

Council Member Hollinrake

Council Member Perry

Council Member Shafer

- **FUTURE COUNCIL AGENDA ITEMS:**

- Department Budget Presentations, 1/16/2026 at 8:00 a.m.

- Regular City Council Meeting, 1/20/26 at 5:30 p.m.

- Public Hearing - 2026 PCC Reconstruction Program - NE Chambers Pkwy, 2/2/26 at 5:30 p.m.

- Public Hearing - West First Street Widening and Improvements - Phase 2, 2/2/26 at 5:30 p.m.

- Public Hearing - Deer Creek Sanitary Trunk Sewer Extension - Phase 1, 2/2/26 at 5:30 p.m.

- Council Action Planning Session, 2/9/2026 at 5:30 p.m.

- Regular City Council Meeting, 2/16/26 at 5:30 p.m.

- Council Action Planning Session, 2/23/2026 at 5:30 p.m.

G. ADJOURNMENT



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Oath of Office:

Mayor Bobbi Bentz, Council Member Dustin Graber, Council Member Justin Hollinrake

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

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Approval of the January 5, 2026 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 January 5, 2026 agenda, with or without amendment.

ATTACHMENTS

None



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

PH 2026-01 A request to vacate 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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
Ordinance – 1st Reading
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 the request to vacate the Sanitary Sewer Easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

Legal publication and notification.

ACTION REQUESTED

Consider motion to close Public Hearing 2026-01.

Consider motion to accept first consideration of ORDINANCE 2247.

ATTACHMENTS

1. PH Coversheet
2. Ordinance
3. Easement Vacation Exhibit
4. Aerial Map
5. Applicant Letter



PUBLIC HEARING 2026-01

January 5, 2026 at 5:30 P.M.

PROPOSED VACATION OF 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

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2247 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.

Notice of this hearing was published in the Des Moines Register on the 26th day of December, 2025.

Has any written correspondence been received regarding this proposed vacation?

City Clerk: None in the clerk's office.

Mayor:

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

After Jensens's comments, the Mayor states:

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

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

- ☐ Consider **MOTION** to close Public Hearing 2026-01.
- ☐ Consider **MOTION** to accept first consideration of ORDINANCE 2247.

WHEN RECORDED RETURN TO:

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

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

ORDINANCE

ORDINANCE 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

WHEREAS, pursuant to notice published in the manner required by law, on the 5th day of January, 2026, the City Council of the City of Ankeny, Iowa, held a public hearing to consider a request to vacate a public sanitary sewer easement, as shown on the attached Exhibit 'A'; 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 Exhibit 'A'.

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 2nd day of February, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

**PUBLISHED IN
THE DES MOINES REGISTER
ON THE _____ DAY OF _____, 2026**

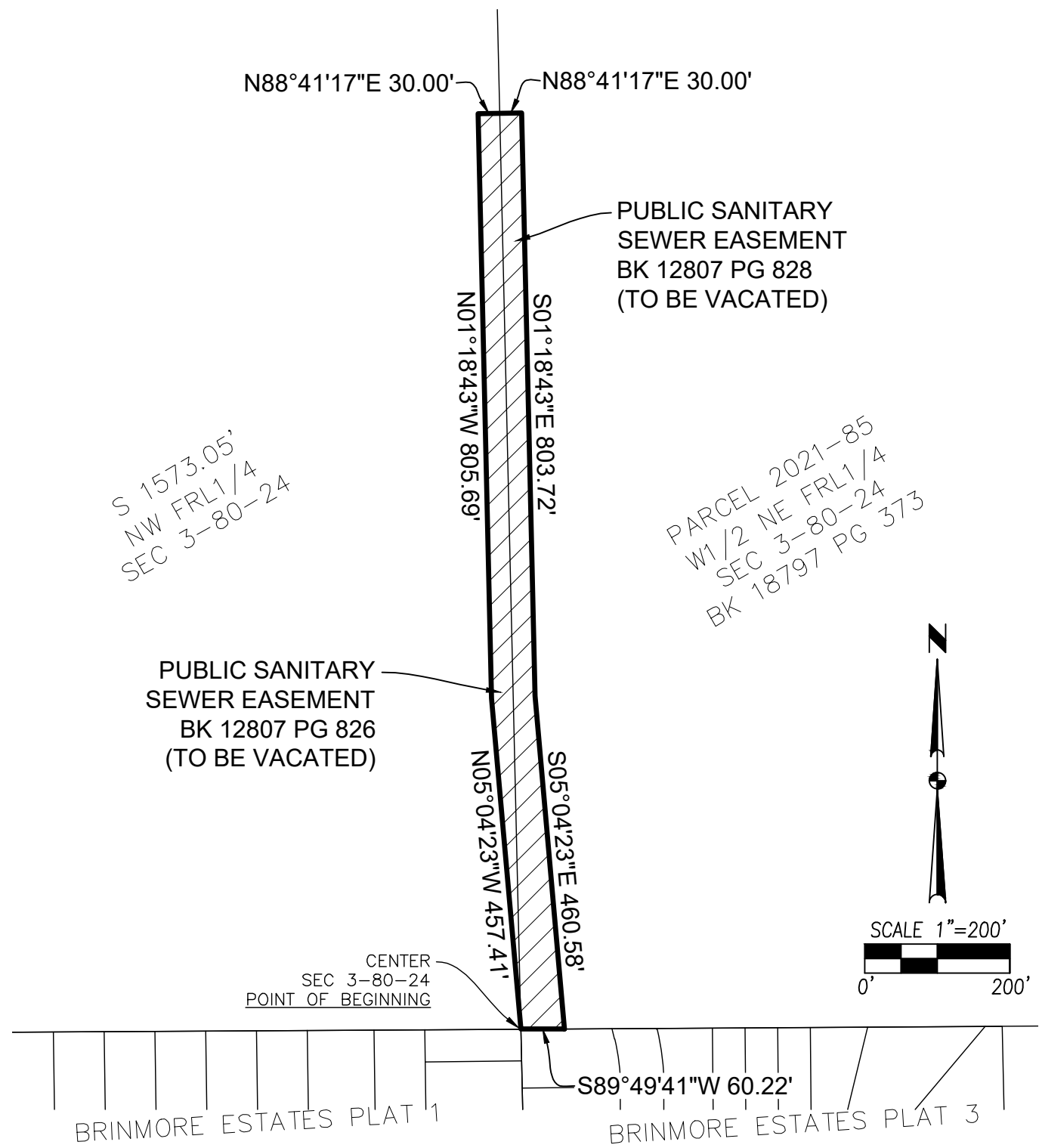
**1st Con _____ (Public Hearing)
2nd Con _____
3rd Con _____**

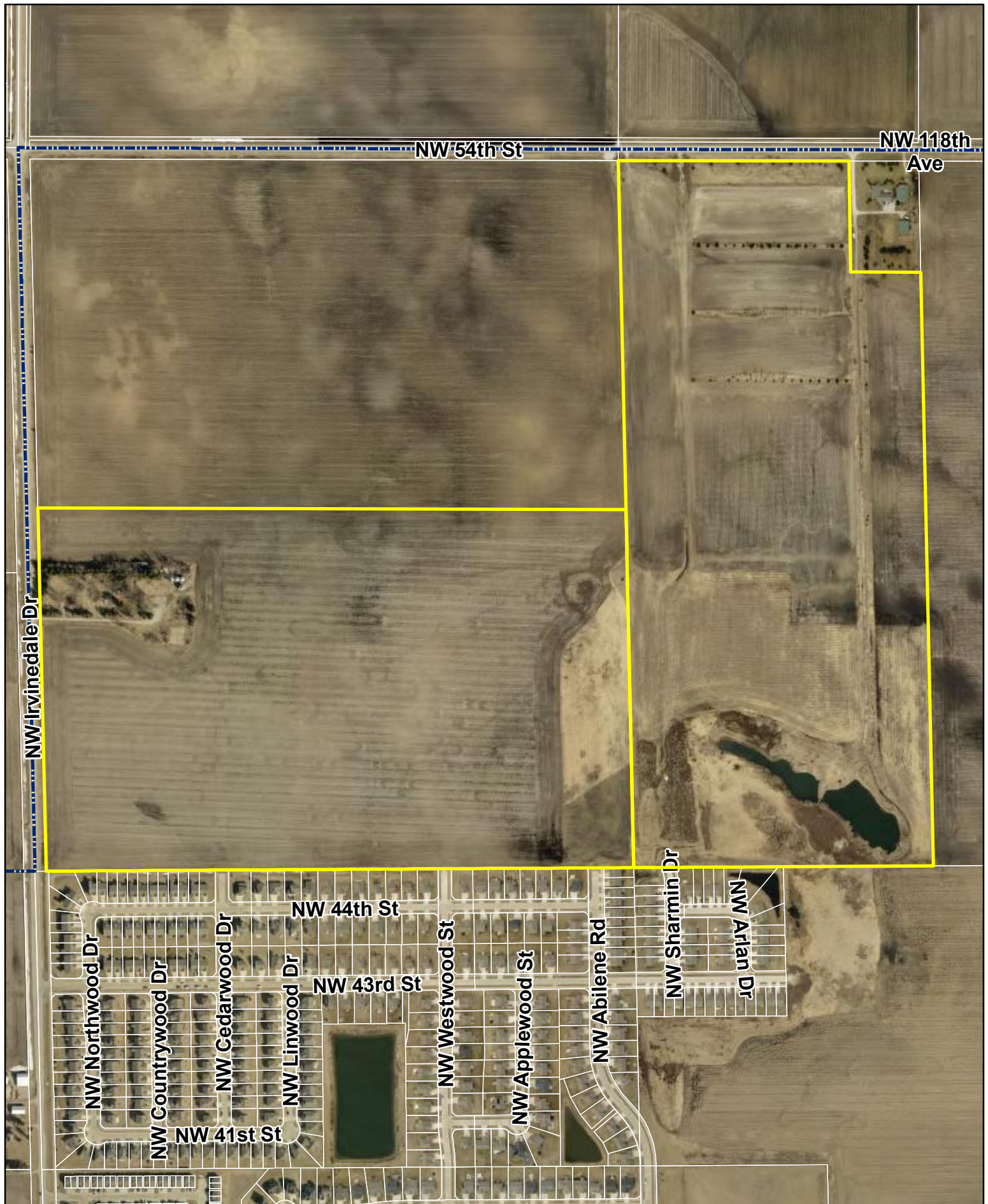
EXHIBIT 'A' - EASEMENT VACATION

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

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Approval of official council actions of the regular meeting of December 15, 2025 as published, subject to correction, as recommended by the City Clerk.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Minutes

MINUTES OF THE ANKENY CITY COUNCIL

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

CEREMONY

1. Polk County Supervisor Mark Holm presented the Polk County Community Development Grant for the High Trestle Trail Experience Park.
2. Mayor Bentz formally recognized Council Member Joe Ruddy for his years of service to the City.

APPROVAL OF AGENDA

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

PUBLIC HEARINGS

1. PH 2025-69. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract, 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.

Mark Mueller, Public Works Director, reported that the 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.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Perry moved, Ruddy seconded, to close public hearing 2025-69. Ayes: 4. Council Member Ruddy moved, Shafer seconded, to adopt 1) **RESOLUTION 2025-469** 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 2025-470** making award of construction contract with S.M. Hentges & Sons, Inc. in the amount of \$5,869,000.00. Ayes: Ruddy, Shafer, Davis, Perry.

2. PH 2025-70. Mayor Bentz announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 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.

Don Clark, Municipal Utilities Director, reported that the 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.).

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Shafer moved, Davis seconded, to close public hearing 2025-70. Ayes: 4. Council Member Ruddy moved, Davis seconded, to adopt 1) **RESOLUTION 2025-471** 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 2025-472** designating the apparent low bidder. Ayes: Ruddy, Davis, Perry, Shafer.

3. PH 2025-71. Mayor Bentz announced 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.

Mike Schrock, Interim City Manager, reported that the capital improvement program serves as a planning tool for public improvements, outlining the timing and financing of projects over a five-year period.

Mayor Bentz then asked for any public comment regarding the proposed project. Hearing none, Council Member Shafer moved, Ruddy seconded, to close public hearing 2025-71. Ayes: 4. Council Member Shafer moved, Ruddy seconded, to adopt **RESOLUTION 2025-473** approving the 2026-2030 Capital Improvement Program. Ayes: Shafer, Ruddy, Davis, Perry.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of December 1, 2025, as published.
2. Receive and file minutes of the Plan and Zoning Commission meeting of November 18, 2025.
3. Receive and file minutes of the Zoning Board of Adjustment meeting of October 21, 2025.

Licenses and Permits

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

Finance/Budget

5. Receive and file Financial Reports for November 2025.
6. Receive and file Building Permit Report for November 2025.
7. Receive and file the Utility Billing Report for November 2025.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Payment #8 in the amount of \$7,965.10 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.
14. 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.
15. Payment #8 in the amount of \$1,690.00 to Confluence, Inc., for engineering services on the Trestle Ridge Park construction project.
16. 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.
17. Payment #2 in the amount of \$38,426.55 to Jasper Construction Services, Inc., for construction services on the Sawgrass Park Dam Improvements project.
18. 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.
19. Payment #1 in the amount of \$95,118.98 to Manatt's Inc. for construction services on the SE Creekview Drive Extension (RISE) project.
20. 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.
21. Payment #17 in the amount of \$146,714.09 to Rognes Corporation, for construction services on the SE 3rd Street Improvements — Phase 2 project.
22. 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.
23. Payment #8 in the amount of \$12,470.00 to Van Maanen Electric, Inc., for construction services on the Fiber Optic Network Upgrade project.
24. Payment #4 in the amount of \$14,730.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
25. December 15, 2025 Accounts Payable by fund: General \$162,787; Fire Gift \$413; Hotel Motel Tax \$105,398; Road Use Tax \$325,951; Police/Fire Pension \$1,395; Debt Service \$1,300; Library Foundation \$473; Solid Waste \$118,531; Water \$17,855,358; Water Sinking \$550; Sewer \$822,447; Storm Water \$61,752; Golf Course \$15,189; Enterprise Project \$414,667; Revolving \$23,081; Risk Management \$134,913; Health Insurance \$583; Capital Projects \$866,377; Payroll

Totals \$1,567,944; Transfers/ACH (\$237,886); Agenda Payments Approved Separately (\$1,111,525); Grand Total \$21,129,698.

Community Development Items

26. **RESOLUTION 2025-474** 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.)
27. **RESOLUTION 2025-475** 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 Commercial Plat 1.
28. **RESOLUTION 2025-476** 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

29. **RESOLUTION 2025-477** accepting public improvements in NE Four Mile Dr Raised Median Improvements.
30. **RESOLUTION 2025-478** 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.
31. **RESOLUTION 2025-479** authorizing the execution of an Agreement with Iowa Department of Transportation for DOT-Initiated Detour of Primary Highway onto Local Roads.
32. **RESOLUTION 2025-480** authorizing acquisition of property for the SE Oralabor Road & SE Four Mile Drive Traffic Signal.
33. **RESOLUTION 2025-481** accepting public improvements in Pine Lake Estates - Interim Grading Improvements.

Capital Improvement Projects

34. **Senior Center Cunette:** Approve: a) Final Change Order #1 increasing the contract amount by \$2,500.00; b) Certificate of Completion; c) **RESOLUTION 2025-482** 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

35. **RESOLUTION 2025-483** approving an Artificial Intelligence Use Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.

36. **RESOLUTION 2025-484** approving an Identification Badge Policy in the Standard Administrative Policy and Procedures Manual of the City of Ankeny, Iowa.
37. 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.
38. 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.
39. **RESOLUTION 2025-485** approving the appointment of Michael Schrock as City Manager.

Ordinances

40. 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

1. Council Member Shafer moved, seconded by Davis, to approve the recommendations for Consent Agenda Items CA-1 through CA-40. Ayes: Shafer, Davis, Perry, Ruddy.

LEGISLATIVE BUSINESS

Boards and Commissions

41. Mayoral Appointments to Boards and Commissions. Council Member Perry moved, Davis seconded, to approve Mayoral appointments to Boards and Commissions as presented, effective January 1, 2026. Ayes: Perry, Davis, Ruddy, Shafer.

Approval of Ordinances

42. **Ord 2246.** An Ordinance vacating Public Utility Easements located on Lots 3 & 4, Plaza 36 Plat 1. Council Member Perry moved, Ruddy seconded, to accept second consideration of ORDINANCE 2246. Ayes: Perry, Ruddy, Davis, Shafer.

NEW BUSINESS

1. **Local Option Sales and Services Tax:** Council Member Ruddy moved, Shafer seconded, to adopt **RESOLUTION 2025-486** regarding a special election on the imposition of a local option sales and services tax within the City of Ankeny, Iowa. Ayes: Ruddy, Shafer, Davis. Nays: Perry.

EXECUTIVE SESSION

Moved by Perry, seconded by Shafer, to go into Executive Session at 6:32 p.m., pursuant to the provisions of Iowa Code 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". Ayes: Perry, Shafer, Ruddy, Davis. Council adjourned the executive session at 6:54 p.m. and returned to regular session.

Council Member Ruddy moved, Davis seconded, to direct legal counsel to file an appeal of a recent district court ruling. Ayes: 4.

ADJOURNMENT

Meeting was adjourned at 6:55 p.m.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 12/26/25.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Receive and file minutes of the Plan and Zoning Commission meeting of December 2, 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 2025-12-02

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 2, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the December 2, 2025, meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Laura Hutzell, Ryan Kirschman, Megan Flynn, 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 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes of the November 18, 2025, Plan and Zoning Commission meeting

Motion to approve and accept the November 18, 2025, minutes of the Plan and Zoning Commission meeting.

Item #2. Ash Crossing Plat 1 Final Plat

Motion to recommend City Council approval of Ash Crossing Plat 1 Final Plat.

Item #3. 4750 NW Ash Drive - NW Ash Drive Substation Site Plan

Motion to approve the site plan for 4750 NW Ash Drive, NW Ash Drive Substation, subject to the applicant using at least two earth-toned colors for the security wall and recordation of Ash Crossing Plat 1 Final Plat.

Item #4. Kimberley Villas Plat 4 Final Plat

Motion to recommend City Council approval of Kimberley Villas Plat 4 Final Plat.

Item #5. Kimberley Villas Plat 5 Final Plat

Motion to recommend City Council approval of Kimberley Villas Plat 5 Final Plat.

Item #6. Kimberley Villas Phase II Site Plan

Motion to approve the site plan for Kimberley Villas Phase II.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #6. Second by P.Tuning. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the December 1, 2025, City Council meeting.

Director's Report

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

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 6:41 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Receive and file minutes of the Zoning Board of Adjustment meeting of December 2, 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 2025-12-02

Meeting Minutes
Zoning Board of Adjustment
Tuesday, December 2, 2025
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the December 2, 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, and Eric Strom.

Staff: E. Jensen, E. Carstens, B. Morrissey, L. Hutzell, R. Kirschman, M. Flynn, and B. Fuglsang.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE OCTOBER 21, 2025 REGULAR MEETING

Motion by N. Sungren to approve the meeting minutes as submitted. Second by J. Baxter. Motion carried 5 – 0.

COMMUNICATIONS / CORRESPONDENCE

Chair Matt Ott noted that correspondence was received for appeal #25-13 from Marilyn Shay, 11700 NE 6th Street, Ankeny in opposition of the request and for appeal #25-14 from Josey and Stephany Hanes, 1602 NW Northcreek Drive, Ankeny in opposition of the request. He stated that all correspondence will be received and filed during each public hearing.

PUBLIC HEARINGS:

#25-13 MidAmerican Energy Company

for property located at

Parcel 2021-249, Parcel 2023-135, and Parcel 2025-11

RE: Special Use Permit

Chair M. Ott opened the public hearing.

Marty Dostalík, Civil Engineering Consultants, Inc. 2400 86th Street #12, Urbandale and Hunter Graveel, MidAmerican Energy Company, 106 East 2nd Street, Davenport. Marty Dostalík reported MidAmerican Energy proposes to build a substation on a 9-acre piece of land, to include Parcel 2021-249, Parcel 2023-135, and Parcel 2025-11. The site is set 35 feet from the setback line and 200 feet from the existing road. These parcels were recently annexed into Ankeny to help support the city's growth. The site plan review has been completed and met all staff requirements; however, the plan requires a Special Use Permit which they are seeking approval. The site will contain a two-toned 10 ft security wall surrounding the substation, 18-20ft high bus bars, a retention pond, some taller structures for lightning suppression, and extensive landscaping to help hide the site.

M. Ott stated for the record that he did work on this project for MidAmerican several years ago; however, does not have financial ties to the company or project and is no longer with the company.

M. Ott asked for clarification and photos of the two-toned color palate for the security wall; which were not available. Marty offered that any Sherwin Williams colors could be used.

E. Strom asked why MidAmerican chose this location. M. Dostalík explained MidAmerican has owned the land for approximately 10 years with plans to use for this purpose. The company cites the need to be close to a transmission point and have easy access to where growth for the city is expected.

B. Morrissey reported MidAmerican Energy Company is requesting a Special Use Permit to allow for an electrical utility substation to be located on Parcels 2021-249, 2023-135, and 2025-11, located off NW Ash Drive, just south of NW 54th Street. Chapter 196.02 of Municipal Code requires the Zoning Board Adjustments to authorize a Special Use Permit prior to any developments of any electrical or telephone utility service in any district which is what they are requesting at this hearing. B. Morrissey noted the location of the access drive, detention basin planned to help mitigate any storm water run-off, and extensive landscaping. The Future Land Use Map was presented by B. Morrissey which showed the projected use of the land in the adjacent and surrounding areas for housing. Staff recognizes the need for the substation to substantiate growth over time and finds the location to be appropriate as the area develops as opposed to placing it within an already established neighborhood.

Staff recommends that the Zoning Board of Adjustment grant a Special Use Permit in accordance with Section 196.02 to MidAmerican Energy Company on Parcels 2021-249, 2023-135, and 2025-11 for an electrical utility substation with associated equipment provided that the following conditions are met:

1. That the associated Site Plan be approved by the Plan and Zoning Commission.
2. That the security wall surrounding the substation be comprised of at least two earth-toned colors.
3. That the final site and landscaping design as approved by the Plan and Zoning Commission is installed and maintained throughout the use of such facility.

This is based on the determination that the requested Special Use Permit for the electrical utility substation preserves the intent and purpose of the Zoning Ordinance to promote public health, safety, morals, and general welfare.

M. Ott asked for clarification on landscaping plans and asked that a statement requiring continued maintenance of the landscaping be added to the request.

M. Ott noted one piece of correspondence received from Marilyn Shay in opposition. He asked B. Morrissey to note the location of the neighbor's property on the aerial map for the Board. The home is located approximately .25 miles North of the site. The areas surrounding the site were zoned R-1 when annexed by the City of Ankeny; there is a nearby plot still unincorporated.

LaVon Griffieon, 11655 NE 6th Street Ankeny, thanked the council for inviting the public to this hearing. LaVon stated that this is the first public hearing they had been made aware. She states they are not MidAmerican customers and receive services from Consumer Energy in Marshalltown. L. Griffieon noted concerns regarding the voltage output of the substation and allotted proximity for an electrical substation to a home citing concerns over how this may impact their property value. L. Griffieon also noted a concern for the transformer decibel levels, the noise produced from the station, and the potential for an explosion which could result in debris damaging their property and livestock. She listed concerns

that the substation will attract lightning resulting in potential for property damage and fire. The Griffieon family requested MidAmerican provide verification that stray voltage will not impact their farm or livestock. According to the Griffieons, MidAmerican has stated they would not be responsible for damage to the Griffieon's buildings. Additionally, she notes concerns over the EMF, Electromagnetic field and the wide array of adverse health effects resulting from both short- and long-term exposure to an Electromagnetic Field. She asks the council to consider these concerns before approving.

Craig Griffieon, 11655 NE 6th Street Ankeny, corrected the city staff about the acreages stating that it is a Century Farm designation and a working farm. He stated concerns over the detention pond and the existing ponds upstream from his homestead. He would like to know what happens when the retention pond fills and runs over citing specific concerns with the potential for flooding in his basement. C. Griffieon stated that he is a new member of the Consumer Energy Board out of Marshalltown and during their last meeting the board indicated they were not made aware of the substation being placed in the current location. He asked what sort of variances would be offered to them.

M. Ott asked MidAmerican to clarify the pond design and what type of rain it can handle. M. Dostalík states the detention ponds are capable of handling a 100-year storm.

E. Strom asks if the other utility companies were contacted. H. Grabeel stated they were not contacted. M. Dostalík confirms they were not contacted because MidAmerican owns the property and they do not intend to serve any of the Consumer Energy customers. M. Dostalík addressed the property value concerns, stating that typically the housing development is built right up to the substation and those homes sell.

C. Griffieon wished to restate his concern that the line intake will cause the water to back up into his basement.

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

BOARD DISCUSSION

M. Ott recognized the challenge of these types of infrastructure as an unfortunate necessity and recognized the effort to coordinate with city staff to provide adequate screening. M. Ott requested a condition of approval that the applicant maintain the landscaping they've indicated in their landscaping plan when finalized by Plan and Zoning Commission. There were no further concerns by the Board.

Board Action on Filing #25-13 for property located at Parcel 2021-249, Parcel 2023-135, and Parcel 2025-11

Motion by M. Ott that the Zoning Board of Adjustment grant a Special Use Permit in accordance with Section 196.02 to MidAmerican Energy Company on Parcels 2021-249, 2023-135, and 2025-11 for an electrical utility substation with associated equipment provided that the following conditions are met:

1. That the associated Site Plan be approved by the Plan and Zoning Commission.
2. That the security wall surrounding the substation be comprised of at least two earth-toned colors.

3. That the final site and landscaping design as approved by the Plan and Zoning Commission is installed and maintained throughout the use of such facility.

The Board's decision is based on the determination that the requested Special Use Permit for the electrical utility substation preserves the intent and purpose of the Zoning Ordinance to promote public health, safety, morals, and general welfare. Second by J. Baxter. All voted aye. Motion carried 5 – 0.

#25-14

Harold Fitzgerald LLC – Dogtopia Ankeny

on behalf of Dayton Park, LLC

for property located at

1606 NW Irvinedale Drive

RE: Variance – Permitted Uses

Chair M. Ott opened the public hearing.

Jordan and Carson Adams, Dogtopia Owners, 1606 NW Irvinedale Drive Ankeny. Carson Adams stated they request a variance for the property located at 1606 NW Irvinedale Dr. Ankeny to allow an outdoor dog run that is located 160 feet to the nearest residential block; as opposed to 200 feet from the nearest residential block. The area will have an 8 ft noise reducing fence to allow dogs to come out intermittently for periods of 20 to 30 minutes at a time between the hours of 8:00 am and 6:00 p.m. Landscaping is planned to provide aesthetic value and they are hoping to be a positive addition to the neighborhood. They noted the space was previously used as a childcare facility.

M. Ott requested clarification for use of the outdoor space clarifying if it is strictly for animal relief or if it would be used for play as well. C. Adams indicated the intent is for fully supervised play time that will occur at several 20–30-minute time blocks with 10-15 dogs participating during each period of play. There are typically 30 dogs in attendance at the facility; thus, there are anticipated to be roughly 3 cycles of play during the morning hours and 3 cycles of play periods during the afternoon. C. Adams also stated the outdoor turf will be regularly cleaned and sanitized and animal waste will be sealed and disposed of properly. It is noted that the play area will face NW Irvinedale Drive.

R. Kirschman reported applicant Harold Fitzgerald is here on behalf of the Park LLC, requesting a variance on Municipal Code 192.91 B which requires animal hospitals, veterinary clinics, or kennels provided exercise runway is at least 200 feet from our district boundary. The property is located on the corner of NW 18th Street and NW Irvinedale Drive. It is currently a multi-tenant building which includes Ziggy's coffee. The building immediately to the South has a veterinary hospital and apartments. The zoning surrounding the property to the North is mixed with residential and some commercial properties; to the East and West is single-family housing. Staff understand the noise from the animals using the outdoor exercise area is the reason for the 200-foot required separation from residential buildings and noted that animal boarding is permitted in C2 district as a principle permitted use and therefore only the enclosure necessitates the need for this variance. He also notes a similar variance was approved by the board in April 2024 for a dog run along South Ankeny Blvd. All property owners within 250 feet of the subject property were notified by mail and there is one letter of correspondence against the proposed variance.

Staff recommends approval for a variance to Ankeny Municipal Code Section 192.09(1)8(1) to allow the proposed use of an outdoor animal exercise area on the east side of the building at 1606 NW Irvinedale Drive as shown on the attached site plan with four conditions:

1. That any animal in the outdoor exercise enclosure have constant staff attendance;
2. That a sight/sound barrier must be present and maintained for the exercise enclosure as approved by city staff; and
3. That the variance shall be reviewed in response to a complaint related to the outdoor animal exercise area.
4. That the use is limited to the proposed hours of operation which are 7:00 am to 7:00 pm.

The Board's position is based on a determination that an animal grooming and animal boarding business would utilize an outdoor animal exercise area and that the approval is conditioned partially upon constant staff attendance while animals are outside. Constant attendance when animals are outside addresses the noise concerns that the 200-foot separation required by the Code is intended to satisfy and, therefore, would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

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 5 – 0.

BOARD DISCUSSION

N. Sugren asked if notices went out to all business owners or only property owners noting potential complaints from other business included in that commercial property; specifically Ziggy's Coffee. J. Adams stated that the company Herald Fitzgerald purchased the full property and has a vested interest in the success of all surrounding businesses.

Strom asked what the investment into the expansion would be and M. Ott confirmed that the owners would be willing to accept the potential to lose use of the space should there be complaints, as noted in the variance. J. Adams stated the addition would cost around \$10,000 - \$15,000; however, they are confident there will not be complaints and are willing to accept the risk.

J. Baxter asked to see where the property in opposition to the variance was located, in relation to the business. It was determined the property was well over 200 ft from the addition. Strom inquired if the facility was only for dogs, no cats. J. Adams confirmed, only dogs. There were no further concerns by the Board.

M. Ott requested a condition of use be added that states use is only permitted during operational hours of 7:00 am until 7:00 p.m. J. Baxter noted the business will still need to comply with all sound ordinances. There were no further concerns by the Board.

Motion by M. Ott that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.09(1)B(1) to allow the proposed use of an outdoor animal exercise area on the east side of the building at 1606 NW Irvinedale Drive as shown on the attached site plan with four conditions:

1. That any animal in the outdoor exercise enclosure have constant staff attendance;
2. That a sight/sound barrier must be present and maintained for the exercise enclosure as approved by city staff; and
3. That the variance shall be reviewed in response to a complaint related to the outdoor animal exercise area.
4. That the use is limited to the proposed hours of operation which are 7:00 am to 7:00 pm.

The Board's position is based on a determination that an animal grooming and animal boarding business would utilize an outdoor animal exercise area and that the approval is conditioned partially upon constant staff attendance while animals are outside. Constant attendance when animals are outside addresses the noise concerns that the 200-foot separation required by the Code is intended to satisfy and, therefore, would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by B. Walker. All voted aye. Motion carried 5-0

REPORTS

There were no reports.

ADJOURNMENT

There being no further business motion made by M. Ott to adjourn the meeting. Meeting adjourned at 5:59 p.m.

A handwritten signature in black ink, appearing to read 'Megan M', is written over the printed name.

Submitted by Megan Flynn, Recording Secretary
Zoning Board of Adjustment



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Receive and file minutes of the Park Board meeting of October 27, 2025.

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. Park Board Minutes 2025-10-27

Ankeny Park Board Meeting October 27, 2025

Meeting Minutes:

Call to Order: Chairperson Josh Craighead called the Ankeny Park Board meeting to order at 5:30 p.m. Katie Maki was not in attendance; all other board members were present. Nick Lenox and Leslie Reab represented City of Ankeny staff.

Approval of Minutes: The September meeting minutes were reviewed and approved with a motion from Chad Hade and a second from Aaron Bradshaw.

Action Item #1, Approval of 2026 Fees: Lenox presented the 2026 fee structure to the Park Board. City Manager Budget Strategies were outlined as was the City's Strategic Plan Goals. A 4% increase on majority of rec programs and leagues was recommended, and an increase to membership fees for Albaugh Community Center and Aquatic Center season passes. Lenox reported facility rentals will move to hourly rental rates and an increase for dog park memberships to help cover the installation cost of an electronic key system at those facilities. A general discussion ensued.

Fees were approved with a motion from Craig Robinson and a second from Nichoel Church. All approved. Fees will be forwarded to the Council for action at November 17 Council meeting.

Director's Report: Lenox reported the city is working with Government Professional Solutions, to conduct the search for the new City Manager. The city received 15 applications for the position, and 11 candidates were selected as semi-finalists and reviewed by the Mayor and City Council. The city will hold an informal meet and greet opportunity for the public to learn more about the finalists and share feedback with the Mayor and City Council before they make a final hiring decision.

There will not be a November Park Board meeting unless items arise that need immediate attention.

Chairperson's Comments: Craighead asked board members if there was any interest in having Aquatics Supervisor Katie McGrane and Otter Creek Golf Professional Curt Ingham present end of season summaries at a future meeting. All board members were interested.

Board Member Comments:

- Bradshaw: No report.
- Church: No report.
- Hade: No report.
- Baldwin: No report.
- Smith: No report.

Adjournment: Amber Smith moved meeting adjournment and Craig Robinson provided the second. The meeting was adjourned at 6:40 p.m.

Minutes Reported By: Leslie Reab, Parks & Recreation Administrative Assistant



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

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. Kinseth Hotel Corp. d/b/a Homewood Suites By Hilton, 2455 SE Creekview Dr. - Special Class C Retail Alcohol License (BW) (Renewal) - Effective February 1, 2026.
2. Hokkaido Ankeny LLC d/b/a Kokkaido Ramen House, 2732 SE Delaware Ave., Ste 310 - Class C Retail Alcohol License (LC) (Renewal) - Effective February 1, 2026.
3. Mizu Ankeny Inc. d/b/a Mizu Ankeny Inc., 1620 N Ankeny Blvd, Ste. 114 - Class C Retail Alcohol License (LC) (14 Days) Effective January 12, 2026.
4. Mizu Ankeny Inc. d/b/a Mizu Ankeny Inc., 1620 N Ankeny Blvd, Ste. 114 - Class C Retail Alcohol License (LC) (14 Days) Effective January 26, 2026.

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

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Change Order #2 increasing the contract amount by \$22,383.14 to Shekar Engineering, PLC for construction services on the SW Des Moines Street Utility Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required

EXECUTIVE SUMMARY

Consider motion to approve Change Order #2 increasing the contract amount by \$22,383.14 to Shekar Engineering, PLC for construction services on the SW Des Moines Street Utility Improvements project. This includes removal of unsuitable soils that were unknown prior to excavation for the sanitary sewer, and additional water main tie-in work.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Shekar CO #2

CHANGE ORDER FORM



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

Date of Council Meeting: January 5, 2026 **Change Order #:** 2

Purpose of Change Order:

12.06 - Unsuitable soils were encountered during sanitary sewer installation. This item was added for the removal of unsuitable soils from project site.
 12.07 - Unsuitable soils were encountered during sanitary sewer installation. This item was added for the replacement of unsuitable soils with suitable backfill material.
 12.08 - Sanitary service was found to be 6" diameter instead of the assumed 4" diameter.
 12.09-12.12 - Fittings added due to water main staging change. Two additional working days were added to the contract for this work.
 12.13 - Utility Contractor had to mobilize crews and equipment to the construction site at the request of the City to tie-in the existing water main to the proposed water main at the end of Stage 2.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
12.06	REMOVAL OF UNSUITABLE SOILS	CY	80.00	\$ 24.87	\$ 1,989.60
12.07	REPLACEMENT OF UNSUITABLE SOILS	CY	70.00	\$ 64.10	\$ 4,487.00
12.08	SANITARY SEWER SERVICE STUB, PVC, 6-INCH DIAMETER	LF	28.00	\$ 103.10	\$ 2,886.80
12.09	FITTING, CAP, 6-INCH DIAMETER	EA	1.00	\$ 2,166.33	\$ 2,166.33
12.10	FITTING, TAPPED CAP, 6-INCH DIAMETER	EA	1.00	\$ 3,515.61	\$ 3,515.61
12.11	FITTING, TAPPED CAP, 8-INCH DIAMETER	EA	1.00	\$ 4,089.25	\$ 4,089.25
12.12	FITTING, 4" ANCHOR COUPLING	EA	2.00	\$ 670.88	\$ 1,341.76
12.13	MOBILIZATION, WATER MAIN TIE-IN	LS	1.00	\$ 1,906.79	\$ 1,906.79
					\$ -
					\$ -
					\$ -

Change Order #: 2 **makes the following adjustments to the Contract:** \$ 22,383.14

Contractor Accepted: Shekar Engineering, PLC

Signature: Matthew Sundberg, PE Firm Name: Shekar Engineering, PLC, 2600 MLK Jr. Pkwy, Suite 200, Des Moines, IA 50310. Date: 12/22/25
 Date: 12/22/25

Record of Change Orders:

Original Contract Amount		\$ 1,647,725.65
#	Change Order Date	Amount
1	June 16, 2025	\$ 6,567.39
2	January 5, 2026	\$ 22,383.14
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Engineer Approved: McClure Engineering

Signature: Beckford Firm Name: McClure Engineering
 Date: 12/22/25

Owner Accepted: City of Ankeny

Signature: _____ Title: Mayor
 Date: January 5, 2026

Attest for Owner:

Signature: _____ Title: City Clerk
 Date: January 5, 2026

Revised Contract Amount \$ 1,676,676.18



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #7 in the amount of \$5,345.50 to Bolton & Menk, Inc., for engineering services on the NW 18th St Reconstruction - NW State St to NW Ash Dr. — Concept Study project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Bolton & Menk -Pymt #7

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 5, 2026 Payment Application #: 7

Payment Period: From: October 11, 2025 Through: November 7, 2025

Contract Summary:

Original Contract Amount:	\$	96,276.00
Net Change by Change Orders:	\$	-
Contract Amount to Date: (line 1 ± 2)	\$	96,276.00

Total Completed and Stored to Date:	\$	96,269.30
Retainage: 0 % of Completed Work:	\$	-
Total Earned Less Retainage:	\$	96,269.30
Less Previous Applications for Payment:	\$	90,923.80
SUBTOTAL:	\$	5,345.50

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 5,345.50

Balance to Finish, Including Retainage: \$ 6.70

Contract Time Remaining: - Working Days

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

Construction Contractor Approval: NA
Firm Name

Signature Date

Engineer / Consultant Approval: Bolton & Menk, Inc.
Firm Name

Signature: Zach Parsons Date: December 4, 2025

City of Ankeny Staff Approval:

Signature: Matthew Grgurich Date: 12/18/2025

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	July 7, 2025	\$ 13,620.30
2	August 4, 2025	\$ 17,434.00
3	September 2, 2025	\$ 35,998.50
4	October 6, 2025	\$ 9,470.00
5	November 3, 2025	\$ 9,696.00
6	December 1, 2025	\$ 4,705.00
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Previous Applications for Payment:

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Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

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

Full Completion:

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

PREVIOUS PAY APPS TOTAL = \$ 90,923.80



**BOLTON
& MENK**

Real People. Real Solutions.

18th Street Reconstruction Monthly Progress Report

Date: December 4, 2025
To: Matt Grugurich
From: Zach Parsons

Billing Range: Through 11/07/25
Invoice No.: 0381115
BMI Project No. 24X.136148

Work Completed Last Period

Set up existing conditions and no build Synchro models. Performed crash analysis. Run turn warrants analysis. Set up proposed alternatives in SIDRA and Synchro. Develop Synchro/Sim Traffic and SIDRA models for Alternatives.

Upcoming Major Work Items

Final Report

Value Added / Potential Scope-Schedule Changes

2035 Interm Scenario

Budget Status/Percent Complete

Task Number and Description		Budget Amount	Billed This Period	Billed Prior	Total Billed to Date	Budget Remaining	% of Budget Complete (Billed)	Estimated % of Work Complete
Task 1:	Project Management, Coordination, & Meetings	\$ 4,624.00	\$ 588.00	\$ 4,952.00	\$ 5,540.00	\$ (916.00)	120%	98%
Task 2:	Traffic Data Collection	\$ 11,047.00	\$ -	\$ 7,344.80	\$ 7,344.80	\$ 3,702.20	66%	100%
Task 3:	Survey and Data Collection	\$ 30,000.00	\$ 585.00	\$ 26,353.00	\$ 26,938.00	\$ 3,062.00	90%	100%
Task 4:	Concept Study Analysis	\$ 14,127.00	\$ -	\$ 19,501.00	\$ 19,501.00	\$ (5,374.00)	138%	100%
Task 5:	Technical Report and Deliverables	\$ 36,478.00	\$ 4,172.50	\$ 32,773.00	\$ 36,945.50	\$ (467.50)	101%	98%
TOTAL		\$ 96,276.00	\$ 5,345.50	\$ 90,923.80	\$ 96,269.30	\$ 6.70	100%	100%

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

Sincerely,
Bolton & Menk, Inc.

Zach Parsons, PE
Principal Transportation Engineer



Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
1960 Premier Drive | Mankato, MN 56001-5900
507-625-4171 | 507-625-4177 (fax)

Payment by Credit Card Available Online at www.Bolton-Menk.com
To Ensure Proper Credit, Provide Invoice Numbers with Payment

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

November 28, 2025
Project No: 24X.136148.000
Invoice No: 0381115
Client Account: ANKENY_CI_IA

Ankeny/NW 18th Street Reconstruction

NW State Street to NW Ash Drive

Project Management/Coordination/Meetings (0000001)

Professional Services

	Hours	Amount	
Principal	3.00	588.00	
Totals	3.00	588.00	
Total Labor			588.00
Total this Task			\$588.00

Survey and Data Collection (0000003)

Professional Services

	Hours	Amount	
Project Manager	3.00	585.00	
Totals	3.00	585.00	
Total Labor			585.00
Total this Task			\$585.00

Technical Report and Deliverables (0000005)

Professional Services

	Hours	Amount	
Senior Project Engineer	1.00	215.00	
Design Engineer	13.00	2,145.00	
Graduate Engineer	12.50	1,812.50	
Totals	26.50	4,172.50	
Total Labor			4,172.50
Total this Task			\$4,172.50
Total this Invoice			\$5,345.50

Bolton & Menk, Inc. is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-306.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #1 in the amount of \$6,302.68 to HDR Engineering, Inc., for engineering services on the NW State Street Corridor Improvements Study: W 1st Street to NW 18th Street project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Payment #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW State Street Corridor Improvements Study: W 1st St to NW 18th St
Contractor: HDR Engineering, Inc.
Address: PO Box 74008202 Chicago, IL 60674-8202
Finance Budget Code: 260.3265.4210 Finance Project #: 265.4210
Vendor Project #: Purchase Order #:
Original Contract Date: November 3, 2025 Vendor Account #: 3452

Date of Council Meeting: January 5, 2025 ^{ALA} Payment Application #: 1 ✓

Payment Period: From: November 3, 2025 Through: November 29, 2025

Contract Summary:

Original Contract Amount:	\$	142,023.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	142,023.00	
Total Completed and Stored to Date:	\$	6,302.68	
Retainage: % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	6,302.68	
Less Previous Applications for Payment:	\$	-	
SUBTOTAL:	\$	6,302.68	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	6,302.68	✓
Balance to Finish, Including Retainage:	\$	135,720.32	✓

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

HDR Engineering, Inc.

Firm Name

Dan Cook

Signature 12/16/2025 08:50:08 CST

12/16/2025

Date

City of Ankeny Staff Approval:

Signature

Adam Lust

Date

12/16/25

Submit to:

Adam Lust, Public Works Engineering Manager

E-mail:

ALust@Ankenylowa.gov

Phone Number:

(515) 963-3537

Invoice

HDR Engineering, Inc.
1917 S 67th Street
Omaha, NE 68106
(402)399-1000

City of Ankeny
410 West 1st Street
Ankeny, IA 50023
Attn: Adam Lust



<u>Invoice No.</u>	1200780774	
<u>Invoice Date</u>	12/8/2025	
<u>Month Ending</u>	11/29/2025	
<u>Project No.</u>	10448730	\$6,302.68

Professional engineering services to the City of Ankeny NW State Street Corridor Improvements Study: West 1st Street to NW 18th Street

November 3, 2025 through November 29, 2025

Labor Costs:

Description	Title	Hours
T. Theulen	Sr. Roadway Engineer	2.50
D. Cook	Project Manager	6.50
B. Hallmark	Traffic Engineer	5.00
C. Ross	Traffic Engineer	36.00
T. McKinley	Accounting	0.50
Total Labor Hours:		50.50

Total Labor Dollars:

\$6,302.68

Direct Expenses

\$0.00

\$0.00

Contract Fee: \$142,023.00
Billed to Date \$6,302.68

Please send remittance with copy of invoice to:
P.O. Box 74008202
Chicago, IL 60674-8202

Amount Due This Invoice	\$6,302.68
--------------------------------	-------------------



Progress Report: #1

Date: December 12, 2025

Project Description: NW State St Corridor Improvements Study: W 1st St to NW 18th St HDR Project No.: 10448730

Consultant Name: HDR

Period: November 3, 2025 through November 29, 2025

Work Completed This Period:**Task 1 – Project Management**

- Staff management, invoicing and project reporting
- Project kickoff meeting with City

Task 3 – Pavement Analysis

- Coordinated with Braun Intertec to establish subcontract
- City marked locations for pavement cores

Task 4 – Traffic Analysis

- Developed traffic model in Synchro and existing year turning movement counts

Work to be Completed Next 30 Days:**Task 1 – Project Management**

- Staff management, invoicing and project reporting

Task 2 – Environmental Review

- Constraints map will be developed

Task 3 – Pavement Analysis

- Braun Intertec will collect core samples, pending on weather
- Visual pavement condition survey will be conducted, pending weather

Task 4 – Traffic Analysis

- Coordinate with DMAMPO to conduct travel demand model runs
- Develop design year 2050 volumes
- Review crash data in study area
- Conduct multimodal review

Problems and Recommended Solutions:

NOTE: No problems during the previous period.

Project Manager: Dan Cook



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #36 in the amount of \$13,656.53 to HDR Engineering, Inc., for engineering services on the NW Irvinedale Elevated Storage Tank project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HDR - Pymt #36

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW Irvinedale Elevated Storage Tank
Contractor: HDR Engineering, Inc.
Address: 300 E. Locust Street, Suite 210, Des Moines, IA, 50309-1823
Finance Budget Code: 611.3611.4210 **Finance Project #** 611.4210
Vendor Project or Invoice #: 10345779 **PO #**
Original Contract Date: June 6, 2022 **Vendor #** 3452

Date of Council Meeting: January 5, 2026 **PAYMENT REQUEST #** 36
PAYMENT PERIOD: From: November 2, 2025 Through: November 29, 2025

Contract Summary

Original Contract Amount:	\$	462,000.00	
Net change by Change Orders:	\$	528,787.00	
Contract Amount to Date: (line 1 ± 2)	\$		990,787.00
Total completed and stored to date:	\$	927,263.92	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		927,263.92
Less previous applications for payment:	\$		913,607.39
SUBTOTAL			\$ 13,656.53
OTHER CHARGES (Attach an itemized list)	\$		-
CURRENT PAYMENT DUE			\$ 13,656.53
Balance to finish, including retainage:	\$		63,523.08

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

HDR Engineering, Inc.

Firm Name

Fleming, Scott

Digitally signed by Fleming, Scott
DN: cn=Scott.Fleming@hdr.com, c=US, o=Fleming, Scott, OU=HDR, OU=Kansas City 10453 Holmes Suite 800
Reason I have reviewed this document
Date: 2025.12.16 09:52:21 -0500

12/16/2025

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Don Clark, P.E.

E-mail:

DClark@AnkenyIowa.gov

Phone:

(515)963-3529

Fax:

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 6, 2022	\$ 23,100.00
2	August 4, 2022	\$ 23,100.00
3	September 1, 2022	\$ 55,440.00
4	September 28, 2022	\$ 73,920.00
5	October 25, 2022	\$ 46,200.00
6	November 30, 2022	\$ 101,640.00
7	January 11, 2023	\$ 62,370.00
8	February 7, 2023	\$ 18,480.00
9	March 6, 2023	\$ 16,170.00
10	May 16, 2023	\$ 13,860.00
11	June 12, 2023	\$ 4,620.00
12	September 8, 2023	\$ 13,860.00
13	October 6, 2023	\$ 4,620.00
14	February 6, 2024	\$ 4,620.00
15	March 20, 2024	\$ 30,498.42
16	April 12, 2024	\$ 10,826.52
17	May 14, 2024	\$ 36,420.46
18	June 11, 2024	\$ 34,007.14
19	July 3, 2024	\$ 18,891.19
20	August 5, 2024	\$ 12,700.04
21	August 29, 2024	\$ 13,483.70
22	October 3, 2024	\$ 26,529.84
23	November 7, 2024	\$ 22,745.47
24	December 5, 2024	\$ 25,491.81
25	January 6, 2025	\$ 22,175.45
26	February 4, 2025	\$ 21,030.85
27	March 7, 2025	\$ 11,003.76
28	April 2, 2025	\$ 17,178.94
29	May 13, 2025	\$ 21,120.88
30	June 9, 2025	\$ 14,403.34
31	July 7, 2025	\$ 18,654.80
32	August 1, 2025	\$ 18,047.82
33	September 5, 2025	\$ 8,994.04
34	October 10, 2025	\$ 42,667.41
35	November 14, 2025	\$ 24,735.51
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Previous Applications for Payment

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Record of Change Orders

No.	Date	Amount
1	February 5, 2024	\$ 528,787.00
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TOTAL \$ 528,787.00

Contract Time Remaining

Contract Period: Working Days
Original Contract Date: _____
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: _____ -
Time Used to Date: _____
Contract Time Remaining: _____ -

TOTAL \$ 913,607.39



Invoice

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

City of Ankeny
210 S Ankeny Blvd
Ankeny, IA 50023

Reference Invoice Number with Payment

HDR Invoice No. 1200784691
Invoice Date 16-DEC-2025
Invoice Amount Due \$13,656.53
Payment Terms 30 NET

Remit To PO Box 74008202
Chicago, IL 60674-8202
ACH/EFT Payments Bank of America ML US
ABA# 081000032
Account# 355004076604

Ankeny NW Irwindale Elevated Storage Tank

Professional Services
From: 02-NOV-2025 To: 29-NOV-2025

Professional Services Summarization	Hours	Billing Rate	Amount
Civil Site Engineer	1.25		263.70
Electrical Engineer	3.00		501.09
Project Accountant	0.50		57.31
Project Engineer	15.00		2,072.10
RPR	46.50		6,546.27
Sr Project Engineer	8.00		1,949.44
	74.25		\$11,389.91
Total Professional Services			\$11,389.91

Expense Summarization	Quantity	Billing Rate	Amount
Subcontractors-Other			1,650.00
Vehicle Mileage	637		616.62
Total Expenses			\$2,266.62

Fee Amount	\$990,787.00
Fee Invoiced to Date	\$927,263.92
Fee Remaining	\$63,523.08

Amount Due This Invoice (USD) \$13,656.53

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



Monthly Progress Report

Date: Friday December 12, 2025

Project: Ankeny NW Irvinedale Elevated Storage Tank

To: Don Clark, P.E.

From: Scott Fleming, P.E.

Subject: Monthly Progress Report for November 2025

Activities of the Previous Month

Overall Design – 100% Completed

Construction Administration

- HDR reviewed overhead door and manhole submittals, with one submittal (Lighting) in HDR's court to review.
- Submittal of CB&I Pay Application 11 and pending a review of Pay application 12.
- Attended progress meeting via video conference and prepared meeting minutes.

Construction Observation

- Viking Painting crew completed painting work including tank roof exterior and interior.
- Sitework subcontractors continued work began on water main and electrical service.
- HDR's RPR continues part-time (half-day) observation and communicates with the contractor's crews on schedule.

Construction Survey (Nilles)

- Nilles staked the water main, storm sewer and electrical structures.

Elevated Tank Inspection and Testing (Dixon)

- Dixon provided field report through Field Report #23 for the steel coating work.

Construction Materials Testing and Special Inspections (Terracon)

- Terracon completed compaction testing and concrete material strength testing for the concrete floor in the elevated storage tank.



Planned Activities for the Next Month

Task 9 – Construction Administration

- 1 – Preconstruction conference – completed
- 2 – Prepare conformed documents – completed
- 3 – Project Meetings & site visits – ongoing
- 4 – Respond to RFIs – ongoing
- 5 – Draft and coordinate change orders – ongoing
- 6 – Submittals (shop drawings) Review – ongoing
- 7 – Review pay applications and client invoicing – ongoing
- 8 – Disinfection testing/startup – not started
- 9 – Project Closeout – not started
- 10 – Prepare record drawings – not started
- 11 – Davis-Bacon & AIS compliance – ongoing

Task 10 – Construction Observation

- 1 – Construction Observation – ongoing, part-time, or as-required by construction progress

General comments:

- The contractor provided an updated construction schedule showing that the last work items, such as paving, fencing and landscaping, will not be completed until June 2026. HDR's fee budget is based on the construction period ending in November 2025. HDR will continue to use its fee as efficiently as possible.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #14 in the amount of \$40,484.30 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 #14

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: January 5, 2026 Payment Application #: 14

Payment Period: From: November 1, 2025 Through: November 28, 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:	\$	780,084.52	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	780,084.52	
Less Previous Applications for Payment:	\$	739,600.22	
SUBTOTAL:	\$	40,484.30	
OTHER CHARGES:	\$	-	
CURRENT PAYMENT DUE:	\$	40,484.30	

Balance to Finish, Including Retainage: \$ 783.48

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 [Signature] Date December 12, 2025

City of Ankeny Staff Approval: [Signature] 12/15/2025
Signature Date

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

[illegible]

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

[illegible]

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
13	December 15, 2025	\$ 48,532.80
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 739,600.22

Record of Change Orders:

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

Contract Time Remaining:

Contract Period: Working Days
 Construction Start Date:

Substantial Completion:

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

Full Completion:

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



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

▷ HRGREEN.COM

December 12, 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 #	196468
Period covered by invoice	11/1/25 – 11/28/25
Amount this invoice	\$40,484.30
Total billings to date, including this invoice	\$780,084.52
Contract maximum fee	\$780,868.00
% of Contract billed to date	99.9%

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
410 West 1st Street
Ankeny, IA 50023

December 12, 2025
Project No: 220196.01
Invoice No: 196468
Invoice Total: \$40,484.30

Project 220196.01 Ankeny, IA - NW 18th Street & NW Irvinedale Drive Design
Professional Services Through November 28, 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	9.00	2,155.00	
Field Personnel	178.00	30,145.00	
Totals	187.00	32,300.00	
Total Labor			32,300.00

Consultants

Nilles Associates			
11/19/2025	Nilles Associates	Construction Survey	3,390.50
11/19/2025	Nilles Associates	Construction Survey	4,454.50
Total Consultants			7,845.00

Unit Charges

Mileage 0.67	301.50	
2025 IRS Mileage Rate 0.70	37.80	
Total Unit Charges	339.30	339.30

Total this Phase \$40,484.30

Total this Project \$40,484.30

Billing Limits

	Current	Prior	To-Date
Total Billings	40,484.30	739,600.22	780,084.52
Limit			780,868.00
Remaining			783.48

Total this Invoice \$40,484.30



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #2 in the amount of \$56,108.75 to HR Green, Inc., for engineering services on the SE Oralabor Road & SE Four Mile Drive Intersection Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. HR Green - Pymt #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny, IA - SE Oralabor Road & SE Four Mile Drive 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 #: 2502090.01 Purchase Order #: NA
Original Contract Date: September 4, 2025 Vendor Account #: 5531

Date of Council Meeting: January 5, 2026 Payment Application #: 2

Payment Period: From: September 27, 2025 Through: November 28, 2025

Contract Summary:

Original Contract Amount:	\$	138,200.00	
Net Change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	138,200.00	
Total Completed and Stored to Date:	\$	68,204.50	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	68,204.50	
Less Previous Applications for Payment:	\$	12,095.75	
SUBTOTAL:	\$		56,108.75

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 56,108.75

Balance to Finish, Including Retainage: \$ 69,995.50

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 December 12, 2025

City of Ankeny Staff Approval:

Signature Date 12/15/25

Submit to: Leslie Hart
E-mail: LHart@ankenyiowa.gov Phone Number: 515-963-3549

Date Printed: 12/12/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	November 3, 2025	\$ 12,095.75
2		
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Previous Applications for Payment:

No.	Date	Amount
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Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

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

Full Completion:

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

PREVIOUS PAY APPS TOTAL = \$ 12,095.75



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

▷ HRGREEN.COM

December 12, 2025

Leslie Hart
City of Ankeny
410 West 1st Street
Ankeny, IA 50023

Progress Report & Attached Invoice
Ankeny, IA - SE Oralabor Road & SE Four Mile Drive Intersection Improvements
HRG Project No. 2502090.01
Contract date: September 4, 2025

Dear Leslie:

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 #	196386
Period covered by invoice	11/1/25 – 11/28/25
Amount this invoice	\$17,926.25
Total billings to date, including this invoice	\$68,204.50
Contract maximum fee	\$138,200.00
% of Contract billed to date	49.35%

Summary of services during this billing period:

- Project management
- Review and address City comments on Preliminary Plans
- Temporary easement exhibits
- Utility potholing coordination
- Design – drainage, signals, geometrics, modeling
- Check Plans production and OPC

Comments:

- N/A

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

HR GREEN, INC.

Erin Tyrrell, P.E.



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

City of Ankeny, IA
 Leslie Hart
 410 West 1st Street
 Ankeny, IA 50023

December 11, 2025
 Project No: 2502090.01
 Invoice No: 196386
 Invoice Total: \$17,926.25

Project 2502090.01 Ankeny, IA - SE Oralabor Road & SE Four Mile Drive Intersection Improvements

Professional Services Through November 28, 2025

Phase 1 Project Management and Administration
Professional Personnel

	Hours	Amount	
Professional	3.75	731.25	
Totals	3.75	731.25	
Total Labor			731.25
Total this Phase			\$731.25

Phase 4 Preliminary Design
Professional Personnel

	Hours	Amount	
Professional	20.50	3,915.00	
Junior Professional	4.00	680.00	
Technician	1.00	125.00	
Totals	25.50	4,720.00	
Total Labor			4,720.00
Total this Phase			\$4,720.00

Phase 5 Geotechnical Services
Professional Personnel

	Hours	Amount	
Professional	1.00	195.00	
Totals	1.00	195.00	
Total Labor			195.00
Total this Phase			\$195.00

Phase 6 Final Design
Professional Personnel

	Hours	Amount	
Professional	18.00	3,480.00	
Junior Professional	62.75	8,800.00	
Totals	80.75	12,280.00	
Total Labor			12,280.00

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Project	2502090.01	Ankeny, IA - SE Oralabor Road & SE Four	Invoice	196386
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Total this Phase	\$12,280.00
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Billing Limits	Current	Prior	To-Date
Total Billings	17,926.25	50,278.25	68,204.50
Limit			138,200.00
Remaining			69,995.50
		Total this Invoice	<u>\$17,926.25</u>



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

▷ HRGREEN.COM

December 12, 2025

Leslie Hart
City of Ankeny
410 West 1st Street
Ankeny, IA 50023

Progress Report & Attached Invoice
Ankeny, IA - SE Oralabor Road & SE Four Mile Drive Intersection Improvements
HRG Project No. 2502090.01
Contract date: September 4, 2025

Dear Leslie:

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 #	195342
Period covered by invoice	9/27/25 – 10/31/25
Amount this invoice	\$38,182.50
Total billings to date, including this invoice	\$50,278.25
Contract maximum fee	\$138,200.00
% of Contract billed to date	36.38%

Summary of services during this billing period:

- Project management
- Design criteria
- Turning movements
- Preliminary design – roadway, traffic signals, and drainage
- Plan production
- Preliminary OPC

Comments:

- N/A

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

HR GREEN, INC.

Erin Tyrrell, P.E.



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

City of Ankeny, IA
 Leslie Hart
 410 West 1st Street
 Ankeny, IA 50023

November 17, 2025
 Project No: 2502090.01
 Invoice No: 195342
 Invoice Total: \$38,182.50

Project 2502090.01 Ankeny, IA - SE Oralabor Road & SE Four Mile Drive Intersection Improvements

Professional Services Through October 31, 2025

Phase 1 Project Management and Administration

Professional Personnel

	Hours	Amount	
Professional	8.00	1,560.00	
Senior Administrative	2.00	270.00	
Totals	10.00	1,830.00	
Total Labor			1,830.00
Total this Phase			\$1,830.00

Phase 3 Surveying and Mapping

Professional Personnel

	Hours	Amount	
Junior Professional	.50	75.00	
Totals	.50	75.00	
Total Labor			75.00
Total this Phase			\$75.00

Phase 4 Preliminary Design

Professional Personnel

	Hours	Amount	
Professional	95.00	18,300.00	
Junior Professional	75.50	11,705.00	
Technician	6.50	812.50	
Operators/Interns	39.00	5,460.00	
Totals	216.00	36,277.50	
Total Labor			36,277.50
Total this Phase			\$36,277.50

Billing Limits	Current	Prior	To-Date
Total Billings	38,182.50	12,095.75	50,278.25
Limit			138,200.00
Remaining			87,921.75
Total this Invoice			\$38,182.50

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #10 in the amount of \$4,400.00 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 #10

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: January 5, 2026 **PAYMENT REQUEST #** 10
PAYMENT PERIOD: From: November 15, 2025 Through: December 12, 2025

Contract Summary

Original Contract Amount:	\$	64,700.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	64,700.00	
Total completed and stored to date:	\$	59,850.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	59,850.00	
Less previous applications for payment:	\$	55,450.00	
SUBTOTAL	\$		4,400.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 4,400.00

Balance to finish, including retainage: \$ 4,850.00

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

JEO Consulting Group, Inc.

Firm Name

Signature

December 22, 2025

Date

City of Ankeny Staff Approval:

Signature

Date

12-29-25

Submit to:

Don Clark, PE - Director of Municipal Utilities

E-mail:

DClark@Ankenylowa.gov

Phone:

(515) 963-3529

Fax:

(515) 963-3529

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	February 24, 2025	\$ 1,875.00
2	April 30, 2025	\$ 1,875.00
3	May 27, 2025	\$ 3,750.00
4	June 23, 2025	\$ 7,484.00
5	July 11, 2025	\$ 4,725.00
6	August 22, 2025	\$ 8,430.00
7	September 24, 2025	\$ 2,950.40
8	October 28, 2025	\$ 9,771.60
9	November 24, 2025	\$ 14,589.00
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Previous Applications for Payment

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PREVIOUS PAY APP TOTAL = \$ 55,450.00

Record of Change Orders

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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0.0
Time Used to Date:	
Contract Time Remaining:	0.0



Engineering | Architecture | Surveying | Planning

Invoice

December 22, 2025

Project No: R240666.00

Invoice No: 170371

Invoice Amount: 4,400.00

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 December 12, 2025

See attached pay app

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Hydraulic Modeling	\$45,900.00	98%	\$45,150.00	\$44,025.00	\$1,125.00
Technical Memorandum	\$15,600.00	82%	\$12,800.00	\$9,525.00	\$3,275.00
Hourly Phase(s)					
Review Meetings			\$1,900.00	\$1,900.00	0.00
Additional Services			0.00	0.00	0.00
Total	\$61,500.00		\$59,850.00	\$55,450.00	\$4,400.00
Total Amount Due Upon Receipt :					\$4,400.00

Email invoices to: DClark@Ankenylowa.gov



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #21 in the amount of \$4,893.30 to MSA Professional Services, Inc., for engineering services on the SW Walnut Street and SW Ordinance Road Water Main project.

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. MSA - Pymt #21

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW Walnut Street and SW Ordnance Road Water Main
Contractor: MSA Professional Services, Inc.
Address: 1555 SE Delaware Ave Ste F, Ankeny, IA 50021
Finance Budget Code: 635.3635.4210 Finance Project #: 635.421
Vendor Project #: _____ Purchase Order #: _____
Original Contract Date: February 5, 2024 Vendor Account #: 6447

Date of Council Meeting: January 5, 2026 Payment Application #: 21
Payment Period: From: 11/16/2025 Through: 12/13/2025

Contract Summary:

Original Contract Amount:	\$	210,000.00	
Net Change by Change Orders:	\$	115,125.00	
Contract Amount to Date: (line 1 ± 2)	\$	325,125.00	
Total Completed and Stored to Date:	\$	296,658.33	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	296,658.33	
Less Previous Applications for Payment:	\$	291,765.03	
SUBTOTAL:	\$	4,893.30	

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 4,893.30

Balance to Finish, Including Retainage: \$ 28,466.67

Contract Time Remaining (Substantial): _____ - Working Days

Contract Time Remaining (Full): _____ - Working Days

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

Construction Contractor Approval: Not Applicable
Firm Name

Signature _____ Date _____

Engineer / Consultant Approval: MSA Professional Services, Inc.
Firm Name

Nichole Sengren 12/18/2025
Signature Date

City of Ankeny Staff Approval: Donald Clark 12/19/25
Signature Date

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 1, 2024	\$ 37,871.38
2	May 6, 2024	\$ 25,164.73
3	June 3, 2024	\$ 27,553.75
4	July 1, 2024	\$ 38,517.93
5	August 5, 2024	\$ 10,381.15
6	September 3, 2024	\$ 21,458.42
7	October 7, 2024	\$ 8,277.84
8	November 4, 2024	\$ 6,367.50
9	December 2, 2024	\$ 15,427.50
10	January 6, 2025	\$ 9,983.93
11	March 3, 2024	\$ 8,994.53
12	April 7, 2025	\$ 5,686.83
13	May 5, 2025	\$ 5,688.75
14	June 2, 2025	\$ 9,138.85
15	July 7, 2025	\$ 12,836.11
16	August 4, 2025	\$ 9,277.89
17	September 2, 2025	\$ 6,725.61
18	October 6, 2025	\$ 20,331.46
19	November 3, 2025	\$ 9,404.87
20	December 1, 2025	\$ 2,676.00
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 291,765.03

Record of Change Orders:

No.	Date	Amount
1	March 17, 2025	\$ 115,125.00
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CHANGE ORDER TOTAL = \$ 115,125.00

Contract Time Remaining:

Contract Period: Working Days
Construction Start Date:

Substantial Completion:

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

Full Completion:

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

PROJECT UPDATE

CONTACT INFORMATION:

Nichole Sungren

Phone: (515) 964-1920

nsungren@msa-ps.com

DATE:

December 18, 2025

PROJECT NUMBER:

City of Ankeny:

WTM-20-002

MSA:

09085062



TASK 1: CONSTRUCTION ADMINISTRATION

Task 1: 97% Complete

MSA staff have attended a construction meeting and coordinated other miscellaneous construction items with the contractor and City for additional work items.

TASK 2: CONSTRUCTION STAKING

Task 2: 100% Complete

No work was completed on this task during this time period.

TASK 3: CONSTRUCTION OBSERVATION

Task 3: 15% Complete

MSA observed construction of bored storm sewer installation and intake construction while City staff was not available.

TASK 4: SRF ADMINISTRATION AND COORDINATION

Task 4: 80% Complete

MSA staff has coordinated with the Contractor to prepare with SRF compliance documentation. The Contractor has been submitting their Davis-bacon wage rate records for review and submittal to SRF.

TASK 5: POST CONSTRUCTION

Task 5: 0% Complete

No work has started on this task. City staff will be completing the as-built documents for the project.



INVOICE

TO MAKE A PAYMENT BY CREDIT CARD, PLEASE
REQUEST A SECURE LINK VIA COLLECTIONS@MSA-
PS.COM. A 3% SERVICE FEE WILL BE ADDED TO
INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES
ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER
MONTH.

City of Ankeny IA
410 West First Street
Ankeny, IA 50023

Invoice No: 024078
Invoice Date: 12/19/2025
Invoice Terms: Due upon receipt
Project No: R09085062.00
Project Manager: Nichole Sungren
Client Liaison: Nichole Sungren
Customer Ref:

email invoice
include supporting documentation
From 11/16/2025 To 12/13/2025

R09085062.00 Walnut St. Watermain CRS

R09085062.00.100 - Construction Administration

Subtotal Construction Administration 2,352.80

R09085062.00.300 - Construction Observation

Subtotal Construction Observation 1,350.00

R09085062.00.400 - SRF Administration and Coordination

Subtotal SRF Administration and Coordination 1,190.50

Total 4,893.30

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com
Account Number: 101065930
Routing Number: 075901590
Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA
1230 South Boulevard
Baraboo, WI 53913



1555 SE Delaware Ave
Suite F
Ankeny, IA 50021

P (515) 964-1920
TF (800) 844-4122
F (515) 964-4003

www.msa-ps.com

December 18, 2025

Don Clark, Director of Municipal Utilities
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

Re: SW Walnut Street and SW Ordinance Road Water Main
Project # 09085062

Dear Mr. Clark:

Please find attached the Engineering Invoice #21 for work completed between November 16, 2025 and December 13, 2025. Please refer to the attached Project Update for a summary of the work completed to date. On Track has completed all of the remaining construction items, with the exception of the seeding.

Please contact me if you have any questions regarding the information in this submittal. We appreciate the opportunity to work with the City of Ankeny and look forward to a successful project.

Sincerely,

MSA Professional Services, Inc.

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

Nichole Sungren, P.E.
Project Manager

nes
Enc.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #10 in the amount of \$257.70 to Olsson, Inc., for engineering services on the SW Oralabor Road and SW Irvinedale Drive Intersection Improvements project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Olsson - Pymt #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW Oralabor Road & SW Irvinedale Drive Intersection Improvements
Contractor: Olsson, Inc.
Address: PO Box 84608, Lincoln, NE 68501-4608
Finance Budget Code: 891.3891.4210 Finance Project #: 891.4210
Vendor Project #: 025-00225 Purchase Order #: N/A
Original Contract Date: February 17, 2025 Vendor Account #: 10076

Date of Council Meeting: January 5, 2026 Payment Application #: 1011
Payment Period: From: November 2, 2025 Through: December 6, 2025

Contract Summary:

Original Contract Amount: \$ 238,434.00
Net Change by Change Orders: \$ -
Contract Amount to Date: (line 1 ± 2) \$ 238,434.00

Total Completed and Stored to Date: \$ 178,423.68
Retainage: 0 % of Completed Work: \$ -
Total Earned Less Retainage: \$ 178,423.68
Less Previous Applications for Payment: \$ 178,165.98
SUBTOTAL: \$ 257.70

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 257.70

Balance to Finish, Including Retainage: \$ 60,010.32

Contract Time Remaining (Substantial): (53.0) Working Days
Contract Time Remaining (Full): (53.0) Working Days

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

Construction Contractor Approval: N/A
Firm Name

Signature Date

Engineer / Consultant Approval: Olsson, Inc.
Firm Name

Signature Date

City of Ankeny Staff Approval: Leslie Hart
Signature Date

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

Date Printed: 12/10/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 7, 2025	\$ 6,406.71
2	May 5, 2025	\$ 19,321.58
3	June 16, 2025	\$ 16,131.63
4	July 7, 2025	\$ 31,582.15
5	July 21, 2025	\$ 41,679.49
6	August 18, 2025	\$ 12,954.08
7	October 6, 2025	\$ 23,052.66
8	November 3, 2025	\$ 25,361.70
9	December 3, 2025	\$ 1,675.98
10	January 5, 2026	
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 178,165.98

Record of Change Orders:

No.	Date	Amount
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CHANGE ORDER TOTAL = \$ -

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days: 160.0
Added by Change Order:
Total Working Days: 160.0
Working Days Used to Date: 213.0
Working Days Remaining: (53.0)

Full Completion:

Contract Working Days: 160.0
Added by Change Order:
Total Working Days: 160.0
Working Days Used to Date: 213.0
Working Days Remaining: (53.0)



MONTHLY PROGRESS REPORT

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

Work Period: 11/2/2025 – 12/6/2025

Summary of Work Completed This Period:

- Prepared and submitted previous work period invoice and progress report

Summary of Future Work for Next Period:

-

Issues, Special Problems, or Comments:

-

Invoice

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

olsson

December 10, 2025
Invoice No: 561377

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

Invoice Total	\$257.70
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Olsson Project # 025-00225 Ankeny IA Oralabor and Irvinedale Intersection Study
Professional services rendered November 2, 2025 through December 6, 2025 for work completed in accordance with our Agreement dated February 17, 2025.

Phase	100	Project Management		
Labor				
		Hours	Rate	Amount
Principal				
Wiles, Tyler		.25	259.56	64.89
Project Manager				
Cutler, Chase		1.00	192.81	192.81
Totals		1.25		257.70
Total Labor				257.70
Total this Phase				\$257.70
Billing Limits				
	Current	Prior	To-Date	
Total Billings	257.70	178,165.98	178,423.68	
Limit			238,434.00	
Balance Remaining			60,010.32	
AMOUNT DUE THIS INVOICE				\$257.70

Email invoices to: Lhart@ankenyiowa.gov; CC: ccutler@olsson.com

Please include our invoice number(s) with your payment.

By Check: Make check payment to Olsson Inc and mail to PO Box 84608, Lincoln, NE 68501-4608

By Electronic / ACH Payment: When transferring funds, please reference the invoice number(s), Account Name Olsson Inc; Pinnacle Bank Account No. 254316; Routing (ABA) No. 104913912, Remittance Email Address: deposits@olsson.com

Questions: Contact us at (402) 458-5062 or accountsreceivable@olsson.com

Authorized By: Chase Cutler

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #8 in the amount of \$136,888.91 to Shekar Engineering PLC for construction services 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. Shekar - Pymt #8

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 5, 2026 **Payment Application #:** 8

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

Contract Summary:

Original Contract Amount: \$ 1,647,725.65
Net Change by Change Orders: \$ 28,950.53
Contract Amount to Date: (line 1 ± 2) \$ 1,676,676.18

Total Completed and Stored to Date: \$ 1,121,150.73
Retainage: 5 % of Completed Work: \$ 56,057.54
Total Earned Less Retainage: \$ 1,065,093.19
Less Previous Applications for Payment: \$ 928,204.28
SUBTOTAL: \$ 136,888.91

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 136,888.91

Balance to Finish, Including Retainage: \$ 611,582.99

Contract Time Remaining (Substantial): 32.0 Working Days

Contract Time Remaining (Full): 10.0 Working Days

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

Construction Contractor Approval: Shekar Engineering PLC

Matthew Sundberg, PE
Signature
Digitally signed by Matthew Sundberg, PE
DN: C=US, E=msund@shekar.us, O=Shekar Engineering, PLC, OU=Project Manager, CN=Matthew Sundberg, PE
Reason: I am approving this document
Date: 2025.12.22 14:41:53 -0500

12/22/25
Date

Engineer / Consultant Approval:

McClure Engineering

Signature
Firm Name

12/22/25
Date

City of Ankeny Staff Approval:

Becky Ford
Signature

12/22/2025
Date

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

E-mail: bford@ankenyiowa.gov

Phone Number: 515-963-3526

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

ITEM NO.	DESCRIPTION (Include Pump Order # if Applicable)	UNITS	ORIGINAL 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
2.01	EARTHWORK	UNIT	30.00		30.00	\$ 255.00	\$ 7,650.00	0.00	\$ -	30.40	30.40	\$ 7,752.00	(10.40)	101.33%
2.02	CLEARING AND GRUBBING	CV	218.00		218.00	\$ 25.50	\$ 5,559.00	0.00	\$ -	43.60	43.60	\$ 1,111.80	172.40	20.00%
2.03	TOPSOIL, OFF-SITE	CV	1,860.00		1,860.00	\$ 16.32	\$ 30,355.20	0.00	\$ -	1,004.40	1,864.40	\$ 16,381.51	855.60	54.00%
2.04	SUBGRADE PREPARATION 6-INCH DEPTH	SV	5,100.00		5,100.00	\$ 2.04	\$ 10,404.00	0.00	\$ -	2,773.00	2,773.00	\$ 5,636.52	2,327.00	54.37%
2.05	SUBGRADE TREATMENT, GEOTEXT, TRIANGULAR	SV	1,020.00		1,020.00	\$ 4.08	\$ 4,161.60	0.00	\$ -	0.00	0.00	\$ -	1,020.00	0.00%
2.06	SUBBASE, MODIFIED 6-INCH DEPTH (VIRGIN AGGREGATE)	SV	5,100.00		5,100.00	\$ 12.24	\$ 62,424.00	0.00	\$ -	2,773.00	2,773.00	\$ 33,941.52	2,327.00	54.37%
2.07	COMPACTION TESTING	LS	1.00		1.00	\$ 4,819.50	\$ 4,819.50	0.00	\$ -	0.50	0.50	\$ 2,409.75	0.50	50.00%
3.01	TRENCH EXCAVATION AND BACKFILL	LS	1.00		1.00	\$ 9,975.00	\$ 9,975.00	0.00	\$ -	0.50	0.50	\$ 4,987.50	0.50	50.00%
4.01	SEWERS AND DRAINS	LF	890.00		890.00	\$ 105.52	\$ 93,912.80	0.00	\$ -	558.00	558.00	\$ 58,880.16	332.00	62.70%
4.02	SEWERY SLOPE GRANTY MAIN, TRENCHED, THREE PVC, 18-INCH DIAMETER	LF	23.00		23.00	\$ 121.82	\$ 2,801.86	0.00	\$ -	23.00	23.00	\$ 2,801.86	0.00	100.00%
4.03	SEWERY SLOPE GRANTY MAIN, TRENCHED, THREE PVC, 18-INCH DIAMETER	LF	40.00		40.00	\$ 152.13	\$ 6,085.20	0.00	\$ -	40.00	40.00	\$ 6,085.20	0.00	100.00%
4.04	SEWERY SLOPE GRANTY MAIN, TRENCHED, TWO PVC, 18-INCH DIAMETER	LF	18.00		18.00	\$ 178.72	\$ 3,216.96	0.00	\$ -	0.00	0.00	\$ -	18.00	0.00%
4.05	SEWERY SLOPE GRANTY MAIN, TRENCHED, ONE PVC, 18-INCH DIAMETER	LF	753.00		753.00	\$ 63.73	\$ 48,003.75	0.00	\$ -	271.00	271.00	\$ 17,276.35	482.00	35.98%
4.06	SEWERY SLOPE GRANTY MAIN, TRENCHED, ONE PVC, 18-INCH DIAMETER	LF	1,002.00		1,002.00	\$ 7.72	\$ 7,735.44	0.00	\$ -	636.00	636.00	\$ 4,909.52	366.00	63.47%
4.07	TEMPORARY SANITARY SEWER CLEANOUT, TYPE 1, 8-INCH DIAMETER	EA	2.00		2.00	\$ 5,276.09	\$ 10,552.18	0.00	\$ -	2.00	2.00	\$ 10,552.18	0.00	100.00%
4.08	STORM SEWER, TRENCHED, RCP, 15-INCH DIAMETER	LF	37.00		37.00	\$ 84.34	\$ 3,120.58	0.00	\$ -	0.00	0.00	\$ -	37.00	0.00%
4.09	STORM SEWER, TRENCHED, RCP, 18-INCH DIAMETER	LF	418.00		418.00	\$ 90.05	\$ 37,640.90	0.00	\$ -	418.00	418.00	\$ 37,640.90	0.00	100.00%
4.10	STORM SEWER, TRENCHED, RCP, 24-INCH DIAMETER	LF	381.00		381.00	\$ 127.93	\$ 48,741.33	0.00	\$ -	381.00	381.00	\$ 48,741.33	0.00	100.00%
4.11	REMOVAL OF STORM SEWER, RCP, LESS THAN OR EQUAL TO 36-INCH DIAMETER	LF	800.00		800.00	\$ 15.93	\$ 12,744.00	0.00	\$ -	777.00	777.00	\$ 12,377.61	23.00	97.13%
4.12	FOOTING DRAIN CLEANOUT, TYPE B, 24-INCH DIAMETER	EA	1,394.00		1,394.00	\$ 23.51	\$ 32,637.54	0.00	\$ -	979.00	979.00	\$ 23,016.29	405.00	70.74%
4.13	FOOTING DRAIN CLEANOUT, TYPE B, 24-INCH DIAMETER	EA	3.00		3.00	\$ 2,556.63	\$ 7,670.89	0.00	\$ -	3.00	3.00	\$ 7,670.89	0.00	100.00%
4.14	FOOTING DRAIN CLEANOUT, TYPE B, 24-INCH DIAMETER	EA	4.00		4.00	\$ 825.11	\$ 3,300.44	0.00	\$ -	3.00	3.00	\$ 2,475.33	1.00	75.00%
4.15	STORM SEWER SERVICE STUB, PVC, 1.5-INCH DIAMETER	LF	327.00		327.00	\$ 45.84	\$ 14,989.68	0.00	\$ -	212.50	212.50	\$ 9,741.00	114.50	64.88%
4.16	PRE-INSULATED CLEANOUT AND INSULATION, 18-INCH DIAMETER SANITARY SEWER	LF	200.00		200.00	\$ 7.68	\$ 1,536.00	0.00	\$ -	166.00	166.00	\$ 1,274.88	34.00	83.00%
5.01	WATER MAINS AND APPURTENANCES	LF	4.00		4.00	\$ 169.77	\$ 679.08	16.00	\$ 2,716.32	8.00	24.00	\$ 4,074.48	(20.00)	60.00%
5.02	WATER MAIN, TRENCHED, C900 PVC, 6-INCH DIAMETER	LF	14.00		14.00	\$ 59.28	\$ 831.92	0.00	\$ -	30.00	30.00	\$ 1,748.40	(16.00)	21.42%
5.03	WATER MAIN, TRENCHED, C900 PVC, 8-INCH DIAMETER	LF	1,481.00		1,481.00	\$ 35.56	\$ 52,644.36	0.00	\$ -	930.00	930.00	\$ 33,070.80	551.00	62.80%
5.04	FITTING, 22.5 DEGREE BEND, 8-INCH DIAMETER	EA	1.00		1.00	\$ 1,288.35	\$ 1,288.35	0.00	\$ -	1.00	1.00	\$ 1,288.35	0.00	100.00%
5.05	FITTING, 45 DEGREE BEND, 8-INCH DIAMETER	EA	4.00		4.00	\$ 805.05	\$ 3,220.20	0.00	\$ -	4.00	4.00	\$ 3,220.20	0.00	100.00%
5.06	FITTING, 90 DEGREE BEND, 8-INCH DIAMETER	EA	8.00		8.00	\$ 907.73	\$ 7,261.84	0.00	\$ -	1.00	1.00	\$ 907.73	7.00	12.50%
5.07	FITTING, 45 DEGREE BEND, 4-INCH DIAMETER	EA	2.00		2.00	\$ 729.75	\$ 1,459.50	0.00	\$ -	0.00	0.00	\$ -	2.00	0.00%
5.08	FITTING, 90 DEGREE BEND, 4-INCH DIAMETER	EA	1.00		1.00	\$ 705.79	\$ 705.79	0.00	\$ -	1.00	1.00	\$ 705.79	0.00	100.00%
5.09	FITTING, REDUCER, 4-INCH X 8-INCH DIAMETER	EA	1.00		1.00	\$ 893.46	\$ 893.46	1.00	\$ 893.46	1.00	2.00	\$ 1,360.24	2.00	50.00%
5.10	FITTING, REDUCER, 4-INCH X 8-INCH DIAMETER	EA	4.00		4.00	\$ 880.12	\$ 3,520.48	(1.00)	\$ (880.12)	3.00	2.00	\$ 1,360.24	2.00	50.00%
5.11	FITTING, TEE, 8-INCH X 8-INCH X 8-INCH	EA	1.00		1.00	\$ 1,349.98	\$ 1,349.98	0.00	\$ -	1.00	1.00	\$ 1,349.98	0.00	100.00%
5.12	FITTING, TEE, 8-INCH X 8-INCH X 8-INCH	EA	3.00		3.00	\$ 1,303.41	\$ 3,910.23	0.00	\$ -	0.00	0.00	\$ -	3.00	0.00%
5.13	FITTING, CAP, 4-INCH	EA	2.00		2.00	\$ 545.25	\$ 1,090.50	0.00	\$ -	5.00	5.00	\$ 2,726.25	(3.00)	25.00%
5.14	WATER SERVICE, POLYETHYLENE, 0.75-INCH DIAMETER, NEAR SIDE	EA	15.00		15.00	\$ 1,115.32	\$ 16,729.80	0.00	\$ -	9.00	9.00	\$ 10,037.88	6.00	60.00%
5.15	WATER SERVICE, POLYETHYLENE, 0.75-INCH DIAMETER, PAR SIDE	EA	10.00		10.00	\$ 1,366.40	\$ 13,664.00	0.00	\$ -	4.00	4.00	\$ 5,465.60	6.00	40.00%
5.16	WATER SERVICE, PVC, 6-INCH DIAMETER	EA	1.00		1.00	\$ 2,811.15	\$ 2,811.15	0.00	\$ -	1.00	1.00	\$ 2,811.15	0.00	100.00%
5.17	WATER MAIN ABANDONMENT, PILL AND PLUG, 4-INCH DIAMETER	LF	237.00		237.00	\$ 13.95	\$ 3,306.15	0.00	\$ -	0.00	0.00	\$ -	237.00	0.00%
5.18	WATER MAIN ABANDONMENT, LESS THAN OR EQUAL TO 12-INCH DIAMETER	LF	1,243.00		1,243.00	\$ 8.83	\$ 10,975.69	0.00	\$ -	558.00	558.00	\$ 4,927.14	685.00	44.89%
5.19	VALVE, GATE, 8-INCH DIAMETER	EA	2.00		2.00	\$ 2,355.58	\$ 4,711.16	0.00	\$ -	2.00	2.00	\$ 4,711.16	0.00	100.00%
5.20	VALVE, GATE, 8-INCH DIAMETER	EA	6.00		6.00	\$ 3,163.37	\$ 18,980.22	0.00	\$ -	3.00	3.00	\$ 9,490.11	3.00	50.00%
5.21	TAPPING VALVE ASSEMBLY, 4-INCH DIAMETER	EA	1.00		1.00	\$ 5,957.74	\$ 5,957.74	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
5.22	TAPPING VALVE ASSEMBLY, 8-INCH DIAMETER	EA	1.00		1.00	\$ 7,484.32	\$ 7,484.32	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
5.23	STANDARD FIRE HYDRANT ASSEMBLY	EA	1.00		1.00	\$ 8,080.12	\$ 8,080.12	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
5.24	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	3.00		3.00	\$ 8,652.86	\$ 25,958.58	0.00	\$ -	3.00	3.00	\$ 25,958.58	0.00	100.00%
5.25	FIRE HYDRANT ASSEMBLY REMOVAL	EA	3.00		3.00	\$ 542.17	\$ 1,626.51	0.00	\$ -	1.00	1.00	\$ 542.17	2.00	33.33%
5.26	WATER MAIN, TEMPORARY, PE, 2-INCH DIAMETER	LF	2,000.00		2,000.00	\$ 18.46	\$ 36,920.00	0.00	\$ -	801.00	801.00	\$ 14,786.46	1,199.00	40.05%
6.01	MANHOLE, SW-301, 48-INCH DIAMETER	EA	6.00		6.00	\$ 7,109.86	\$ 42,659.16	0.00	\$ -	4.00	4.00	\$ 28,439.44	2.00	66.67%
6.02	MANHOLE, SW-401, 48-INCH DIAMETER, TYPE 3B GRATE CASTING	EA	1.00		1.00	\$ 4,639.20	\$ 4,639.20	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
6.03	INTAKE, SW-501, CAST-IN-PLACE	EA	1.00		1.00	\$ 7,184.48	\$ 7,184.48	0.00	\$ -	1.00	1.00	\$ 7,184.48	0.00	100.00%
6.04	INTAKE, SW-501, CAST-IN-PLACE, MODIFIED	EA	2.00		2.00	\$ 18,862.68	\$ 37,725.36	0.00	\$ -	2.00	2.00	\$ 37,725.36	0.00	100.00%
6.05	INTAKE, SW-505	EA	2.00		2.00	\$ 4,892.93	\$ 9,785.86	0.00	\$ -	1.00	1.00	\$ 4,892.93	1.00	50.00%
6.06	INTAKE, SW-506, CAST-IN-PLACE	EA	2.00		2.00	\$ 14,459.59	\$ 28,919.18	0.00	\$ -	2.00	2.00	\$ 28,919.18	0.00	100.00%
6.07	EXTERNAL DROP CONNECTION, 8-INCH DIAMETER	EA	1.00		1.00	\$ 11,899.17	\$ 11,899.17	0.00	\$ -	0.00	0.00	\$ -	1.00	0.00%
6.08	EXTERNAL DROP CONNECTION, 10-INCH DIAMETER	EA	1.00		1.00	\$ 13,282.82	\$ 13,282.82	0.00	\$ -	1.00	1.00	\$ 13,282.82	0.00	100.00%
6.09	MANHOLE ADJUSTMENT, SANITARY, MINOR, SELF-LEVEL, CASTING	EA	1.00		1.00	\$ 2,916.24	\$ 2,916.24	0.00	\$ -	1.00	1.00	\$ 2,916.24	0.00	100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

6.10	REMOVE MANHOLE SANITARY	EA	6.00	6.00	6.00	1,274.48	7,668.88	0.00	0.00	4.00	4.00	5,087.92	2.00	66.67%
6.11	REMOVE INTAKE	EA	5.00	5.00	5.00	618.22	3,091.10	0.00	0.00	3.00	3.00	1,854.66	2.00	60.00%
STREETS AND RELATED WORK														
7.01	PAVEMENT, PCC, 6-INCH DEPTH, CLASS C-SLD	SY	4,278.00	4,278.00	4,278.00	85.52	280,294.56	956.60	0.00	1,544.00	2,502.60	1,043,370.35	1,775.40	58.50%
7.02	PAVEMENT, PCC, 6-INCH DEPTH, CLASS C-SLD, FULLY REINFORCED	SY	36.00	36.00	36.00	80.23	2,934.28	0.00	0.00	0.50	0.50	3,506.72	0.40	60.00%
7.03	PCC PAVEMENT SAMPLES AND TESTING	LS	1.00	1.00	1.00	5,944.56	5,944.56	0.10	0.00	0.50	0.50	6,889.27	0.40	60.00%
7.04	REMOVAL OF SIDEWALK	SY	1,030.00	1,030.00	1,030.00	10.20	10,506.00	0.00	0.00	653.65	573.90	5,833.18	362.12	69.83%
7.05	REMOVAL OF DRIVEWAY	SY	835.70	835.70	835.00	10.20	8,527.20	264.00	0.00	2,892.80	308.90	3,833.18	362.12	69.83%
7.06	SIDEWALK, PCC, 4-INCH THICK	SY	940.00	940.00	940.00	43.86	41,238.48	374.80	0.00	2,892.80	2,932.20	12,631.79	346.48	63.14%
7.07	SIDEWALK, PCC, 4-INCH THICK WITH INTEGRAL CURB	SY	44.00	44.00	44.00	60.24	2,652.96	0.00	0.00	24.23	24.23	1,532.31	19.77	55.07%
7.08	SIDEWALK, PCC, 4-INCH THICK WITH INTEGRAL CURB	SY	72.00	72.00	72.00	56.10	4,059.20	0.00	0.00	48.00	48.00	2,892.80	24.00	48.72%
7.09	REMOVABLE MARKING, GALVANIZED STEEL	SY	72.00	72.00	72.00	56.10	4,059.20	249.00	0.00	81.33	330.33	19,373.59	403.67	45.00%
7.10	DRIVEWAY, PAVED PCC, TYPE A, 6-INCH THICK	SY	794.00	794.00	794.00	98.55	43,948.00	111.00	0.00	0.00	111.00	8,491.50	45.00	71.19%
7.11	DRIVEWAY, PAVED PCC, TYPE A, 6-INCH THICK	SY	156.00	156.00	156.00	76.50	11,934.00	0.00	0.00	0.00	0.00	28,747.28	(56.00)	121.46%
7.12	FULL DEPTH PATCHES, PCC, 6-INCH THICK	TON	281.00	281.00	281.00	93.84	24,492.24	0.00	0.00	53.30	53.30	3,261.96	96.70	35.59%
7.13	SUBBASE OVER EXCAVATION	TON	150.00	150.00	150.00	61.20	9,180.00	0.00	0.00	0.00	0.00	2,750.69	1,416.31	68.01%
7.14	PAVEMENT REMOVAL	SY	4,167.00	4,167.00	4,167.00	10.20	42,803.40	53.00	0.00	2,697.69	2,750.69	28,067.04	1,416.31	68.01%
7.15	GRANULAR SHOULDERS, CLASS A CRUSHED STONE	TON	4.00	4.00	4.00	69.25	273.00	0.00	0.00	0.00	0.00	0.00	4.00	0.00%
7.16	TEMPORARY PAVEMENT, PCC, 6-INCH DEPTH, CLASS C	SY	534.00	534.00	534.00	60.46	32,255.64	63.00	0.00	697.40	740.40	44,794.58	(206.40)	128.65%
7.17	REMOVAL OF TEMPORARY PAVEMENT	SY	534.00	534.00	534.00	10.20	5,446.80	0.00	0.00	16.50	16.50	168.30	517.50	3.02%
TRAFFIC CONTROL														
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	2.13	2.13	2.13	1,337.00	2,853.01	0.00	0.00	0.00	0.00	0.00	2.13	0.00%
8.02	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	1.00	1.00	1.00	408.00	4,498.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00%
8.03	GROOVES CUT FOR PAVEMENT MARKINGS	STA	2.13	2.13	2.13	897.00	1,946.71	0.00	0.00	0.00	0.00	0.00	2.13	0.00%
8.04	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	1.00	1.00	1.00	178.50	178.50	0.00	0.00	0.00	0.00	0.00	1.00	0.00%
8.05	TEMPORARY TRAFFIC CONTROL	LS	1.00	1.00	1.00	23,368.00	23,368.00	0.10	0.00	0.50	0.60	14,014.80	0.40	60.00%
8.06	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	10.00	10.00	10.00	178.50	1,785.00	0.00	0.00	10.00	10.00	1,785.00	0.00	100.00%
8.07	TRAFFIC SIGNS	SP	7.80	7.80	7.80	40.80	318.24	0.00	0.00	0.00	0.00	0.00	7.80	0.00%
8.08	WOOD POSTS	LF	36.00	36.00	36.00	20.40	734.40	0.00	0.00	9.00	9.00	183.60	27.00	28.00%
8.09	U-SHAPED RAIL STEEL POST	LF	12.00	12.00	12.00	10.20	122.40	0.00	0.00	0.00	0.00	0.00	12.00	0.00%
8.10	REMOVE AND REINSTALL TYPE A SIGNS	EA	7.00	7.00	7.00	204.00	1,428.00	0.00	0.00	3.00	3.00	612.00	4.00	42.86%
SITEWORK AND LANDSCAPING														
9.01	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 4	AC	1.00	1.00	1.00	714.00	714.00	0.00	0.00	0.12	0.12	65.68	0.88	12.00%
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 8	AC	1.00	1.00	1.00	2,708.10	2,708.10	0.00	0.00	0.10	0.10	2,703.51	0.90	10.00%
9.03	FILTER SOCK, RINCH	LF	2,790.00	2,790.00	2,790.00	1.73	4,826.70	0.00	0.00	37.00	37.00	64.01	2,750.00	1.33%
9.04	FILTER SOCK, REMOVAL	LF	2,790.00	2,790.00	2,790.00	0.20	558.00	0.00	0.00	0.00	0.00	0.00	2,790.00	0.00%
9.05	EROSION CONTROL, MULCHING, HYDROMULCHING, BFM	AC	2.00	2.00	2.00	2,652.00	5,304.00	0.92	0.00	0.22	0.92	2,439.64	1.06	46.00%
9.06	INLET PROTECTION DEVICE, SURFACE APPLIED	EA	8.00	8.00	8.00	51.00	408.00	0.00	0.00	4.00	4.00	204.00	4.00	50.00%
9.07	INLET PROTECTION DEVICE, DITCH-IN	EA	11.00	11.00	11.00	102.00	1,122.00	0.00	0.00	2.00	2.00	204.00	9.00	18.18%
9.08	INLET PROTECTION DEVICE, MAINTENANCE	EA	22.00	22.00	22.00	5.10	1,122.00	0.00	0.00	0.00	0.00	10.20	20.00	9.09%
9.09	REMOVE AND SALVAGE FENCE	LF	168.00	168.00	168.00	61.00	6,568.00	0.00	0.00	61.00	61.00	4,131.00	87.00	48.21%
9.10	TEMPORARY FENCE, ORANGE MESH SAFETY FENCE, 48-INCH	LF	3,000.00	3,000.00	3,000.00	4.74	14,220.00	0.00	0.00	1,207.50	1,207.50	5,721.18	1,792.00	40.22%
MISCELLANEOUS														
11.01	MOBILIZATION	LS	1.00	1.00	1.00	98,859.64	98,859.64	0.00	0.00	1.00	1.00	98,859.64	0.00	100.00%
11.02	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00	1.00	1.00	4,725.00	4,725.00	0.10	0.00	0.40	0.50	2,582.00	0.50	50.00%
11.03	TEMPORARY GRANULAR SIDEWALK	SY	722.00	722.00	722.00	92.50	31,759.00	0.00	0.00	612.00	612.00	28,880.00	210.00	70.91%
11.04	TEMPORARY PEDESTRIAN RAMP	EA	8.00	8.00	8.00	1,962.30	15,540.00	0.00	0.00	4.00	4.00	7,770.00	4.00	50.00%
11.05	CONCRETE WASHOUT, ROLL-OFF CONTAINER	EA	1.00	1.00	1.00	3,274.20	3,274.20	0.00	0.00	0.50	0.50	1,637.10	0.50	50.00%
11.06	SUBSURFACE UTILITY INVESTIGATION	EA	15.00	15.00	15.00	787.50	11,812.50	0.00	0.00	1.00	1.00	787.50	14.00	6.67%
CHANGE ORDER ITEMS														
12.01	REMOVAL AND REINSTALLATION OF EXISTING FENCE, WOODEN	LS	0.00	1.00	1.00	825.00	825.00	0.00	0.00	1.00	1.00	825.00	0.00	100.00%
12.02	SUBBASE OVER EXCAVATION, 3" AGGREGATE	TON	0.00	35.75	35.75	71.40	2,556.13	0.00	0.00	35.75	35.75	2,556.13	0.00	100.00%
12.03	FITTING, SLEEVE, 4-INCH DIAMETER	EA	0.00	2.00	2.00	885.50	1,771.00	2.00	0.00	2.00	4.00	3,542.00	(2.00)	200.00%
12.04	DEWATERING	LS	0.00	1.00	1.00	1,045.00	1,045.00	0.00	0.00	1.00	1.00	1,045.00	0.00	100.00%
12.05	SUBURBAN CULVERT CASTING	EA	0.00	1.00	1.00	370.26	3,702.60	0.00	0.00	1.00	1.00	3,702.60	0.00	100.00%
12.06	REMOVAL OF UNSUITABLE SOILS	CY	0.00	80.00	80.00	24.87	1,989.60	80.00	0.00	80.00	80.00	1,989.60	0.00	100.00%
12.07	REPLACEMENT OF UNSUITABLE SOILS	CY	0.00	70.00	70.00	64.10	4,487.00	70.00	0.00	70.00	70.00	4,487.00	0.00	100.00%
12.08	SANITARY SEWER SERVICE STOP, PVC, 6-INCH DIAMETER	LF	0.00	28.00	28.00	103.10	2,886.80	28.00	0.00	28.00	28.00	2,886.80	0.00	100.00%
12.09	FITTING, CAP, 6-INCH DIAMETER	EA	0.00	1.00	1.00	2,186.33	2,186.33	1.00	0.00	1.00	2.00	2,186.33	0.00	100.00%
12.10	FITTING, TAPPED CAP, 6-INCH DIAMETER	EA	0.00	1.00	1.00	3,515.61	3,515.61	1.00	0.00	1.00	2.00	3,515.61	0.00	100.00%
12.11	FITTING, TAPPED CAP, 6-INCH DIAMETER	EA	0.00	1.00	1.00	4,089.25	4,089.25	1.00	0.00	1.00	2.00	4,089.25	0.00	100.00%
12.12	FITTING, 4" ANCHOR COUPLING	EA	0.00	2.00	2.00	670.88	1,341.76	2.00	0.00	2.00	4.00	1,341.76	0.00	100.00%
12.13	MOBILIZATION, WATER MAIN TEIN	LS	0.00	1.00	1.00	1,906.79	1,906.79	1.00	0.00	1.00	2.00	1,906.79	0.00	100.00%
TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK														
						CONTRACT =	\$1,876,676.18	PAY PERIOD =	\$144,033.59	COMPLETED =	\$1,121,150.23			

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 19, 2025	\$ 189,903.57
2	June 16, 2025	\$ 114,819.10
3	July 21, 2025	\$ 67,577.76
4	August 18, 2025	\$ 41,480.71
5	September 15, 2025	\$ 130,503.94
6	October 20, 2025	\$ 107,267.48
7	December 1, 2025	\$ 276,651.72
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Previous Applications for Payment:

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PREVIOUS PAY APPS TOTAL = \$ 928,204.28

Record of Change Orders:

No.	Date	Amount
1	June 16, 2025	\$ 6,567.39
2	January 5, 2026	\$ 22,383.14
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CHANGE ORDER TOTAL = \$ 28,950.53

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days:	160.0
Added by Change Order:	2.0
Total Working Days:	162.0
Working Days Used to Date:	130.0
Working Days Remaining:	32.0

Full Completion:

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #10 in the amount of \$1,073.00 to Snyder & Associates, Inc., for engineering services on the S Ankeny Blvd and Oralabor Rd Concept Study project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder - Pymt #10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: S Ankeny Blvd and Oralabor Rd Concept Study
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 899.3899.4210 **Finance Project Code:** 889.4210
Vendor Project or Invoice #: 125.0208.01 **PO #**
Original Contract Date: February 3, 2025 **Vendor #** 990

Date of Council Meeting 1/5/2026 **PAYMENT REQUEST #** 10
PAYMENT PERIOD: From: 11/17/25 through: 12/14/25

Contract Summary

Original Contract Amount:	\$	<u>138,900.00</u>	
Net change by Change Orders: Amd #1&2		<u></u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>138,900.00</u>	
Total completed and stored to date:	\$	<u>113,995.90</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>113,995.90</u>	
Less previous applications for payment:	\$	<u>112,922.90</u>	
SUBTOTAL	\$		<u>1,073.00</u>
	\$		<u>-</u>

CURRENT PAYMENT DUE

Balance to finish, including retainage: \$ 24,904.10

Contract Time Remaining (If applicable) -

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer/Consultant Approval: Snyder & Associates, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval

Signature

Date

Submit to: Jim Haberichter P.E.
Email: jhaberichter@ankenyiowa.gov Phone: 515-965-6400 Fax:

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	3/26/2025	\$ 27,374.40
2	4/23/2025	\$ 8,986.65
3	5/21/2025	\$ 8,177.25
4	6/25/2025	\$ 8,408.50
5	7/23/2025	\$ 14,771.00
6	8/20/2025	\$ 17,700.25
7	9/23/2025	\$ 17,931.25
8	10/23/2025	\$ 3,265.10
9	11/19/2025	\$ 6,308.50
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TOTAL \$ 112,922.90

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Record of Change Orders

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TOTAL		\$ -

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	February 3, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

December 18, 2025

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

Invoice No: 125.0208.010 - 10

Finance Budget Code 899.3899-4210

Finance Project Code 889.4210

Email

Project 125.0208.010 S Ankeny Blvd & Oralabor Rd Concept Study

Professional Services through December 14, 2025

Basic Services

Hourly Services

	Hours	Rate	Amount	
Principal Engineer II	2.00	269.00	538.00	
Sr. Engineer	.50	225.00	112.50	
Engineer V	.50	173.00	86.50	
Engineer II	2.50	133.00	332.50	
Total Services	5.50		1,069.50	1,069.50

Employee Mileage			3.50	
Total Expenses			3.50	3.50

Billing Limits

	Current	Prior	To-Date
Total Billings	1,073.00	112,922.90	113,995.90
Limit			138,900.00
Remaining			24,904.10

Phase Subtotal \$1,073.00

Amount Due this Invoice \$1,073.00

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Anthony Boes

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

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



December 18, 2025

Mr. Jim Haberichter
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: S. ANKENY BOULEVARD & ORALABOR ROAD CONCEPT STUDY
PROGRESS REPORT NO. 10
S&A PROJECT NO. 125.0208.01

Dear Mr. Haberichter:

This is the tenth progress report for the above referenced project and covers work through December 14, 2025. Our work through this period included the following:

- Completed Iowa DOT memo regarding Stage 2 alternatives.
- Revised concept design drawings per City comments.

The project is currently on hold pending City coordination with Iowa DOT. We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

MAL/ajb

Enclosures



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #12 in the amount of \$5,061.50 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements—Phase 4 project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

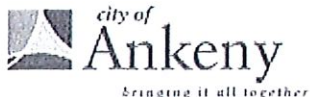
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder & Assoc - Pymt #12

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 5, 2026 Payment Application #: 12

Payment Period: From: November 17, 2025 Through: December 14, 2025

Contract Summary:

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

Total Completed and Stored to Date:	\$	114,000.40	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$		114,000.40
Less Previous Applications for Payment:	\$		108,938.90
SUBTOTAL:	\$		5,061.50

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 5,061.50

Balance to Finish, Including Retainage: \$ 20,449.60

Contract Time Remaining: - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Snyder & Associates, Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to:

Matt Grgurich

E-mail:

mrggurich@ankenyiowa.gov

Phone Number:

515-965-6400

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 23, 2024	\$ 19,901.50
2	May 22, 2024	\$ 16,962.03
3	June 19, 2024	\$ 13,353.75
4	July 24, 2024	\$ 23,331.00
5	September 25, 2024	\$ 5,969.50
6	October 23, 2024	\$ 4,932.22
7	March 26, 2025	\$ 6,090.00
8	April 23, 2025	\$ 2,610.00
9	June 26, 2025	\$ 5,030.90
10	September 24, 2025	\$ 6,533.00
11	December 18, 2025	\$ 4,225.00
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 108,938.90

Record of Change Orders:

No.	Date	Amount
1	February 3, 2025	\$ 50,000.00
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CHANGE ORDER TOTAL = \$ 50,000.00

Contract Time Remaining:

Contract Period: Working Days
 Construction Start Date:

Substantial Completion:

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

Full Completion:

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



December 18, 2025

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

RE: NW NORTHLAWN AREA UTILITY IMPROVEMENTS - PHASE 4
PROGRESS REPORT NO. 12
S&A PROJECT NO. 119.0975.01D

Dear Mr. Grgurich:

This is the twelfth progress report for the above referenced project and covers work through December 14, 2025. Our work through this period includes assisting the City as an on-call service for construction administration and construction staking for the project. A final walk through was conducted on December 10, 2025 with minimal punch list items. Its our understanding some punch list items may have to wait until the spring of 2026 but in general the project is substantially complete. This winter will be prepare record drawings of the project and complete the monument preservation.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the January 5, 2026, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

MAL/jms

Enclosures

cc: Jordan Stoermer, P.E., Snyder & Associates, Inc.
John Haldeman, P.E., Snyder & Associates, Inc.



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

December 18, 2025

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

Invoice No: 119.0975.01D - 12

Finance Budget Code
610.3610.4210/650.3650.4210/963.3963.4210

Finance Project Code 610.4210/650.4210/963.4210

Vendor 990

Email

Project 119.0975.01D NW Northlawn Area Utility Improvements Ph 4

Professional Services through December 14, 2025

Basic Services

Billing Limits

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

Phase Subtotal 0.00

Construction Services

Hourly Services

	Hours	Rate	Amount
Land Surveyor VIII	1.25	206.00	257.50
Engineer VIII	4.00	206.00	824.00
Project Manager VII	5.00	194.00	970.00
Engineer II	3.50	133.00	465.50
Technician VII	7.50	129.00	967.50
Technician V	5.50	105.00	577.50
Technician II	12.50	78.00	975.00
Total Services	39.25		5,037.00

5,037.00

Fleet Mileage

24.50

Billing Limits

	Current	Prior	To-Date
Total Billings	5,061.50	24,488.90	29,550.40
Limit			50,000.00
Remaining			20,449.60

Phase Subtotal \$5,061.50

Amount Due this Invoice \$5,061.50

	Total	Prior	Current
Billings to Date	114,000.40	108,938.90	5,061.50

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

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

Project	119.0975.01D	Ank-NWNorthlawnAreaUtilityImprovePh4	Invoice	12
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Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

Project	119.0975.01D	Ank-NWNorthlawnAreaUtilityImprovePh4	Invoice	12
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Billing Backup

Thursday, December 18, 2025

Snyder & Associates, Inc.

Invoice 12 Dated 12/18/2025

9:55:46 AM

Project	119.0975.01D	NW Northlawn Area Utility Improvements Ph 4
	0030	Construction Services

Hourly Services

			Hours	Rate	Amount	
	Land Surveyor VIII					
0170	113 - Coady, Terry	12/9/2025	1.25	206.00	257.50	
	Engineer VIII					
0781	86 - Stoermer, Jordan	11/18/2025	1.00	206.00	206.00	
0781	86 - Stoermer, Jordan	12/10/2025	3.00	206.00	618.00	
	Project Manager VII					
0539	53 - Jansen, Tedric	12/2/2025	1.00	194.00	194.00	
0539	53 - Jansen, Tedric	12/3/2025	1.00	194.00	194.00	
0539	53 - Jansen, Tedric	12/4/2025	1.00	194.00	194.00	
0539	53 - Jansen, Tedric	12/5/2025	2.00	194.00	388.00	
	Engineer II					
1028	17 - Mendoza, Jesus	12/10/2025	3.00	133.00	399.00	
1028	17 - Mendoza, Jesus	12/11/2025	.50	133.00	66.50	
	Technician VII					
1040	33 - Montalvo Medina, Alexander	12/2/2025	3.50	129.00	451.50	
1040	33 - Montalvo Medina, Alexander	12/5/2025	.50	129.00	64.50	
1040	33 - Montalvo Medina, Alexander	12/9/2025	3.50	129.00	451.50	
	Technician V					
1157	35 - Thompson, Trevor	12/2/2025	5.50	105.00	577.50	
	Technician II					
1316	38 - Allen, Trent	12/2/2025	3.50	78.00	273.00	
1316	38 - Allen, Trent	12/9/2025	3.50	78.00	273.00	
1272	38 - Clemesen, Jarrid	12/2/2025	5.50	78.00	429.00	
	Total Services		39.25		5,037.00	
						5,037.00
				Phase Subtotal		\$5,061.50
				Total this Project		\$5,061.50
				Total this Report		\$5,061.50

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

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

Page 3



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #16 in the amount of \$8,020.25 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED
Motion
LEGAL
No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder - Pymt #16

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: January 5, 2026 Payment Application #: 16

Payment Period: From: November 17, 2025 Through: December 14, 2025

Contract Summary:

Original Contract Amount:	\$	73,700.00	
Net Change by Change Orders:	\$	116,890.71	
Contract Amount to Date: (line 1 ± 2)	\$	190,590.71	
Total Completed and Stored to Date:	\$	159,645.26	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned Less Retainage:	\$	159,645.26	
Less Previous Applications for Payment:	\$	151,625.01	
SUBTOTAL:			\$ 8,020.25

OTHER CHARGES: \$ -

CURRENT PAYMENT DUE: \$ 8,020.25

Balance to Finish, Including Retainage: \$ 30,945.45

Contract Time Remaining: - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Snyder & Associates, Inc

Firm Name

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Submit to: Becky Ford

E-mail:

Phone Number: 515/963-3526

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 22, 2024	\$ 11,762.25
2	June 19, 2024	\$ 16,301.53
3	July 24, 2024	\$ 3,843.03
4	September 25, 2024	\$ 14,721.35
5	November 20, 2024	\$ 3,206.00
6	January 23, 2025	\$ 13,163.75
7	February 18, 2025	\$ 9,042.10
8	March 27, 2025	\$ 33,658.80
9	April 23, 2025	\$ 7,757.50
10	May 22, 2025	\$ 10,729.00
11	June 25, 2025	\$ 11,867.00
12	July 23, 2025	\$ 1,438.40
13	September 24, 2025	\$ 6,063.75
14	October 22, 2025	\$ 3,546.05
15	November 19, 2025	\$ 4,524.50
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Previous Applications for Payment:

No.	Date	Amount
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PREVIOUS PAY APPS TOTAL = \$ 151,625.01

Record of Change Orders:

No.	Date	Amount
1	January 6, 2025	\$ 80,350.00
2	August 18, 2025	\$ 36,540.71
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5/5/2025		
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CHANGE ORDER TOTAL = \$ 116,890.71

Contract Time Remaining:

Contract Period: Working Days
 Construction Start Date:

Substantial Completion:

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

Full Completion:

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



December 18, 2025

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

RE: SAWGRASS POND DAM IMPROVEMENTS
PROGRESS REPORT NO. 16
S&A PROJECT NO. 124.0622.01

Dear Ms. Ford:

This is the sixteenth progress report for the above-referenced project and covers services through December 14, 2025. Work during this period included as-built survey of auxiliary overflow, coordination on concrete pour and seeding, part-time construction observation, on-site construction progress meetings and minutes, preparing Change Order No. 2 and Pay Application No. 2, and construction staking.

We look forward to continuing to work for the City and with you on this important project. Should you have any questions on this update, do not hesitate to contact me. We will be in attendance at the January 5, 2026, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Mark A. Land', is written over the printed name.

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

MAL/sak

Enclosure



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

December 18, 2025

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

Invoice No: 124.0622.010 - 16

Finance Budget Code 686.3686.4210

Finance Project Code 686.4210

Vendor 990

Email

Project 124.0622.010 Sawgrass Park Dam Improvements

Professional Services through December 14, 2025

Basic Services
Hourly Services

	Hours	Rate	Amount	
Technician VIII	1.00	134.00	134.00	
Total Services	1.00		134.00	134.00
Phase Subtotal				\$134.00

Construction Services
Hourly Services

	Hours	Rate	Amount	
Sr. Engineer	4.75	225.00	1,068.75	
Engineer V	12.75	173.00	2,205.75	
Engineer I	.75	120.00	90.00	
Lead Technician	1.00	156.00	156.00	
Technician VIII	1.25	139.00	173.75	
Technician VII	6.00	129.00	774.00	
Technician IV	30.50	95.00	2,897.50	
Technician II	6.00	78.00	468.00	
Total Services	63.00		7,833.75	7,833.75

Fleet Mileage

52.50

Phase Subtotal \$7,886.25

Billing Limits	Current	Prior	To-Date
Total Billings	8,020.25	151,625.01	159,645.26
Limit			190,590.71
Remaining			30,945.45

Amount Due this Invoice \$8,020.25

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

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

Project	124.0622.010	Ank-SawgrassParkDamImprovements	Invoice	16
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Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Steven Klocke



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Payment #3 in the amount of \$5,886.25 to Snyder & Associates, Inc., for engineering services on the SW/SE Oralabor Road Traffic Signal Timing Updates project.

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Motion

LEGAL

No review required.

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Snyder - Pymt #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW/SE Oralabor Road Traffic Signal Timing Updates
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 260.3265.4210 **Finance Project Code:** 260.4210
Vendor Project or Invoice #: 125.1133.010 **PO #**
Original Contract Date: September 2, 2025 **Vendor #** 990

Date of Council Meeting 1/5/2026 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: 11/17/25 through: 12/14/25

Contract Summary

Original Contract Amount:	\$ 58,900.00	
Net change by Change Orders: Amd #1&2		
Contract Amount to Date: (line 1 ± 2)	\$ 58,900.00	
Total completed and stored to date:	\$ 20,639.15	
Retainage: 0 % of Completed Work:	\$ -	
Total Earned less Retainage:	\$ 20,639.15	
Less previous applications for payment:	\$ 14,752.90	
SUBTOTAL		\$ 5,886.25

CURRENT PAYMENT DUE

Balance to finish, including retainage: \$ 38,260.85

Contract Time Remaining (If applicable) -

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer/Consultant Approval: Snyder & Associates, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval

Signature

Date

Submit to: Leslie Hart

Email: lhart@ankenyiowa.gov Phone: 515-965-6400 Fax:

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	10/23/2025	\$ 9,741.25
2	11/19/2025	\$ 5,011.65
3		
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TOTAL \$ 14,752.90

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97		
98		
99		
100		

Record of Change Orders

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

Contract Time Remaining:

CONTRACT PERIOD:	CLICK TO CHOOSE
Original Contract Date:	September 2, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	0
Time Used to Date:	
Contract Time Remaining:	0



December 18, 2025

Ms. Leslie Hart
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: ORALABOR ROAD TRAFFIC SIGNAL TIMING UPDATES
PROGRESS REPORT NO. 3
S&A PROJECT NO. 125.1133.01

Dear Ms. Hart:

This is the third progress report for the above referenced project and covers work through December 14, 2025. Our work through this period included the following:

- Synchro model development.
- Cycle lengths evaluations.
- Event transitions evaluation using count data and Streetlight data.
- Provided "before" travel time reports and intersection data sheets to City.
- Coordination with City regarding Synchro parameters.
- Coordination with Olsson regarding TOD plans and cycle lengths.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Mark A. Land', is written over the printed name.

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

MAL/ajb

Enclosures



SNYDER
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

December 18, 2025

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

Invoice No: 125.1133.010 - 3

Email

Project 125.1133.010 SW/SE Oralabor Road Traffic Signal Timing Updates

Professional Services through December 14, 2025

	Hours	Rate	Amount	
Principal Engineer II	5.00	269.00	1,345.00	
Engineer V	26.25	173.00	4,541.25	
Total Services	31.25		5,886.25	
Total Services				5,886.25
Billing Limits	Current	Prior	To-Date	
Total Billings	5,886.25	14,752.90	20,639.15	
Limit			58,900.00	
Remaining			38,260.85	

Amount Due this Invoice **\$5,886.25**

	Total	Prior	Current
Billings to Date	20,639.15	14,752.90	5,886.25

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Anthony Boes

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

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



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve the January 5, 2026 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
JANUARY 5, 2026**

Fund		PAYMENTS
100	General Fund	\$ 370,413.53
220	Fire Gift Fund	580.00
233	Hotel Motel Tax Fund	115.39
240	Parks Improvements	-
250	Police Gift Fund	-
260	Road Use Tax Fund	121,668.30
270	Seizure Fund	-
280	Tax Increment Financing Fund	-
284	Economic Development Fund	-
290	Police/Fire Pension Fund	2,963.68
300	Debt Service Fund	-
430	Library Foundation Fund	540.85
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	16,259.78
510	Water Fund	768,382.89
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	17,673.66
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Stormwater Fund	13,867.54
590	Golf Course Fund	10,655.79
600-699	Enterprise Project Funds	240,755.60
710	Revolving Fund	123,651.26
720	Risk Management Fund	28,799.97
730	Health Insurance Fund	1,218.60
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	280,328.68
Sub Total		\$ 1,997,875.52
Payroll Totals		3,800,025.42
Service Transfers/ACH Drafts		(477,424.24)
Agenda Payments Approved Separately		(404,700.30)
Grand Total		<u>\$ 4,915,776.40</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:12/18/2025 THRU 1/07/2026

				CHECK	INVOICE		CHECK	CHECK	CHECK
VENDOR I.D.	NAME	STATUS		DATE	AMOUNT	DISCOUNT	NO	STATUS	AMOUNT
010068	T-MOBILE USA INC								
M-CHECK	T-MOBILE USA INC	UNPOST	V	12/30/2025			254054		1,071.36CR
C-CHECK	VOID CHECK		V	1/05/2026			254499		

* * 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	1,071.36CR	1,071.36CR	0.00	

TOTAL ERRORS: 0

		NO	INVOICE AMOUNT		DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01	BANK:	TOTALS:	2	1,071.36CR	0.00	0.00
BANK:	TOTALS:		2	1,071.36CR	0.00	0.00

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE:12/18/2025 THRU 1/07/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001844	A TECH INC-TCI							
I-678105	01/01/26-03/31/26 SERVICES	E	1/07/2026	2,955.00		013372		2,955.00
	*** VENDOR TOTALS ***					1 CHECKS		2,955.00
003881	ACADEMY ROOFING & SHEET							
I-30337	ROOF REPAIRS - CG	R	1/05/2026	653.45		254488		653.45
	*** VENDOR TOTALS ***					1 CHECKS		653.45
008578	ACCESS TECHNOLOGIES INC							
I-INV1904335	INK CARTRIDGES-IT	R	1/05/2026	142.15		254489		142.15
	*** VENDOR TOTALS ***					1 CHECKS		142.15
000003	ACCO UNLIMITED CORP							
I-0258087-IN	ACCO UV LAMPS FY26	E	1/07/2026	4,977.17		013349		4,977.17
	*** VENDOR TOTALS ***					1 CHECKS		4,977.17
000164	G & S HARDWARE INC							
I-211405/2	OIL/REPAIR - PKS	R	1/05/2026	32.97		254490		
I-211410/2	CARB/MOTOR TRTMNT- PKS	R	1/05/2026	22.98		254490		55.95
	*** VENDOR TOTALS ***					1 CHECKS		55.95
000974	ACME TOOLS							
I-15420504	BRUSHES/CORD/MISC -PW	R	1/05/2026	82.62		254491		82.62
	*** VENDOR TOTALS ***					1 CHECKS		82.62
007297	J F AHERN COMPANY							
I-768382	FIRE SUPPRESSION LEAK-OC	E	1/07/2026	2,938.36		013398		
I-773621	FLOW SWITCH POLICE HDQTRS	E	1/07/2026	1,147.26		013398		4,085.62
	*** VENDOR TOTALS ***					1 CHECKS		4,085.62
000226	AIRGAS NORTH CENTRAL INC							
I-5520613196	CYLINDER RENTALS - CG	R	1/05/2026	78.30		254492		
I-5520613559	CYLINDER RENTALS - FD	R	1/05/2026	189.27		254492		
I-5520613705	RENT CYL-WW	R	1/05/2026	5.40		254492		272.97
	*** VENDOR TOTALS ***					1 CHECKS		272.97
011840	ALL AMERICAN FIRE EQUIPMENT IN							
I-404842	BATTERY - FD	R	1/05/2026	215.61		254493		215.61
	*** VENDOR TOTALS ***					1 CHECKS		215.61
009981	ALL CITY MANAGEMENT SERVICES,							
I-105296	SCHOOL CROSSING GUARDS	E	1/07/2026	5,183.34		013414		
I-105734	SCHOOL CROSSING GUARDS	E	1/07/2026	7,402.45		013414		12,585.79
	*** VENDOR TOTALS ***					1 CHECKS		12,585.79

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/18/2025 THRU 1/07/2026

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
012394	MARK ALVORD							
I-25-00087/25-00002	REFUND FOR OVERPAYMENT	R	1/05/2026	110.00		254494		110.00
			*** VENDOR TOTALS ***			1 CHECKS		110.00
009262	AMAZON CAPITAL SERVICES INC							
C-1KTK-L1QN-VQXW	SCANNER RETURN AS-PD	E	1/07/2026	139.95CR		013406		
C-1L6W-6HN7-77C9	CR: EPOXY KIT FD	E	1/07/2026	188.74CR		013406		
I-11HN-4DFF-91R6	MISC BOOKS-KL	E	1/07/2026	16.49		013406		
I-11NR-MX17-HH74	HEADPHONES - ENG	E	1/07/2026	39.98		013406		
I-13WF-R4RQ-DYWN	MISC MULTI MEDIA-KL	E	1/07/2026	12.98		013406		
I-14HQ-CRXT-GCMC	MISC BOOKS-KL	E	1/07/2026	95.95		013406		
I-16MD-N4TD-K7GP1	MISC SUPPLIES-PD	E	1/07/2026	72.63		013406		
I-16N4-1PK6-CHV3	CALENDAR - COMM	E	1/07/2026	10.70		013406		
I-17X7-MCNJ-6R1M	COFFEE & MISC SUPPLIES-FD	E	1/07/2026	170.43		013406		
I-19H3-LG16-WQ9G	SCREWDRIVER SET-WTR	E	1/07/2026	28.49		013406		
I-1C4K-CFMW-XLGP	HOSE - PRSC	E	1/07/2026	34.18		013406		
I-1C4W-G3W6-YM69	MISC PROG PUZZLES-KL	E	1/07/2026	82.94		013406		
I-1CDX-K1JI-J4CT	INTEL-BURKHART USB-PD	E	1/07/2026	6.99		013406		
I-1CJ7-W99P-1TMM	EPOXY -FD	E	1/07/2026	188.74		013406		
I-1CKX-PLNK-7CC1	TABLE RESIN KIT-FD	E	1/07/2026	188.74		013406		
I-1CKX-PLNK-DJQM	INTERNAL DRIVE-IT	E	1/07/2026	114.99		013406		
I-1CNL-KV6P-GWN9	HEADSETS & CHARGERS-IT	E	1/07/2026	433.68		013406		
I-1CP6-MNMR-6R93	TORQUE WRENCH - PRSC	E	1/07/2026	34.97		013406		
I-1DF7-KQJH-6XT1	KITCHEN SOAP-PD	E	1/07/2026	60.99		013406		
I-1GRJ-WVJJ-G16N	CALCULATOR-FIN	E	1/07/2026	92.63		013406		
I-1GWG-F6H4-RTRW-2	CHAIRS - PW	E	1/07/2026	170.99		013406		
I-1JCN-7WY3-9W9K	COCOA AND MUGS-KL	E	1/07/2026	72.36		013406		
I-1JHW-JLP3-7JY9	STICKY NOTES - PW	E	1/07/2026	25.34		013406		
I-1KQF-QFH4-KDMJ	RECEIPT PRINTER-IT	E	1/07/2026	261.54		013406		
I-1LF9-G61C-79LT	LAMINATED LABEL MAKER -TRFC	E	1/07/2026	15.94		013406		
I-1LK3-FNJQ-9KR1	BACKWASH HOSES-WTR	E	1/07/2026	141.08		013406		
I-1MCQ-H17V-VXMG	SCANNER AS-PD	E	1/07/2026	129.95		013406		
I-1NPC-LYYY-CRKJ	UNIT #228 BRACKET W/STRAP-	E	1/07/2026	21.30		013406		
I-1NPC-LYYY-QG4R	SUPPLIES FOR PROG-KL	E	1/07/2026	53.06		013406		
I-1NQ9-FMNR-CJWP	CHAIRS- FS	E	1/07/2026	297.88		013406		
I-1NQ9-FMNR-FKFM	MISC BOOKS-KL	E	1/07/2026	65.40		013406		
I-1PDL-X1Y6-GF41	TANK ASSMBLYW/CARTRDGE-WM	E	1/07/2026	179.95		013406		
I-1PNH-799V-MT9T	MISC BOOKS-KL	E	1/07/2026	56.16		013406		
I-1PVY-HXFC-DWHQ	CEILING FAN/SAW/BLADES-PW	E	1/07/2026	263.25		013406		
I-1QDF-DHQM-F63J	ELECTRONIC MUFFS-PD	E	1/07/2026	111.09		013406		
I-1QDN-Q6M3-MNCX	NOTEBOOKS -PW	E	1/07/2026	30.22		013406		
I-1QF6-FRRW-Q4L1	LUBRICANT SPRAY - PW	E	1/07/2026	97.48		013406		
I-1QVC-PCV4-KJF3	MISC MULTI MEDIA-KL	E	1/07/2026	34.98		013406		
I-1T4C-YJY9-HVJN	ADHESIVE KIT - CG	E	1/07/2026	32.50		013406		
I-1TDH-LMFN-LQ3D	MISC MULTI MEDIA-KL	E	1/07/2026	156.05		013406		
I-1TMT-YNCL-GJRG	BUCKET/TREE/HIGHLIGHTERS-ACC	E	1/07/2026	107.77		013406		
I-1TMW-XPDQ-DYG1	MOUSE PADS-KL	E	1/07/2026	7.99		013406		
I-1V9H-3W6W-KTP3	MISC SUPPLIES-WTR	E	1/07/2026	92.76		013406		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/18/2025 THRU 1/07/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-1WLW-DF6P-J99R	SIGN HOLDERS MAKERSPACE-KL	E	1/07/2026	43.21		013406		
I-1XKT-YK3W-4RYY	HOSE REEL - PRSC	E	1/07/2026	127.99		013406		
I-1XTC-F19D-34Q9	COFFEE, QTIPS FOR FIREARMS-PD	E	1/07/2026	209.46		013406		4,163.51
	*** VENDOR TOTALS ***					1 CHECKS		4,163.51
012254	AM ACQUISITIONS INC							
I-0042571	NAMEPLATE SCHROCK	E	1/07/2026	23.00		013428		23.00
	*** VENDOR TOTALS ***					1 CHECKS		23.00
000038	AMERICAN RED CROSS							
I-23047141	RED CROSS LTS FY26 FACILITY RN	E	1/07/2026	1,625.00		013350		1,625.00
	*** VENDOR TOTALS ***					1 CHECKS		1,625.00
012278	KEVIN ANDREWS							
I-12/2025 FITNESS	FITNESS REIM JULY-OCT 25	E	1/07/2026	169.29		013454		169.29
	*** VENDOR TOTALS ***					1 CHECKS		169.29
008727	ANKENY ART CENTER							
I-12/11/2025 CLASS	12/11/25 CANVAS CLASS	R	1/05/2026	756.00		254495		756.00
	*** VENDOR TOTALS ***					1 CHECKS		756.00
004012	AGSA CORP							
I-2025 INCENTIVE	2025 COKE INCENTIVE PAYMENT	E	1/07/2026	4,210.00		013385		4,210.00
	*** VENDOR TOTALS ***					1 CHECKS		4,210.00
011996	ANKENY HARDWARE STORE LLC							
I-1205446	TRAP/FLEX/COMP CAP/PIPE-FD	E	1/07/2026	24.36		013423		
I-1206664	HILLMAN - OCM	E	1/07/2026	13.18		013423		
I-1206706	MULTI PURP CLEANUP -OCM	E	1/07/2026	5.49		013423		
I-1206709	HILLMAN - PKS	E	1/07/2026	5.59		013423		
I-1206757	SUPPLIES LK-PKW	E	1/07/2026	3.58		013423		
I-1207196	HILLMAN -LAKESIDE	E	1/07/2026	0.90		013423		
I-1207499	HOSE/PAINT SUPPLIES -PKS	E	1/07/2026	13.75		013423		
I-1207594	HOSE - PRSC	E	1/07/2026	59.99		013423		
I-1207638	EYE BOLT/HILLMAN SALTER PKS	E	1/07/2026	9.57		013423		
I-1207657	HILLMAN UNIT #609 SALTER	E	1/07/2026	4.99		013423		141.40
	*** VENDOR TOTALS ***					1 CHECKS		141.40
000654	ANKENY JUNIOR FOOTBALL							
I-2025 INCENTIVE	2025 COKE INCENTIVE PAYMENT	R	1/05/2026	440.00		254496		440.00
	*** VENDOR TOTALS ***					1 CHECKS		440.00
010899	ANKENY LITTLE LEAGUE							
I-2025 INCENTIVE	2025 COKE INCENTIVE PAYMENT	R	1/05/2026	4,420.00		254497		4,420.00
	*** VENDOR TOTALS ***					1 CHECKS		4,420.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/18/2025 THRU 1/07/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
003319	MIDWEST SOLID WASTE							
I-2153875	12/2025 WASTE SERVICES	E	1/07/2026	1,915.00		013381		
I-2156345	YARD WASTER PRSC	E	1/07/2026	1,443.88		013381		3,358.88
	*** VENDOR TOTALS ***					1 CHECKS		3,358.88
011955	MH LOGISTICS CORP							
I-0065056-IN	ENZ BULLDOG 4" SKID-SWR	E	1/07/2026	365.00		013422		365.00
	*** VENDOR TOTALS ***					1 CHECKS		365.00
000057	ARNOLD MOTOR SUPPLY							
C-15CR019348	UNIT #401 CORE	R	1/05/2026	24.00CR		254498		
C-15CR019410	CR: CORE RETURNS	R	1/05/2026	48.00CR		254498		
I-15NV227100	GREASE/RAINX - PKS	R	1/05/2026	104.44		254498		
I-15NV227326	CLUTCH WRENCH - CG	R	1/05/2026	181.00		254498		
I-15NV227334	UNIT #272 FILTERS	R	1/05/2026	109.30		254498		
I-15NV227366	UNIT #647 ENGINE OIL/FUEL/AIR	R	1/05/2026	93.38		254498		
I-15NV227418	SPARK PLUG WATER PUMP - CG	R	1/05/2026	7.22		254498		
I-15NV227451	MIST N SHINE - STS	R	1/05/2026	61.99		254498		
I-15NV227466	UNIT #67 AIR FILTER	R	1/05/2026	24.16		254498		
I-15NV227501	MIST N SHINE - PW	R	1/05/2026	61.99		254498		
I-15NV227608	UNIT #934 OIL/AIR/FUEL FLTR	R	1/05/2026	146.91		254498		
I-15NV227723	2IN1 ALL SEASON - PKS	R	1/05/2026	44.94		254498		
I-15NV227748	UNIT #934 CABIN AIR PANEL	R	1/05/2026	26.32		254498		
I-15NV227761	WINTER BLADES - PLOWS	R	1/05/2026	141.30		254498		
I-15NV227809	UNIT #401 HIGH PERF LINE	R	1/05/2026	178.46		254498		
I-15NV227836	UNIT #132 FUEL/OIL FILTERS	R	1/05/2026	36.90		254498		
I-15NV227886	FUEL FILTER - FD	R	1/05/2026	7.63		254498		
I-15NV227921	ASST BRUSH-SWR	R	1/05/2026	42.17		254498		
I-15NV227926	CABIN AIR/OIL FILTERS - CG	R	1/05/2026	51.35		254498		
I-15NV228012	FUEL/OIL/AIR FILTERS - CG	R	1/05/2026	62.32		254498		
I-15NV228056	ENGINE OIL FILTER- CG	R	1/05/2026	17.13		254498		
I-15NV228097	UNIT #225 PART	R	1/05/2026	39.68		254498		
I-15NV228179	WEATHERSTRIP GASKET -CG	R	1/05/2026	10.10		254498		
I-15NV228235	UNIT #227 WINTER BLADE	R	1/05/2026	47.10		254498		
I-15NV228289	UNIT #118 AIR FILTERS	R	1/05/2026	79.64		254498		
I-15NV228304	PARTS - CG	R	1/05/2026	258.54		254498		
I-15NV228402	UNIT #664 AUTO LINE	R	1/05/2026	201.71		254498		
I-15NV228433	PLOW PARTS	R	1/05/2026	84.44		254498		
I-15NV228435	UNIT#78 PERFECT VIEW	R	1/05/2026	26.30		254498		
I-15NV228466	EAR MUFFS - CG	R	1/05/2026	7.49		254498		
I-15NV228555	OIL FILTERS -CG	R	1/05/2026	154.80		254498		2,236.71
	*** VENDOR TOTALS ***					1 CHECKS		2,236.71

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/18/2025 THRU 1/07/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
003561	AMERICAN SOCIETY OF COMPOSERS							
I-100006748507	2026 LICENSE FEE - P&R	R	1/05/2026	917.00		254500		917.00
	*** VENDOR TOTALS ***					1 CHECKS		917.00
012092	ASCENDANCE TRUCKS LLC							
I-XA301046609:01	UNIT #219 FITTING	E	1/07/2026	49.68		013426		
I-XA301047039:01	UNIT #647 COVER BATTERY BOX	E	1/07/2026	304.67		013426		
I-XA301047073:01	COVER/BEZEL - PLOW	E	1/07/2026	472.47		013426		
I-XA301047073:02	COVER MIRROR - PLOWS	E	1/07/2026	263.73		013426		
I-XA301047296:01	ARM KIT/BRACKET, MIRRORS-PLOWS	E	1/07/2026	127.40		013426		
I-XA301047296:02	BRACKET MIRROR -PLOWS	E	1/07/2026	613.96		013426		
I-XA301047360:01	AIR SPRING/RETAINER-PLOWS	E	1/07/2026	245.54		013426		
I-XA301047360:02	RETAINER -PLOWS	E	1/07/2026	8.20		013426		
I-XA301047643:01	WHEEL PAINTED WHITE STEEL-PW	E	1/07/2026	419.00		013426		
I-XA301047646:01	#221 RADIATOR	E	1/07/2026	1,976.59		013426		
I-XA301047779:01	UNIT #647 CABLE/PLUG/MISC	E	1/07/2026	59.56		013426		
I-XA301047779:02	UNIT #647 PLUG	E	1/07/2026	1.78		013426		
I-XA301047897:01	UNIT #229 HOSE COOLANT	E	1/07/2026	30.94		013426		
I-XA301048008:01	UNIT #229 COUPLING	E	1/07/2026	23.90		013426		
I-XA301048076:01	UNIT #229 COUPLING	E	1/07/2026	108.28		013426		
I-XA301048236:01	UNIT #743 AMP	E	1/07/2026	50.48		013426		
I-ZA301047208:01	SOFTWARE	E	1/07/2026	2,513.04		013426		7,269.22
	*** VENDOR TOTALS ***					1 CHECKS		7,269.22
000285	LUBE-TECH & PARTNERS LLC							
I-4002471	BULK OIL	E	1/07/2026	7,344.41		013356		
I-4013804	WINDSHIELD WASHER-CG	E	1/07/2026	349.72		013356		7,694.13
	*** VENDOR TOTALS ***					1 CHECKS		7,694.13
008024	AUREON COMMUNICATIONS LLC							
I-20744057	12/1-12/31/2025 STATEMENT	E	1/07/2026	2,327.28		013402		2,327.28
	*** VENDOR TOTALS ***					1 CHECKS		2,327.28
000061	AUTO INDUSTRIAL MACHINE							
I-3154	HOSE DIVIDERS	R	1/05/2026	1,200.00		254501		1,200.00
	*** VENDOR TOTALS ***					1 CHECKS		1,200.00
006249	AUTO ZONE PARTS INC							
I-03945318312	SENSOR -CG	R	1/05/2026	160.62		254502		160.62
	*** VENDOR TOTALS ***					1 CHECKS		160.62
005865	TASER INTERNATIONAL INC							
I-INUS399103	TASER POWERCORD-PD	R	1/05/2026	18.00		254503		
I-INUS399821	BODY WORN CAMERAS	R	1/05/2026	5,542.32		254503		5,560.32
	*** VENDOR TOTALS ***					1 CHECKS		5,560.32

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
008057	BACKFLOW SOLUTIONS INC							
I-10875	ANK ANNUAL BSI SUB FEE-WTR	R	1/05/2026	495.00		254504		495.00
	*** VENDOR TOTALS ***					1 CHECKS		495.00
000064	BAKER ELECTRIC INC							
I-27592-01	ANK WTR WKS DELAWARE-WTR	R	1/05/2026	270.00		254505		270.00
	*** VENDOR TOTALS ***					1 CHECKS		270.00
001291	BOB BASH							
I-12/2025 FITNESS	7/25-12/25 FITNESS REIM	E	1/07/2026	108.00		013371		108.00
	*** VENDOR TOTALS ***					1 CHECKS		108.00
012609	TATE BATTANI							
I-11/2025 BOOTS	11/25/2025 BOOTS-FD	E	1/07/2026	140.00		013458		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
011930	BROC BOHNING							
I-11/2025 TRAINING	11/21/25 TRVL MEALS BB-FD	E	1/07/2026	120.45		013452		120.45
	*** VENDOR TOTALS ***					1 CHECKS		120.45
000282	BOLAND RECREATION							
I-897148	REPLACEMENT SLIDE	R	1/05/2026	2,124.38		254506		2,124.38
	*** VENDOR TOTALS ***					1 CHECKS		2,124.38
009283	BOLTON & MENK, INC							
I-0381115 #7	PAY 7-NW18TH RECON/ST-ASH	R	1/05/2026	5,345.50		254507		5,345.50
	*** VENDOR TOTALS ***					1 CHECKS		5,345.50
005174	BOUND TREE MEDICAL LLC							
I-86009029	EMS SUPPLIES - FD	R	1/05/2026	14.98		254508		
I-86009580	BANDAGES-FD	R	1/05/2026	4.33		254508		
I-86010839	EMS SUPPLIES - FD	R	1/05/2026	707.87		254508		
I-86013022	EMS SUPPLIES -FD	R	1/05/2026	194.29		254508		
I-86014927	CPR MASKS-SCHNEDEN-PD	R	1/05/2026	67.90		254508		
I-86016713	MISC EMS SUPPLIES-FD	R	1/05/2026	347.96		254508		
I-86018161	MEDICAL SUPPLY BLANKET PO	R	1/05/2026	1,341.79		254508		
I-86021697	EMS SUPPLIES - FD	R	1/05/2026	691.32		254508		
I-86021698	EMS SUPPLIES -FD	R	1/05/2026	285.63		254508		
I-86024830	ACCU VENT SENSORS-FD	R	1/05/2026	799.59		254508		
I-86024831	FIRST AID SUPPLIES-FD	R	1/05/2026	13.80		254508		
I-86029579	SAFETY GLASSES-FD	R	1/05/2026	77.88		254508		
I-86029581	MISC EMS SUPPLIES-FD	R	1/05/2026	373.38		254508		4,920.72
	*** VENDOR TOTALS ***					1 CHECKS		4,920.72

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
000127	BRICK GENTRY PC							
I-469237	11/25/2025 STATEMENT 224.091	E	1/07/2026	1,100.00		013351		
I-469238	12/22/2025 STATEMENT 224.001	E	1/07/2026	2,990.00		013351		
I-469239	11/25/2025 STATEMENT 224.031	E	1/07/2026	922.50		013351		
I-469240	11/25/2025 STATEMENT-PD	E	1/07/2026	1,300.00		013351		
I-469241	11/25/2025 STATEMENT 224.011	E	1/07/2026	3,485.00		013351		9,797.50
	*** VENDOR TOTALS ***					1 CHECKS		9,797.50
001757	BROWNELLS INC							
I-2025412533714	HUGGINS CLEANING-PD	R	1/05/2026	71.57		254509		71.57
	*** VENDOR TOTALS ***					1 CHECKS		71.57
000385	CAPITAL CITY EQUIPMENT CO							
I-61618D	UNIT #640 LENS	E	1/07/2026	41.13		013358		
I-61645D	UNIT #640 LIGHT BULBS	E	1/07/2026	15.85		013358		56.98
	*** VENDOR TOTALS ***					1 CHECKS		56.98
001004	PARKER CASKEY							
I-12/2025 BOOTS	BOOTS REIMB-FD	E	1/07/2026	140.00		013436		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
000211	GALE							
I-999101766073	MISC BOOKS-KL	E	1/07/2026	316.39		013352		
I-999101767453	MISC BOOKS-KL	E	1/07/2026	200.93		013352		
I-999101767454	MISC BOOKS-KL	E	1/07/2026	141.70		013352		
I-999101776129	MISC BOOKS-KL	E	1/07/2026	27.74		013352		
I-999101777672	MISC BOOKS-KL	E	1/07/2026	100.50		013352		
I-999101777673	MISC BOOKS-KL	E	1/07/2026	101.96		013352		
I-999101779867	MISC BOOKS-KL	E	1/07/2026	78.72		013352		967.94
	*** VENDOR TOTALS ***					1 CHECKS		967.94
011409	CENTRAL MCGOWAN INC							
I-0000432850	BEVERAGES FOR RESALE - OC	E	1/07/2026	41.80		013417		41.80
	*** VENDOR TOTALS ***					1 CHECKS		41.80
011576	CINTAS CORPORATION							
I-4250887572	MATS/UNIFORMS-STG/CG/TRFC	R	1/05/2026	452.88		254510		
I-4252249884	MATS/UNIFORMS-SWR	R	1/05/2026	173.24		254510		
I-4252394310	UNIFORMS - OCM	R	1/05/2026	38.09		254510		
I-4252399688	MATS/UNIFORMS-WTR	R	1/05/2026	184.84		254510		
I-4252399779	MATS/UNIFORMS-STG/GC/TRFC	R	1/05/2026	452.88		254510		
I-4252399978	MATS/UNIFORMS -PKS MNT	R	1/05/2026	129.57		254510		
I-4253012344	MATS/UNIFORMS-SWR	R	1/05/2026	173.24		254510		
I-4253166125	MAT/UNIFORM -OCM	R	1/05/2026	66.89		254510		
I-4253171353	MATS/UNIFORMS-WTR	R	1/05/2026	184.84		254510		
I-4253171754	MATS/UNIFORMS PKS MNT	R	1/05/2026	129.57		254510		1,986.04
	*** VENDOR TOTALS ***					1 CHECKS		1,986.04

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			DATE	AMOUNT		NO	STATUS	AMOUNT
002559	CONSUMERS ENERGY							
I-11/01/25-11/30/25	12/09/2025 STATEMENT	E	1/07/2026	2,747.77		013378		2,747.77
	*** VENDOR TOTALS ***					1 CHECKS		2,747.77
009277	CONVERGE ONE INC							
I-INV1103972	CISCO DUO TOKENS-IT	E	1/07/2026	606.80		013407		606.80
	*** VENDOR TOTALS ***					1 CHECKS		606.80
012614	BRANDYN S. COOP							
I-12/2025 BOOTS	12/4/2025 BOOTS-PW	E	1/07/2026	140.00		013459		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00
000595	CORE & MAIN LP							
I-Y110536	STREETLIGHT HH LIDS	R	1/05/2026	102.96		254511		
I-Y110536 - B	STREETLIGHT HH LIDS	R	1/05/2026	1,114.00		254511		1,216.96
	*** VENDOR TOTALS ***					1 CHECKS		1,216.96
009492	CTI							
I-P-INV040463	AV REPAIRS	E	1/07/2026	2,076.18		013411		2,076.18
	*** VENDOR TOTALS ***					1 CHECKS		2,076.18
001061	CUSTOM AWARDS & EMBROIDERY INC							
I-101709	CRYSTAL (2) COUNCIL MEMBERS-CLK	R	1/05/2026	300.00		254512		300.00
	*** VENDOR TOTALS ***					1 CHECKS		300.00
001003	ED DANIELS							
I-126411	FILTERS -CG	E	1/07/2026	189.10		013369		
I-126412	FILTERS -ACC	E	1/07/2026	400.76		013369		
I-126413	FILTERS - FD	E	1/07/2026	207.67		013369		
I-126414	FILTERS -FS3	E	1/07/2026	65.24		013369		862.77
	*** VENDOR TOTALS ***					1 CHECKS		862.77
008858	DAVE'S FIREWOOD AND DISTRIBUTI							
I-208105-A	ANNUAL SW SOUTH ANK BLVD	R	1/05/2026	4,240.00		254513		4,240.00
008858	DAVE'S FIREWOOD AND DISTRIBUTI							
I-208105-B	ANNUAL SW CIP	R	1/05/2026	3,560.00		254514		3,560.00
	*** VENDOR TOTALS ***					2 CHECKS		7,800.00
003359	KEVIN DEEVER							
I-12/19/2025	FY26 MARTIAL ARTS OCT-DEC	E	1/07/2026	1,856.80		013382		1,856.80
	*** VENDOR TOTALS ***					1 CHECKS		1,856.80

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003099	DELL MARKETING L P							
I-10854449456	DELL PLRO THUNDERBOLT-IT	E	1/07/2026	572.80		013380		572.80
	*** VENDOR TOTALS ***					1 CHECKS		572.80
000605	DEMCO INC							
I-7736754	LABEL PROTECTORS-KL	E	1/07/2026	275.40		013364		275.40
	*** VENDOR TOTALS ***					1 CHECKS		275.40
009259	DENNIS SUPPLY COMPANY							
I-DM0002240239-001	ALLIED SWITCH - FS	R	1/05/2026	36.87		254515		36.87
	*** VENDOR TOTALS ***					1 CHECKS		36.87
000758	DES MOINES IRON & SUPPLY CO							
I-1904699882	SHEET 3/16 4X8 PW	R	1/05/2026	35.00		254516		
I-1904699906	SHEET 1/2 4X8 - PW	R	1/05/2026	54.98		254516		89.98
	*** VENDOR TOTALS ***					1 CHECKS		89.98
000606	DES MOINES STEEL FENCE CO INC							
I-66289	MATERIALS - P&R	R	1/05/2026	19.78		254517		19.78
	*** VENDOR TOTALS ***					1 CHECKS		19.78
012080	DES MOINES WATER WORKS - CIWW							
I-005039 12/2/2025	12/2/2025 STATEMENT CIWW	R	1/05/2026	143,639.21		254518		143,639.21
012080	DES MOINES WATER WORKS - CIWW							
I-005040 12/2/2025	12/2/2025 STATEMENT CIWW	R	1/05/2026	111,264.35		254519		111,264.35
012080	DES MOINES WATER WORKS - CIWW							
I-084793 12/2/2025	12/2/2025 STATEMENT CIWW	R	1/05/2026	94,835.40		254520		94,835.40
012080	DES MOINES WATER WORKS - CIWW							
I-099890 12/2/2025	12/2/2025 STATEMENT CIWW	R	1/05/2026	113,396.20		254521		113,396.20
012080	DES MOINES WATER WORKS - CIWW							
I-101656 12/2/2025	12/2/2025 STATEMENT CIWW	R	1/05/2026	95,187.61		254522		95,187.61
012080	DES MOINES WATER WORKS - CIWW							
I-105134 12/1/2025	12/01/2025 STATEMENT CIWW	R	1/05/2026	160,704.00		254523		160,704.00
	*** VENDOR TOTALS ***					6 CHECKS		719,026.77
001327	GL ANKENY LLC							
I-169785	UNIT #623 PUMP WATE	R	1/05/2026	468.75		254524		
I-169795	UNIT #623 SHROUD/THERMOSTAT	R	1/05/2026	163.75		254524		
I-169795-1	UNIT #623 SHROUD FA	R	1/05/2026	67.00		254524		699.50
	*** VENDOR TOTALS ***					1 CHECKS		699.50

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000161	DEWEY FORD INC							
I-647879	SPARK PLUG/SEAL/BOOT #401	R	1/05/2026	135.06		254525		
I-647898	UNIT #401 GASKET	R	1/05/2026	22.11		254525		157.17
	*** VENDOR TOTALS ***					1 CHECKS		157.17
011431	DINNER DELIGHTS							
I-12/22/2025	DINNER DELIGHTS FY26	R	1/05/2026	556.00		254526		556.00
	*** VENDOR TOTALS ***					1 CHECKS		556.00
002143	DOORS INC							
I-368808	DOOR REPAIR -KL	E	1/07/2026	950.00		013375		
I-368844	DEADBOLT INSTALL -KL	E	1/07/2026	685.00		013375		1,635.00
	*** VENDOR TOTALS ***					1 CHECKS		1,635.00
001364	DOWNING CONSTRUCTION INC							
I-12/2025 METER RFD	METER RFD 3710 SE CONVEIN-WTR	R	1/05/2026	1,515.00		254527		1,515.00
	*** VENDOR TOTALS ***					1 CHECKS		1,515.00
010726	PAUL A DRAKE							
I-5313	NAME PLATE PRINTING - ENG	E	1/07/2026	10.00		013416		10.00
	*** VENDOR TOTALS ***					1 CHECKS		10.00
011705	DAKOTA SUPPLY GROUP							
I-S105161213.002	SPRAY PAINT-WTR	E	1/07/2026	520.80		013420		520.80
	*** VENDOR TOTALS ***					1 CHECKS		520.80
005529	DUNLOP COMPANY INC							
I-8745202 SO	SPECIAL ORDER MERCH - OC	R	1/05/2026	126.55		254528		126.55
	*** VENDOR TOTALS ***					1 CHECKS		126.55
000628	EIDE BAILLY LLP							
I-EI01976468	FRAUD HOTLINE RPT 9/29/25-HR	E	1/07/2026	105.00		013365		
I-EI01978964	FY25 FINAL AUDIT BILLING	E	1/07/2026	22,700.00		013365		22,805.00
	*** VENDOR TOTALS ***					1 CHECKS		22,805.00
012275	EMS MANAGEMENT & CONSULTANTS,							
I-EMS-021329	NOVEMBER 2025 COLLECTIONS	R	1/05/2026	6,355.26		254529		6,355.26
	*** VENDOR TOTALS ***					1 CHECKS		6,355.26
008036	ENVISIONWARE INC							
I-INV-US-79528	RFID tags	E	1/07/2026	1,432.00		013403		1,432.00
	*** VENDOR TOTALS ***					1 CHECKS		1,432.00

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005478	EXCEL MECHANICAL COMPANY INC							
I-187947	SHOOTING RANGE HVAC	E	1/07/2026	1,728.00		013392		
I-188526	SEMIANNUAL INSPECTION -CH	E	1/07/2026	978.50		013392		
I-188527	SEMIANNUAL INSPECTION - FS2	E	1/07/2026	978.50		013392		
I-188528	SEMIANNUAL INSPECTION - OC	E	1/07/2026	217.50		013392		
I-188529	ALARM REPAIRS - KL	E	1/07/2026	879.00		013392		
I-188530	SERVICE CHECK REPAIRS -OC	E	1/07/2026	189.91		013392		
I-188554	ROOFTOP REPAIRS -OC	E	1/07/2026	599.10		013392		5,570.51
	*** VENDOR TOTALS ***					1 CHECKS		5,570.51
000049	FACTORY MOTOR PARTS COMPANY							
I-40-2304081	UNIT #70 BATTERY	R	1/05/2026	107.25		254530		
I-40-2305086	UNIT #201 BELT/PULLEY	R	1/05/2026	97.06		254530		204.31
	*** VENDOR TOTALS ***					1 CHECKS		204.31
006858	FERGUSON ENTERPRISES INC #1657							
I-0520008	BELT CLIP BATTERY-WTR	R	1/05/2026	792.00		254531		792.00
	*** VENDOR TOTALS ***					1 CHECKS		792.00
007648	DAIOHS USA INC							
I-MN-881389	COFFEE SERVICE - PW	E	1/07/2026	151.61		013399		
I-MN-937365	COFFEE-CH	E	1/07/2026	119.11		013399		270.72
	*** VENDOR TOTALS ***					1 CHECKS		270.72
004033	FISCHER ARCHITECTS							
I-ARB.27	PR TRAIL 5/30/24-9/30/2025-CD	E	1/07/2026	4,893.75		013386		4,893.75
	*** VENDOR TOTALS ***					1 CHECKS		4,893.75
002411	JOE FOGG							
I-12/2025 BOOTS	BOOT REIMBURSEMENT	R	1/05/2026	116.55		254532		116.55
	*** VENDOR TOTALS ***					1 CHECKS		116.55
012560	RHETT GAINNEY							
I-12/2025 STRM WTR	STRM BMP REIM-STROMWTR	R	1/05/2026	996.40		254533		996.40
	*** VENDOR TOTALS ***					1 CHECKS		996.40
011998	GALLS PARENT HOLDINGS, LLC							
I-033315537	UNIFORMS - FD	E	1/07/2026	75.34		013424		
I-033340772	UNIFORMS - FS	E	1/07/2026	22.55		013424		
I-033340782	UNIFORMS - FD	E	1/07/2026	269.34		013424		
I-033374203	UNIFORM SHIRTS-PD	E	1/07/2026	118.98		013424		
I-033385518	UNIFORMS - FD	E	1/07/2026	138.57		013424		
I-033386083	UNIFORMS - FD	E	1/07/2026	110.68		013424		
I-033437240	CSO WEBB PANTS-PD	E	1/07/2026	176.71		013424		
I-033502240	RUCKER WALK OUT GEAR-PD	E	1/07/2026	450.66		013424		1,362.83
	*** VENDOR TOTALS ***					1 CHECKS		1,362.83

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
012038	GANNETT MEDIA CORP							
I-0007444258	11/2025 LEGAL PUBLICATION	R	1/05/2026	2,095.68		254534		2,095.68
	*** VENDOR TOTALS ***					1 CHECKS		2,095.68
009681	GENERAL TRAFFIC CONTROLS, INC							
I-27024	CABINET-ORALABOR&FOURMILE	E	1/07/2026	33,152.00		013413		33,152.00
	*** VENDOR TOTALS ***					1 CHECKS		33,152.00
004643	DEBRA L GERVAIS							
I-12/2025 FITNESS	12/2025 DEC FITNESS REIM	E	1/07/2026	18.00		013388		18.00
	*** VENDOR TOTALS ***					1 CHECKS		18.00
012428	BRET BAUER							
I-0000118	CITY MANAGER RECRUITMENT	R	1/05/2026	4,000.00		254535		4,000.00
	*** VENDOR TOTALS ***					1 CHECKS		4,000.00
012557	GRABER MANUFACTURING INC							
I-0019903-IN	PHILUP TIRE PUMP - PKS	R	1/05/2026	72.00		254536		
I-0020702-IN	BIKE REPAIR STATION	R	1/05/2026	2,000.00		254536		2,072.00
	*** VENDOR TOTALS ***					1 CHECKS		2,072.00
006152	ANNETTE GRAEVE							
I-12/2025 FITNESS	10/2025-12/2025 FITNESS	E	1/07/2026	76.08		013440		76.08
	*** VENDOR TOTALS ***					1 CHECKS		76.08
000227	GRAINGER							
I-9736347874	WET MOP HANDLES - FS	E	1/07/2026	127.17		013353		
I-9745981507	HEAT TAPE ST 2 -FD	E	1/07/2026	681.27		013353		808.44
	*** VENDOR TOTALS ***					1 CHECKS		808.44
008737	TRAVIS GRANDGEORGE							
I-12/2025 SERT MEAL	12/8/2025 SERT MEAL REIM-PD	R	1/05/2026	30.11		254537		30.11
	*** VENDOR TOTALS ***					1 CHECKS		30.11
009893	GRAPHITE CONSTRUCTION GROUP, I							
I-PAY 6 RTNG WTRCRST	RTNG-PAY 6 WTRCREST PK EXP	R	1/05/2026	26,467.63		254538		26,467.63
	*** VENDOR TOTALS ***					1 CHECKS		26,467.63
000252	GRIMES ASPHALT AND PAVING CORP							
I-28813	1/2 30R-WTR	R	1/05/2026	315.14		254539		315.14
	*** VENDOR TOTALS ***					1 CHECKS		315.14
005993	HANDLEY LAW FIRM							
I-12/28/2025	JULY 2025 SERVICES-PD	E	1/07/2026	16,760.00		013395		16,760.00
	*** VENDOR TOTALS ***					1 CHECKS		16,760.00

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009504	AMANDA HANSON							
I-12/2025 FITNESS	FITNESS REIM WATCH	E	1/07/2026	159.00		013447		159.00
	*** VENDOR TOTALS ***					1 CHECKS		159.00
001815	HAWKEYE TRUCK EQUIPMENT							
I-168696	MISC HINGE-PKS	R	1/05/2026	43.59		254540		
I-168903	LED MINI LIGHT BAR - WTR MNT	R	1/05/2026	418.00		254540		461.59
	*** VENDOR TOTALS ***					1 CHECKS		461.59
003452	HDR ENGINEERING INC							
I-1200780774 #1	PAY 1-STATE IMP/1ST-18TH	R	1/05/2026	6,302.68		254541		
I-1200784691 #36	PAY 36-IRVNDLE ELVTD STRG TNK	R	1/05/2026	13,656.53		254541		19,959.21
	*** VENDOR TOTALS ***					1 CHECKS		19,959.21
011843	MARK HEATH							
I-12/2025 SAFTEY CLT 12/11/2025 SAFETY CLOTHES-PW		E	1/07/2026	21.39		013451		21.39
	*** VENDOR TOTALS ***					1 CHECKS		21.39
012625	HICKLIN GARAGE DOORS DES MOINE							
I-248299	DOOR REPAIRS - PW	R	1/05/2026	500.00		254542		500.00
	*** VENDOR TOTALS ***					1 CHECKS		500.00
012617	HOPE KIMBERLY LLC							
I-RESOLUT 2025-439	KING'S POINTE PLAT 1-MU	R	1/05/2026	59,102.25		254543		59,102.25
	*** VENDOR TOTALS ***					1 CHECKS		59,102.25
008247	HORWATH LAUNDRY MACHINERY COMP							
I-I94726	EXTRACTOR REPAIRS 11/17/25	R	1/05/2026	1,953.83		254544		
I-I94741	WASHER REPAIRS - FD	R	1/05/2026	428.64		254544		2,382.47
	*** VENDOR TOTALS ***					1 CHECKS		2,382.47
012491	HOWSER CONCRETE UNLIMITED LLC							
I-PAY1FNL-PRSC BAT	PAY1FINAL-PRSC SB BATTING CAGE	R	1/05/2026	85,361.30		254545		85,361.30
012491	HOWSER CONCRETE UNLIMITED LLC							
I-RTNG-PRSC SB BAT	RTNG-PRSC SB BATTING CAGES	R	1/05/2026	4,492.70		254546		4,492.70
	*** VENDOR TOTALS ***					2 CHECKS		89,854.00
005531	HR GREEN INC							
I-196386/195342 #2	PAY 2-ORLBR/4M DR INT IMP	E	1/07/2026	56,108.75		013393		
I-196468 #14	PAY 14-IRV DR/18TH INT IMP	E	1/07/2026	40,484.30		013393		96,593.05
	*** VENDOR TOTALS ***					1 CHECKS		96,593.05

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000959	PAUL HUBBARD							
I-12/19/25	FY26 PARKOUR FENCING NOV-DEC	E	1/07/2026	1,243.20		013435		1,243.20
	*** VENDOR TOTALS ***					1 CHECKS		1,243.20
005737	JAY HUDECEK							
I-12/2025 TRAINING	EMS CERTIFICATION-FD	E	1/07/2026	239.35		013438		239.35
	*** VENDOR TOTALS ***					1 CHECKS		239.35
000253	HY-VEE INC							
I-10001 11/29/25	11/29/25 SNOW REMOVAL MEAL	R	1/05/2026	304.20		254547		
I-10001 12/07/25	SNOW PLOW BREAKFAST-PW	R	1/05/2026	106.50		254547		
I-10003 11/30/25	11/30/25 SNOW REMOVAL MEALS	R	1/05/2026	338.66		254547		
I-12/16/2025	SNOW PLOW BREAKFAST - PW	R	1/05/2026	162.41		254547		
I-206149 11/11/25	FOOD FOR MEETINGS - FD	R	1/05/2026	231.92		254547		
I-588414 12/11/25	SHOW PLOW DINNER -PW	R	1/05/2026	331.18		254547		1,474.87
	*** VENDOR TOTALS ***					1 CHECKS		1,474.87
008196	RAND WORLDWIDE SUBSIDIARY INC.							
I-IMINV00103329	AUTOCAD 2026 TRAINING	R	1/05/2026	1,995.00		254548		
I-IMINV00103330	AUTOCAD TRAINING	R	1/05/2026	1,995.00		254548		
I-IMINV00103331	AUTOCAD TRAINING	R	1/05/2026	1,995.00		254548		5,985.00
	*** VENDOR TOTALS ***					1 CHECKS		5,985.00
001616	INDUSTRIAL CHEM LAB							
I-423262	LIFT STATION DEGREASER-SWR	R	1/05/2026	434.88		254549		434.88
	*** VENDOR TOTALS ***					1 CHECKS		434.88
012246	INGRAM LIBRARY SERVICES LLC							
I-92570312	BLANKET PO BOOKS	E	1/07/2026	295.34		013427		
I-92581958	BLANKET PO BOOKS	E	1/07/2026	1,127.88		013427		
I-92695748	MISC BOOKS PO	E	1/07/2026	66.13		013427		1,489.35
	*** VENDOR TOTALS ***					1 CHECKS		1,489.35
000263	INLAND TRUCK PARTS							
C-CM-143999	CR: UNIT #132 MISC PART	E	1/07/2026	742.14CR		013354		
C-SO-2686871	#647 CREDIT FOR CORE	E	1/07/2026	1,500.00CR		013354		
I-SO-2681695	#647 TRANSMISSION MODUAL	E	1/07/2026	4,143.00		013354		1,900.86
	*** VENDOR TOTALS ***					1 CHECKS		1,900.86
012618	DISTRIBUTOR OPERATIONS INC							
I-613253	LTCORE 29H-VHD-CG	E	1/07/2026	132.95		013434		132.95
	*** VENDOR TOTALS ***					1 CHECKS		132.95

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000155	IOWA DEPARTMENT OF PUBLIC SAFE							
I-2747	FY26 2ND QTR 10/25-12/25-PD	R	1/05/2026	3,531.00		254550		3,531.00
	*** VENDOR TOTALS ***					1 CHECKS		3,531.00
005407	IOWA MUNICIPALITIES WORKERS'							
I-INV98066	FY26 411 MED DED NOV	R	1/05/2026	15,285.39		254551		
I-INV98067	FY26 MED DED NOV	R	1/05/2026	12,922.58		254551		28,207.97
	*** VENDOR TOTALS ***					1 CHECKS		28,207.97
009161	CAMPBELL SUPPLY COMPANY							
I-SO-00040617	GLOW PLUGSS-CG	R	1/05/2026	152.35		254552		152.35
	*** VENDOR TOTALS ***					1 CHECKS		152.35
005079	IOWA SEX CRIMES INVESTIGATORS							
I-1/2026 LINDELL	K LINDELL 1/26-1/28 CONF-PD	R	1/05/2026	175.00		254553		
I-12/2025 ANDERSON	B ANDERSON 1/26-1/28 CONF-PD	R	1/05/2026	175.00		254553		350.00
	*** VENDOR TOTALS ***					1 CHECKS		350.00
002789	IOWA STATE AUDITOR							
I-FY25	FY25 AUDIT FILING FEES	R	1/05/2026	850.00		254554		850.00
	*** VENDOR TOTALS ***					1 CHECKS		850.00
009276	J & M GOLF INC							
I-0742838-IN	JUMBO 2G BLACK-PRO	R	1/05/2026	103.75		254555		103.75
	*** VENDOR TOTALS ***					1 CHECKS		103.75
012610	ALEXANDRA JANSEN							
I-12/2025 RNT REFUND LAKESIDE RNT REFUND-PWK		R	1/05/2026	380.00		254556		380.00
	*** VENDOR TOTALS ***					1 CHECKS		380.00
007827	JEO CONSULTING GROUP INC							
I-170371 #10	PAY 10- ANK N 4M CRK SAN SWR S	E	1/07/2026	4,400.00		013400		4,400.00
	*** VENDOR TOTALS ***					1 CHECKS		4,400.00
000292	KARL CHEVROLET INC							
I-107822	FY26 FORD MAVERICK UNIT 408-CE	E	1/07/2026	29,200.00		013357		
I-417529	#921 FRAME FRNT SEAT-WW	E	1/07/2026	69.69		013357		
I-419875	VALVE ASY #265-CG	E	1/07/2026	67.91		013357		29,337.60
	*** VENDOR TOTALS ***					1 CHECKS		29,337.60
012000	KEY COOPERATIVE							
I-20005542	12/01/25 RFM DYED CG	E	1/07/2026	4,095.45		013425		
I-64001664	10/06/25 UNLEADED/DIESEL CG	E	1/07/2026	17,765.81		013425		
I-64001665	10/14/25 DIESEL/UNLEADED	E	1/07/2026	18,380.68		013425		
I-90000162	12/01/25 UNLEADED/RFM DYED	E	1/07/2026	14,226.16		013425		
I-90000164	12/08/25 UNLEADED/DIESEL	E	1/07/2026	18,663.77		013425		
I-90000171	12/16/25 UNLEADED/DIESEL	E	1/07/2026	18,717.28		013425		
I-90000175	12/23/25 RFM DYED/UNLEADED	E	1/07/2026	16,359.24		013425		

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I-95001258	10/15/25 UNLEADED OCM	E	1/07/2026	793.29		013425		
I-95002546	12/12/25 UNLEADED-PKW	E	1/07/2026	184.94		013425		
I-95002585	12/12/25 #1 RFM DYED-PKW	E	1/07/2026	369.88		013425		
I-95002586	12/12/25 RFD WA IV-PKW	E	1/07/2026	218.11		013425		109,774.61
	*** VENDOR TOTALS ***					1 CHECKS		109,774.61
009201	KIESLER POLICE SUPPLY INC							
I-IN271458	9MM CF PRACTICE AMMO	E	1/07/2026	19,008.60		013405		
I-IN271842	.308 RIFLE DUTY AMMO	E	1/07/2026	1,752.93		013405		
I-IN272405	9MM PRACTICE AMMO	E	1/07/2026	14,354.60		013405		
I-IN272689	LIFT GATE FEE-PD	E	1/07/2026	75.00		013405		35,191.13
	*** VENDOR TOTALS ***					1 CHECKS		35,191.13
000581	MIDWEST MOTOR SUPPLY CO INC							
I-103983270	MISC SUPPLIES-PW	E	1/07/2026	425.34		013363		
I-103983780	MISC SUPPLIES-CG	E	1/07/2026	244.52		013363		
I-104028806	CLAMP/SCREW/CONN/NUT-CG	E	1/07/2026	113.66		013363		783.52
	*** VENDOR TOTALS ***					1 CHECKS		783.52
008587	KINZLER CONSTRUCTION SERVICES							
I-2525499.0001	SERVICE LABOR-PW	R	1/05/2026	100.00		254557		100.00
	*** VENDOR TOTALS ***					1 CHECKS		100.00
008273	LEMAR INDUSTRIES							
I-1101697	#828 MWB BEARING-CG	R	1/05/2026	163.86		254558		163.86
	*** VENDOR TOTALS ***					1 CHECKS		163.86
011568	LEXISNEXIS RISK SOLUTIONS FL I							
I-1300205780	AVCC ANNUAL SUBSCRIPTION	E	1/07/2026	546.36		013419		
I-1300211796	ACCURINT VIRT CRIME CTR	E	1/07/2026	546.36		013419		1,092.72
	*** VENDOR TOTALS ***					1 CHECKS		1,092.72
009618	LIBRARY IDEAS, LLC							
I-120527	MISC BOOKS-KL	R	1/05/2026	51.93		254559		
I-121047	MISC BOOKS-KL	R	1/05/2026	975.12		254559		
I-121200	MISC BOOKS-KL	R	1/05/2026	250.60		254559		1,277.65
	*** VENDOR TOTALS ***					1 CHECKS		1,277.65
004810	LOGAN CONTRACTORS SUPPLY							
I-G50932	FLUOR RED PAINT-TRFC	E	1/07/2026	216.00		013390		216.00
	*** VENDOR TOTALS ***					1 CHECKS		216.00
000470	LUMEN							
I-764508975	12/12 STM LOCKBOX-IT	E	1/07/2026	622.95		013361		622.95
	*** VENDOR TOTALS ***					1 CHECKS		622.95

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			DATE	AMOUNT		NO	STATUS	AMOUNT
009473	MACQUEEN EQUIPMENT, LLC							
I-P07094	REPAIR FACE PIECE-FD	E	1/07/2026	145.00		013410		
I-P59267	BOOTS	E	1/07/2026	8,564.03		013410		8,709.03
	*** VENDOR TOTALS ***					1 CHECKS		8,709.03
010704	MAINSTAY SYSTEMS OF IOWA LLC							
I-3152	IOWA SYS MTH MNT 24X7-PD	E	1/07/2026	237.00		013415		237.00
	*** VENDOR TOTALS ***					1 CHECKS		237.00
012620	FORREST MARTINSON							
I-12/2025 LSC REFUND	REFUND LC 1/18/26 RENTAL-ACC	R	1/05/2026	167.50		254560		167.50
	*** VENDOR TOTALS ***					1 CHECKS		167.50
009346	MARY'S CLEANING CARE INC							
I-36007	12/2025 CLEANINGS-CH	R	1/05/2026	887.00		254561		
I-36008	12/2025 CLEANING-FD	R	1/05/2026	410.00		254561		
I-36009	12/15/2025 DEC CLEANINGS-KL	R	1/05/2026	8,934.00		254561		
I-36010	12/2025 CLEANING-PW	R	1/05/2026	1,273.00		254561		
I-36011	DECEMBER 2025 CLEANINGS-PD	R	1/05/2026	3,091.00		254561		
I-36012	12/2025 CLEANING-ACC	R	1/05/2026	1,760.15		254561		
I-36013	12/2025 CLEANING -PW	R	1/05/2026	187.25		254561		16,542.40
	*** VENDOR TOTALS ***					1 CHECKS		16,542.40
012414	WYATT MCCLURE							
I-12/2025 FITNESS	FITNESS REIM WEIGHTED VEST	E	1/07/2026	105.00		013456		105.00
	*** VENDOR TOTALS ***					1 CHECKS		105.00
004747	MENARDS							
I-25431	TOOLBOXES AND SUPPLIES	E	1/07/2026	1,011.20		013389		
I-26494	OVEN MIT SCREWS-FD	E	1/07/2026	11.72		013389		
I-26733	POST MOUNT COMBO - PW	E	1/07/2026	78.65		013389		
I-26770	SNOW MELT/SHOVEL-WTR	E	1/07/2026	142.86		013389		
I-26782	BOOSTER PUMP REPAIR-PD	E	1/07/2026	83.84		013389		
I-26818	RAGS STAIN SUPPLIES-FD	E	1/07/2026	51.22		013389		
I-26835	DELAWARE PUMP SUPPLY-WTR	E	1/07/2026	63.39		013389		
I-26997 120825	CABLES, MISC SUP-TRFC	E	1/07/2026	149.19		013389		
I-27077	SHOP LIGHT PRJ-SWR	E	1/07/2026	43.48		013389		
I-27092	POST MOUNTS/BOARDS -PW	E	1/07/2026	82.92		013389		
I-27124	SHACKLE -PW	E	1/07/2026	39.96		013389		
I-27126	KEY RACK ANCHOR-PD	E	1/07/2026	56.52		013389		
I-27128	MOUNTING BRKT/POST MNT-PW	E	1/07/2026	64.93		013389		
I-27131	SUPPLY-LIGHT PROJ-SWR	E	1/07/2026	63.45		013389		
I-27146 MENARDS	FIRE RIG REPAIR-PKW	E	1/07/2026	26.26		013389		
I-27148	SUPPLIES-WTR	E	1/07/2026	65.04		013389		
I-27174	LIGHT PROJECT-SWR	E	1/07/2026	2.31		013389		
I-27180	DELAWARE PUMP SUPPLIES-WTR	E	1/07/2026	85.75		013389		
I-27190	SUPPLY LIGHT PRJ-SWR	E	1/07/2026	36.29		013389		
I-27269	FLAG KIT/MOUNTS - PW	E	1/07/2026	45.91		013389		

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I-27275	POST KIT - PW	E	1/07/2026	39.97		013389		
I-27349	BUCKETS-TRFC	E	1/07/2026	82.47		013389		
I-27381	MINI MKRS -PW	E	1/07/2026	18.94		013389		
I-27385	TRIM/PAINT/PRIME-OCM	E	1/07/2026	67.68		013389		
I-27386	MISC DRILL BITS WASHERS-PRSC	E	1/07/2026	82.11		013389		
I-27399	HDW FIRE RIG TOOL RACK-PKW	E	1/07/2026	71.35		013389		
I-27422	FIRE RIG 4045-PKW	E	1/07/2026	46.12		013389		
I-27440	FIRE RIG TIEDOWN-PKW	E	1/07/2026	14.99		013389		2,628.52
	*** VENDOR TOTALS ***					1 CHECKS		2,628.52
001931	METRO WASTE AUTHORITY							
C-10085853	CREDIT YARD WASTE-PW	E	1/07/2026	97.50CR		013374		
I-32488697	YARD WASTE-PW	E	1/07/2026	97.50		013374		
009647	GADIMINA ENTERPRISES							
I-6943	NOV 2025 DRUG TEST-HR	R	1/05/2026	150.00		254562		150.00
	*** VENDOR TOTALS ***					1 CHECKS		150.00
000271	MIDAMERICAN ENERGY COMPANY							
I-574554745	11/3-12/4/25 3404 NW 22ND-PW	E	1/07/2026	10.00		013355		
I-FY26 #7 1695158009	12/15/2025 STATEMENT	E	1/07/2026	103,006.72		013355		103,016.72
	*** VENDOR TOTALS ***					1 CHECKS		103,016.72
006133	MIDWEST ALARM SERVICES INC							
I-529034	REPLACED BATTERIES-PD	E	1/07/2026	253.40		013396		253.40
	*** VENDOR TOTALS ***					1 CHECKS		253.40
002765	MIDWEST BREATHING AIR LLC							
I-12356	AIR COMPRESS TESTING-FD	E	1/07/2026	517.65		013379		517.65
	*** VENDOR TOTALS ***					1 CHECKS		517.65
012152	MIDWEST REHABILITATION SERVICE							
I-INV-05572	11/2025 POET-ARBEGAST	R	1/05/2026	135.00		254563		135.00
	*** VENDOR TOTALS ***					1 CHECKS		135.00
1	ADAMS, NOAH							
I-000202512302914	US REFUND	R	1/05/2026	100.00		254468		100.00
1	ARONOWITZ, STEVEN							
I-000202512302906	US REFUND	R	1/05/2026	92.69		254469		92.69
1	ASHIQ, SAIRA							
I-000202512302908	US REFUND	R	1/05/2026	100.00		254470		100.00

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1	BARRETT, JENA							
	I-000202512302907 US REFUND	R	1/05/2026	98.55		254471		98.55
1	DOWELL, LOGAN G							
	I-000202512302915 US REFUND	R	1/05/2026	97.07		254472		97.07
1	FARRALES, CALEB							
	I-000202512302900 US REFUND	R	1/05/2026	41.46		254473		41.46
1	GAGNE, ISABELLA							
	I-000202512302912 US REFUND	R	1/05/2026	92.69		254474		92.69
1	GRAMS, APRIL							
	I-000202512302902 US REFUND	R	1/05/2026	89.77		254475		89.77
1	HEIL, JOEL							
	I-000202512302904 US REFUND	R	1/05/2026	100.00		254476		100.00
1	HONIG, MAXWELL							
	I-000202512302916 US REFUND	R	1/05/2026	99.41		254477		99.41
1	ITZEN, LUCAS T							
	I-000202512302913 US REFUND	R	1/05/2026	100.00		254478		100.00
1	LARSON, CIERRA							
	I-000202512302905 US REFUND	R	1/05/2026	56.08		254479		56.08
1	LEWIS, TAYLOR							
	I-000202512302910 US REFUND	R	1/05/2026	100.00		254480		100.00
1	MCCARTHY, CONOR M							
	I-000202512302911 US REFUND	R	1/05/2026	44.39		254481		44.39
1	PFAHL, CLINTON							
	I-000202512302899 US REFUND	R	1/05/2026	38.78		254482		38.78
1	RUSTIC SWAN							
	I-000202512302917 US REFUND	R	1/05/2026	121.81		254483		121.81
1	WALLER, GRANT							
	I-000202512302918 US REFUND	R	1/05/2026	57.29		254484		57.29
1	WARD, JODI-LEIGH							
	I-000202512302901 US REFUND	R	1/05/2026	335.10		254485		335.10

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VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1	WATT, ZACHARIAH							
I-000202512302909	US REFUND	R	1/05/2026	60.84		254486		60.84
1	WILLIAMS, ANDREA							
I-000202512302903	US REFUND	R	1/05/2026	55.08		254487		55.08
	*** VENDOR TOTALS ***					20 CHECKS		1,881.01
012247	BRAD MOELLER ELECTRIC							
I-2367	MOVE OUTLETS GARAGE-PD	R	1/05/2026	452.50		254564		
I-2368	INSTALL POWER POLE CITY HALL	R	1/05/2026	763.80		254564		1,216.30
	*** VENDOR TOTALS ***					1 CHECKS		1,216.30
003393	MONAHAN PHOTOGRAPHIC ARTIST LC							
I-07-9634CM	PHOTO SESSION DUSTIN	R	1/05/2026	120.00		254565		
I-07-9985CM	SESSIONS DEREK, MATT, JUSTIN	R	1/05/2026	320.00		254565		440.00
	*** VENDOR TOTALS ***					1 CHECKS		440.00
006447	MSA PROFESSIONAL SERVICES INC							
I-024078 #21	PAY 21-WALNUT/ORDNCE WTR MN	R	1/05/2026	4,893.30		254566		4,893.30
	*** VENDOR TOTALS ***					1 CHECKS		4,893.30
009985	THE SAFETY COMPANY LLC							
I-#IN256660	PAWL, BRASS-MU	R	1/05/2026	182.91		254567		182.91
	*** VENDOR TOTALS ***					1 CHECKS		182.91
006756	MTI DISTRIBUTING INC							
I-1501939-00	#652 PULLEY-PKW	R	1/05/2026	139.56		254568		139.56
	*** VENDOR TOTALS ***					1 CHECKS		139.56
008356	MARK D MUELLER							
I-12/2025 FITNESS	FITNESS REIM OCT-DEC 2025	E	1/07/2026	47.55		013443		47.55
	*** VENDOR TOTALS ***					1 CHECKS		47.55
003832	KELLY MUNTER							
I-12/2025 FITNESS	FITNESS REIM 4/25-11/25 MEMBR	E	1/07/2026	42.40		013383		42.40
	*** VENDOR TOTALS ***					1 CHECKS		42.40
003057	NAPA AUTO PARTS							
I-773892	SAYLOR LIFT SURGE VLV-SWR	R	1/05/2026	66.00		254569		
I-774176	SHOP SUPPLIES-CG	R	1/05/2026	16.49		254569		
I-774195	IMPACT WRENCH STREETS-PW	R	1/05/2026	299.00		254569		
I-774269	SHOP SUPPLIES-CG	R	1/05/2026	14.52		254569		
I-774293	FILTER #272-PW	R	1/05/2026	14.72		254569		
I-774438	WIPER BLADE #272-PW	R	1/05/2026	5.84		254569		
I-774563	PLOW TRUCKS T12-CG	R	1/05/2026	65.05		254569		
I-774662	EXACTFIT BEAM T12-CG	R	1/05/2026	65.05		254569		
I-774677	LUCAS OIL STABL-CG	R	1/05/2026	146.32		254569		
I-774865	HYD HOSE FITTINGS-CG	R	1/05/2026	254.10		254569		
I-774867	BULK TRAILER WIRE-CG	R	1/05/2026	222.00		254569		1,169.09
	*** VENDOR TOTALS ***					1 CHECKS		1,169.09

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011949	GROWMARK, INC.							
I-41004963	DIESEL FLUID BULK-CG	R	1/05/2026	570.50		254570		570.50
	*** VENDOR TOTALS ***					1 CHECKS		570.50
012623	NORTHWAVE HOLDING II, LLC							
I-12/2025 WIST ESMT	TEMP EASEMT 1925 & 1937 W 1ST	R	1/05/2026	7,295.00		254571		7,295.00
	*** VENDOR TOTALS ***					1 CHECKS		7,295.00
012627	MILES B NIEBUHR							
I-12/2025 BOOTS	BOOT REIM REI-FD	R	1/05/2026	140.00		254572		
I-12/2025 FITNESS	JULY-NOV 2025 FITNESS REIM	R	1/05/2026	85.55		254572		225.55
	*** VENDOR TOTALS ***					1 CHECKS		225.55
009284	JERRY'S TRANSMISSION SERVICE I							
I-0046643	RAM MIRROR-FD	E	1/07/2026	142.02		013408		142.02
	*** VENDOR TOTALS ***					1 CHECKS		142.02
012619	KEVIN O'NEILL							
I-12/2025 REIM	MAILBOX REPLACEMENT	R	1/05/2026	117.00		254573		117.00
	*** VENDOR TOTALS ***					1 CHECKS		117.00
000837	O'REILLY AUTOMOTIVE INC							
I-0295-101772	FUEL/WTR SEP #272-PW	E	1/07/2026	66.62		013367		
I-0295-102157	#747 AC DLY RLY-PKW	E	1/07/2026	15.91		013367		82.53
	*** VENDOR TOTALS ***					1 CHECKS		82.53
003727	ODP BUSINESS SOLUTIONS, LLC							
C-451879739001	ERASABLES REFUND-PW	R	1/05/2026	54.67CR		254574		
I-447709277001	OFFICE SUPPLIES-CD	R	1/05/2026	51.60		254574		
I-447732896001	MOUSE PAD-CD	R	1/05/2026	23.79		254574		
I-450542996001	MISC OFFICE SUPPLIES-MU	R	1/05/2026	232.94		254574		
I-450543446001	WALL CALENDAR-PW	R	1/05/2026	16.99		254574		
I-451212032001	FOLDERS-PW	R	1/05/2026	54.19		254574		
I-451212286001	OFFICE SUPPLIES-PW	R	1/05/2026	39.05		254574		
I-451396435001	MISC DEPT SUPPLIES	R	1/05/2026	121.58		254574		485.47
	*** VENDOR TOTALS ***					1 CHECKS		485.47
010076	OLSSON, INC							
I-561377 #10	PAY 10 ORLBR/IRVND INT IMP	R	1/05/2026	257.70		254575		257.70
	*** VENDOR TOTALS ***					1 CHECKS		257.70
012616	ONE WITH GOLF LLC							
I-9312	CUSTOM BAG-PRO	E	1/07/2026	205.00		013433		205.00
	*** VENDOR TOTALS ***					1 CHECKS		205.00

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007878	OVERDRIVE INC							
I-06497CO25396304	MISC MULTI MEDIA-KL	E	1/07/2026	570.68		013401		
I-06497CO25397671	MISC MULTI MEDIA-KL	E	1/07/2026	64.35		013401		
I-06497DA25390829	MISC MULTI MEDIA-KL	E	1/07/2026	11.24		013401		646.27
	*** VENDOR TOTALS ***					1 CHECKS		646.27
001106	P & P SMALL ENGINES INC							
I-603944	TORO CARB ASSY W/GSKTS-P&R	R	1/05/2026	39.99		254576		39.99
	*** VENDOR TOTALS ***					1 CHECKS		39.99
012330	PATRIOT CRITICAL POWER							
I-1846	PSB GENERATOR REPAIR	E	1/07/2026	380.00		013429		380.00
	*** VENDOR TOTALS ***					1 CHECKS		380.00
007900	PDQ.COM CORPORATION							
I-PDQ-70288	12/12/25-7/11/26 PDQ CONN-IT	R	1/05/2026	131.40		254577		131.40
	*** VENDOR TOTALS ***					1 CHECKS		131.40
000055	C2G CORPORATION							
I-CG23760	CLEANERS/WEIGHTS/MATS/MISC-CG	R	1/05/2026	967.48		254578		967.48
	*** VENDOR TOTALS ***					1 CHECKS		967.48
002158	PERFICUT COMPANIES INC							
I-84438	Holiday decor installatio	E	1/07/2026	1,050.00		013376		1,050.00
	*** VENDOR TOTALS ***					1 CHECKS		1,050.00
005873	PFM FINANCIAL ADVISORS LLC							
I-139921	WATER REVENUE CLN SERIES 2025C	R	1/05/2026	26,312.00		254579		26,312.00
	*** VENDOR TOTALS ***					1 CHECKS		26,312.00
009011	THE PITNEY BOWES RESERVE ACCOU							
I-12/23/2025 POSTAGE	POSTAGE REFILL	E	1/07/2026	5,000.00		013404		5,000.00
	*** VENDOR TOTALS ***					1 CHECKS		5,000.00
001231	POLK COUNTY AUDITOR							
I-2025 CITY/SCH ELEC	2025 CITY/SCHOOL ELECTION-CLK	R	1/05/2026	29,469.02		254580		29,469.02
	*** VENDOR TOTALS ***					1 CHECKS		29,469.02
004410	POLK COUNTY PUBLIC WORKS DEPAR							
I-3865-A	HERITAGE PARK STREAM	R	1/05/2026	8,332.76		254581		8,332.76
004410	POLK COUNTY PUBLIC WORKS DEPAR							
I-3865-B	FOURMILE CREEK	R	1/05/2026	196.50		254582		196.50
	*** VENDOR TOTALS ***					2 CHECKS		8,529.26

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000387	POLK COUNTY RECORDER							
I-12/19/2025 ANNEX	DLE FOURWAY, LLC	R	1/05/2026	527.00		254583		527.00
	*** VENDOR TOTALS ***					1 CHECKS		527.00
000120	POLK COUNTY SHERIFF'S OFFICE							
I-24885-A	W 1ST STREET WIDENING	R	1/05/2026	1,374.68		254584		
I-24885-B	W 1ST STREET WIDENING	R	1/05/2026	309.78		254584		
I-24999	W 1ST STREET CONDEMNATION	R	1/05/2026	1,695.44		254584		3,379.90
	*** VENDOR TOTALS ***					1 CHECKS		3,379.90
009386	POMP'S TIRE SERVICE, INC							
I-1400193724	UNIT #222 TIRES	E	1/07/2026	808.50		013409		
I-1400194103	UNIT #70 TIRES	E	1/07/2026	435.80		013409		
I-1400194153	PLOW TRUCK TIRES	E	1/07/2026	808.50		013409		
I-1400194308	DUMP TRUCK SPARES - PW	E	1/07/2026	866.92		013409		
I-1400194310	DUMP TRUCK SPARES - PW	E	1/07/2026	866.92		013409		
I-1400194468	UNIT #401 TIRES	E	1/07/2026	528.96		013409		
I-1400194494	PLOW TRUCK TIRES	E	1/07/2026	6,701.68		013409		
I-1400194816	UNIT #262 ALIGNMENT	E	1/07/2026	326.35		013409		11,343.63
	*** VENDOR TOTALS ***					1 CHECKS		11,343.63
007311	PROCTOR MECHANICAL CORPORATION							
I-901968	WATER MAIN LEAK	R	1/05/2026	1,294.00		254585		1,294.00
	*** VENDOR TOTALS ***					1 CHECKS		1,294.00
004790	PROFESSIONAL OFFICE SERVICES I							
I-003796739	POSTAGE 12/29/25 STATEMENT	R	1/05/2026	434.00		254586		
I-003796740	POSTAGE 12/29/25 STATEMENT	R	1/05/2026	2,170.04		254586		2,604.04
	*** VENDOR TOTALS ***					1 CHECKS		2,604.04
012284	PSYCHOLOGY ASSOCIATES PLLC							
I-11042341	PRE-EMPLOY PSY MR-PD	R	1/05/2026	300.00		254587		300.00
	*** VENDOR TOTALS ***					1 CHECKS		300.00
006390	QUILL CORPORATION							
I-46568164	LOGI WIRELESS PRESENTER-P&R	E	1/07/2026	33.99		013397		
I-46869302	DESK PAD 22 - P&R	E	1/07/2026	11.97		013397		
I-46891096	MENUSIZE IMNTNGPCHEs-P&R	E	1/07/2026	47.49		013397		93.45
	*** VENDOR TOTALS ***					1 CHECKS		93.45
004806	R & R PRODUCTS INC							
I-CD3099337	BEARINGS - OCM	R	1/05/2026	384.60		254588		384.60
	*** VENDOR TOTALS ***					1 CHECKS		384.60

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			DATE	AMOUNT		NO	STATUS	AMOUNT
002327	R A D SYSTEMS							
I-26RCT 2718	REED CERT RENEWAL-PD	R	1/05/2026	75.00		254589		
I-26RCT1794	S. KINNEY RENEWAL 26RCT1794-PD	R	1/05/2026	50.00		254589		125.00
	*** VENDOR TOTALS ***					1 CHECKS		125.00
005557	RACOM CORPORATION							
I-INV39151	10/2025 P25/BEON ACCESS -FD	E	1/07/2026	2,004.40		013394		2,004.40
	*** VENDOR TOTALS ***					1 CHECKS		2,004.40
008276	RELIANT FIRE APPARATUS INC							
I-INV-IA-4576	TRUCK REPAIRS	R	1/05/2026	1,862.44		254590		
I-INV-IA-5244	CAP HOSE -FD	R	1/05/2026	80.63		254590		
I-INV-IA-5422	BLUE SEA SYSTEMS AMP - FD	R	1/05/2026	180.04		254590		2,123.11
	*** VENDOR TOTALS ***					1 CHECKS		2,123.11
012538	MAKAYLA RICE							
I-12/2025 MILEAGE	12/8-12/11 MILEAGE REIM-PW	E	1/07/2026	90.16		013457		90.16
	*** VENDOR TOTALS ***					1 CHECKS		90.16
009229	COLTON RINEHART							
I-12/2025 FITNESS	SQUAT STAND REIM CR-FD	E	1/07/2026	213.30		013446		213.30
	*** VENDOR TOTALS ***					1 CHECKS		213.30
003999	RINGCENTRAL INC							
I-CD_001309314	12/26/25 - 1/25/26 STATEMENT	E	1/07/2026	5,938.99		013384		5,938.99
	*** VENDOR TOTALS ***					1 CHECKS		5,938.99
012621	TOM RINKER							
I-12/2025 SUMP PROG	SUMP PUMP CONN PROG-SWR	R	1/05/2026	4,000.00		254591		4,000.00
	*** VENDOR TOTALS ***					1 CHECKS		4,000.00
010281	VIKKI RINKER							
I-12/2025 FITNESS	FITNESS REIM OCT-DEC 2025	E	1/07/2026	54.00		013449		54.00
	*** VENDOR TOTALS ***					1 CHECKS		54.00
011464	RJN GROUP, INC.							
I-431504	FORCE MAIN INSPECTION	E	1/07/2026	2,400.00		013418		2,400.00
	*** VENDOR TOTALS ***					1 CHECKS		2,400.00
002108	JOBE SHANNON							
I-12/2025 BOOTS	12/04/2025 BOOTS REIMB-FD	R	1/05/2026	140.00		254592		140.00
	*** VENDOR TOTALS ***					1 CHECKS		140.00

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008519	SHEKAR ENGINEERING, PLC							
	I-PAY 8-DSM ST UTLTY PAY 8-SW DSM ST UTLTY IMP	R	1/05/2026	136,888.91		254593		136,888.91
	*** VENDOR TOTALS ***					1 CHECKS		136,888.91
006962	NATHAN SHIMANEK							
	I-12/2025 MEAL REIM 12/10/2025 MEAL REIM-PD	E	1/07/2026	15.47		013441		
	I-12/2025 SERT MEAL 12/9/2025 SERT MEAL REIM-PD	E	1/07/2026	17.48		013441		32.95
	*** VENDOR TOTALS ***					1 CHECKS		32.95
001103	SHRED-IT							
	I-8012798683 11/05/25 SHREDDING SVCS-PD	R	1/05/2026	70.46		254594		70.46
	*** VENDOR TOTALS ***					1 CHECKS		70.46
001923	LOCAL GOVERNMENT PROFESSIONAL							
	I-2025-IC-0484 2025 NOV SUPPLEMENT-CLK	E	1/07/2026	615.00		013373		615.00
	*** VENDOR TOTALS ***					1 CHECKS		615.00
011910	IDSC HOLDINGS LLC DBA: SNAP-ON							
	I-ARV/58546535 IMPACT WRENCH - CG	E	1/07/2026	753.12		013421		753.12
	*** VENDOR TOTALS ***					1 CHECKS		753.12
000990	SNYDER & ASSOCIATES INC							
	I-119.0975.01D #12 PAY 12-NW NTHLWN UTLTY IMP P4	E	1/07/2026	5,061.50		013368		
	I-124.0622.01 #16 PAY 16-SAWGRASS PK DAM IMP	E	1/07/2026	8,020.25		013368		
	I-125.0208.01 #10 PAY 10-ANK BLVD/ORLBR RD STDY	E	1/07/2026	1,073.00		013368		
	I-125.1133.010 #3 PAY 3- SW/SE ORLBR TRFC SGNL	E	1/07/2026	5,886.25		013368		
	I-125.1314.010-1 PROFESSIONAL AGREEMENT	E	1/07/2026	7,484.75		013368		27,525.75
	*** VENDOR TOTALS ***					1 CHECKS		27,525.75
012559	SPLASH AUTO WASH LLC							
	I-INV003 11/2025 CAR WASHES	E	1/07/2026	135.75		013431		135.75
	*** VENDOR TOTALS ***					1 CHECKS		135.75
001280	SPRAYER SPECIALTIES INC							
	I-1255608-IN MISC PARTS - PKS	E	1/07/2026	511.55		013370		511.55
	*** VENDOR TOTALS ***					1 CHECKS		511.55
003408	STANTEC CONSULTING SERVICES IN							
	I-2502739 DMOP SITE MONITORING	R	1/05/2026	16,259.78		254595		16,259.78
	*** VENDOR TOTALS ***					1 CHECKS		16,259.78
002339	STAPLES CONTRACT & COMMERCIAL							
	I-6047865471 SHARPIES - PW	E	1/07/2026	27.81		013377		
	I-6048279097 BLACK/WHITE TAPE -PW	E	1/07/2026	49.98		013377		
	I-6049711066 TAPE - PW	E	1/07/2026	93.68		013377		
	I-6049781416 FACIAL TISSUE-KL	E	1/07/2026	52.85		013377		
	I-6050637434 MISC SUPPLIES-KL	E	1/07/2026	146.78		013377		
	I-6050637435 BATTERIES-KL	E	1/07/2026	17.43		013377		388.53
	*** VENDOR TOTALS ***					1 CHECKS		388.53

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			DATE	AMOUNT		NO	STATUS	AMOUNT
000474	STATE HYGIENIC LABORATORY	AR						
I-312041	9/23-11/12/25 TESTING	E	1/07/2026	822.50		013362		822.50
	*** VENDOR TOTALS ***					1 CHECKS		822.50
012446	STATE INDUSTRIAL PRODUCTS							
I-904019049	RESIDUE REMOVER - KL	E	1/07/2026	586.44		013430		586.44
	*** VENDOR TOTALS ***					1 CHECKS		586.44
002474	STATE STEEL OF DES MOINES							
I-DM584852	16PC STAINLESS ROUND-WTR	R	1/05/2026	219.00		254596		219.00
	*** VENDOR TOTALS ***					1 CHECKS		219.00
008350	STIVERS FORD							
I-107855/3	UNIT #73 REPAIRS	R	1/05/2026	196.00		254597		196.00
	*** VENDOR TOTALS ***					1 CHECKS		196.00
004079	STRAWBERRY PATCH							
I-94441	FY26 STRAW PATCH LIL DUNK	R	1/05/2026	4,086.00		254598		4,086.00
	*** VENDOR TOTALS ***					1 CHECKS		4,086.00
008803	LISA SWANEPOEL							
I-12/2025 TRAINING	12/16/25 TRAINING/MILEAGE-FIN	E	1/07/2026	58.84		013445		58.84
	*** VENDOR TOTALS ***					1 CHECKS		58.84
012403	AMANDA SWANSON							
I-11/25 MILEAGE	MILEAGE 10/23/25-11/20/25-FD	E	1/07/2026	38.85		013455		38.85
	*** VENDOR TOTALS ***					1 CHECKS		38.85
010068	T-MOBILE USA INC							
I-10/21/2025 REISSUE	09/21/25-10/20/25 STMT REISSUE	R	1/05/2026	1,071.36		254599		1,071.36
010068	T-MOBILE USA INC							
I-12/21/2025	11/21/25-12/2025 STATEMENT	R	1/05/2026	1,072.81		254600		1,072.81
010068	T-MOBILE USA INC							
I-L2512200064	SEARCH WARRANT ERIE-PD	R	1/05/2026	165.00		254601		165.00
	*** VENDOR TOTALS ***					3 CHECKS		2,309.17
009540	TELEFLEX LLC							
I-9510932004	TELEFLEX NEEDLES PO	E	1/07/2026	3,300.00		013412		3,300.00
	*** VENDOR TOTALS ***					1 CHECKS		3,300.00
004618	TERRACON CONSULTANTS INC							
I-TP59053-A	SALT STORAGE BUILDING	E	1/07/2026	7,000.00		013387		
I-TP59053-B	SALT STORAGE BUILDING	E	1/07/2026	1,000.00		013387		8,000.00
	*** VENDOR TOTALS ***					1 CHECKS		8,000.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/18/2025 THRU 1/07/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
009917	JACOB TETER							
I-12/2025 BOOTS	SAFETY BOOTS THEISENS-PW	E	1/07/2026	140.00		013448		
I-12/2025 FITNESS	12/15/2025 FITNESS REIM WATCH	E	1/07/2026	131.97		013448		271.97
	*** VENDOR TOTALS ***					1 CHECKS		271.97
008966	THE BUSINESS LETTER INC							
I-78491	FALSE ALARM NOTIFICATION-PD	R	1/05/2026	761.21		254602		761.21
	*** VENDOR TOTALS ***					1 CHECKS		761.21
006031	KATIE THIELMAN							
I-11/2025 MILEAGE	11/2025 MILEAGE	E	1/07/2026	79.80		013439		
I-12/2025 MILEAGE	12/3-12/18/2025 MILEAGE-BANQUE	E	1/07/2026	53.20		013439		133.00
	*** VENDOR TOTALS ***					1 CHECKS		133.00
006441	TITAN MACHINERY INC							
I-PS1039818-1	FILTER UNIT 934-WTR	R	1/05/2026	98.01		254603		
I-PS1040512-1	FILTER UNIT 934-WTR	R	1/05/2026	73.08		254603		171.09
	*** VENDOR TOTALS ***					1 CHECKS		171.09
012123	CODY TOLKAN							
I-12/2025 SAFETY CLT SAFETY CLOTHING THEISENS-PWK		E	1/07/2026	79.16		013453		79.16
	*** VENDOR TOTALS ***					1 CHECKS		79.16
000444	TOMPKINS INDUSTRIES INC							
I-406074042	UNIT#232 HEX REDUCER	E	1/07/2026	49.51		013359		49.51
	*** VENDOR TOTALS ***					1 CHECKS		49.51
008427	THEODORE GLEN TOWNSEND							
I-12/2025 MEALS	SUPERVISING PATROL MEALS-PD	E	1/07/2026	26.17		013444		26.17
	*** VENDOR TOTALS ***					1 CHECKS		26.17
004713	TRANSIT WORKS							
I-155153	TOPCON /FIELD 12M-TRFC	R	1/05/2026	815.00		254604		
I-155217	TOPCON/FIELD 12 - PW	R	1/05/2026	815.00		254604		1,630.00
	*** VENDOR TOTALS ***					1 CHECKS		1,630.00
000740	TRIPLETT OFFICE SOLUTIONS							
I-475639-0	BUS CARDS DB, AS, LL-PD	E	1/07/2026	217.00		013366		
I-477025-0	BUS CARDS SM & OB-PD	E	1/07/2026	178.00		013366		395.00
	*** VENDOR TOTALS ***					1 CHECKS		395.00
000468	TRUCK EQUIPMENT INC							
I-320250	PLOW CYLINDER - PKS	E	1/07/2026	280.80		013360		280.80
	*** VENDOR TOTALS ***					1 CHECKS		280.80

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE:12/18/2025 THRU 1/07/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011651	CAYDEN TYSDAL							
I-12/2025 BOOT REIM	WORK SHOES REIM 12/2025-FD	E	1/07/2026	128.76		013450		128.76
			*** VENDOR TOTALS ***			1 CHECKS		128.76
000966	U S BANK							
I-11/2025 P-CARDSTMT	U S BANK	D	12/29/2025	24,754.71		002943		24,754.71
			*** VENDOR TOTALS ***			1 CHECKS		24,754.71
008503	UNITEDHEALTHCARE INSURANCE COM							
I-AFD36731	MVA SETTLEMENT	R	1/05/2026	640.51		254605		640.51
			*** VENDOR TOTALS ***			1 CHECKS		640.51
012257	UNITYPOINT HEALTH AT WORK							
I-287998	411 PHYSICALS-PD	R	1/05/2026	2,963.68		254606		2,963.68
			*** VENDOR TOTALS ***			1 CHECKS		2,963.68
005012	VAN-WALL EQUIPMENT INC							
I-6771816	UNIT #809 LAMP/ANTIGEL	E	1/07/2026	104.76		013391		
I-6776332	GSKT/BRKT - PKS	E	1/07/2026	58.75		013391		
I-6776371	WSHR/ANGLE/RING/CYLINDER-PKS	E	1/07/2026	847.57		013391		
I-6776730	UNIT #864 NUT/SCREW/HYGARD/ST	E	1/07/2026	362.01		013391		1,373.09
			*** VENDOR TOTALS ***			1 CHECKS		1,373.09
007560	CORY VAUDT							
I-01/26-03/26 MED	CY26 QTR1 MED DIR STIP CELL-FD	E	1/07/2026	3,870.00		013442		3,870.00
			*** VENDOR TOTALS ***			1 CHECKS		3,870.00
006456	VISU-SEWER INC							
I-39647	GROUNT 72" STORM SEWER	R	1/05/2026	9,856.25		254607		9,856.25
006456	VISU-SEWER INC							
I-39647-R	GROUNT 72" STORM SEWER	R	1/05/2026	518.75		254608		518.75
			*** VENDOR TOTALS ***			2 CHECKS		10,375.00
003376	WASHER SYSTEMS OF IOWA, INC							
I-171629	STRAINER -PW	R	1/05/2026	20.62		254609		
I-171699	SWIVEL -PW	R	1/05/2026	200.37		254609		220.99
			*** VENDOR TOTALS ***			1 CHECKS		220.99
007822	WEE'S TEES LLC							
I-20666	UNIFORMS -PKS	R	1/05/2026	214.80		254610		214.80
			*** VENDOR TOTALS ***			1 CHECKS		214.80

VENDOR SET: 01 City of Ankeny
 BANK: APFNB FIRST NATIONAL BANK AMES
 DATE RANGE: 12/18/2025 THRU 1/07/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
005121	TODD R WESTBERG							
I-12/2025	BOOTS							
	BOOTS/SAFETY CLOTHES-MU	E	1/07/2026	321.83		013437		321.83
			*** VENDOR TOTALS ***			1 CHECKS		321.83
000107	WOODMAN ELECTRICAL CONTRACTORS							
I-5880	HVAC CONTROL REPAIR -CH	R	1/05/2026	432.09		254611		432.09
			*** VENDOR TOTALS ***			1 CHECKS		432.09
009306	STEVEN YOUNG							
I-12/2025	SERT MEAL							
	12/9/2025 SERT MEAL REIM-PD	R	1/05/2026	19.06		254612		19.06
			*** VENDOR TOTALS ***			1 CHECKS		19.06
012596	JOSHUWA HANNUM							
I-1281	FY26 DOG PARK LSC OEC ZER	E	1/07/2026	12,896.97		013432		12,896.97
			*** VENDOR TOTALS ***			1 CHECKS		12,896.97

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	144	1,316,349.96	0.00	1,316,349.96
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	24,754.71	0.00	24,754.71
EFT:	111	656,770.85	0.00	656,770.85
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APFNB TOTALS:	256	1,997,875.52	0.00	1,997,875.52
BANK: APFNB TOTALS:	256	1,997,875.52	0.00	1,997,875.52
REPORT TOTALS:	256	1,997,875.52	0.00	1,997,875.52

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: 12/18/2025 THRU 1/07/2026

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

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to receive and file the City of Ankeny Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 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. ACFR FY25

ANNUAL COMPREHENSIVE FINANCIAL REPORT

CITY OF ANKENY, IOWA
FISCAL YEAR 2025



city of
Ankeny

City of Ankeny, Iowa

Annual Comprehensive Financial Report
For the Year Ended June 30, 2025

Prepared By:
Finance Department

Introductory Section

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City of Ankeny, Iowa
Annual Comprehensive Financial Report
For the Year Ended June 30, 2025

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December 18, 2025

To the Honorable Mayor, Members of the City Council, and Residents of the City of Ankeny, Iowa:

It is our privilege to present the Annual Comprehensive Financial Report (ACFR) of the City of Ankeny, Iowa, for the fiscal year ended June 30, 2025, consistent with the requirements of Chapter 11 of the Code of Iowa that requires the City of Ankeny to publish within nine months of the close of each fiscal year, a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ending June 30, 2025.

Management assumes full responsibility for the completeness and reliability of all information presented in this report, based upon a comprehensive framework of internal controls that it has established for this purpose. The cost of internal controls should not exceed anticipated benefits; therefore, the objective is to provide reasonable, rather than absolute assurance, that the financial statements are free of any material misstatement.

Eide Bailly LLP, a firm of licensed certified public accountants, has issued an unmodified ("clean") opinion on the City of Ankeny's financial statements for the fiscal year ended June 30, 2025. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is intended to complement the MD&A and should be read in conjunction with it.

Profile of the City of Ankeny

The City of Ankeny, incorporated in 1903, is located just north of Des Moines, Iowa's state capital. According to the 2024 Special Census conducted by the U.S. Census Bureau, Ankeny's population has reached 76,207, making it the fifth largest city in Iowa. This reflects an increase of more than 8,000 residents since the 2020 Census, marking a 12.26% increase over the last four years.

Public education is provided by the Ankeny Community School District, North Polk Community School District, and Saydel Community School District. With a 2024-2025 state-certified enrollment of 12,754 students, the Ankeny Community School District is the 7th largest district in the state and one of the fastest-growing for more than a decade. They enjoy a 94.70% graduation rate. Private education is also provided in the community by the Ankeny Christian Academy and St. Luke the Evangelist Catholic School.

Higher education is provided by Des Moines Area Community College, Iowa's largest community college, serving a student population of over 15,000 on the Ankeny Campus. Faith Baptist Bible College is also a higher education institution within the City offering multi-year undergraduate and graduate degrees.

The policy making and legislative authority of the City of Ankeny is vested in the City Council. The City Council consists of a mayor and five council members, all elected at large. For continuity purposes the mayor and council members serve four-year staggered terms with elections held every two years. The City Council establishes the City's strategic direction, sets policies, adopts ordinances and resolutions, appoints board and commission members, and approves the annual operating budget and capital improvement program.

The City Manager is the City Council appointed chief administrative officer for the organization and is responsible for implementing the policy decisions of the City Council, overseeing the City's day-to-day operations, and hiring department directors. City departments include City Clerk, Communications, Community Development, Economic Development, Finance, Fire, Human Resources, Information Technology, Library, Municipal Utilities, Parks and Recreation, Police, and Public Works. By state statute, a separate Board of Trustees administers the operations of the Ankeny Kirkendall Public Library; however, the library receives its budget appropriation from the City Council and follows the policies and procedures implemented by the City.

The City is empowered to levy a property tax on real property located within its boundaries. It is also empowered by state statutes to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the City Council.

The financial reporting entity (the City) includes all funds of the primary government (i.e., the City of Ankeny as legally defined). The City is not a component unit of another government but does report the financial activities of two component units: Ankeny Sports Complex Foundation and Friends of the Ankeny Library. Component units are legally separate entities for which the primary government is financially accountable.

The annual budget serves as the foundation for the City's financial planning and control. The department directors submit budgets to the City Manager for their respective departments, requesting appropriations to fund program, service, and capital needs consistent with City Council goals and objectives. Following several months of review and revision, the City Manager submits a recommended budget to the City Council. The budget contains estimates of revenues and expenditures for the coming year, as well as re-estimates of revenues and expenditures for the current year. The seven-month preparation process includes a series of public meetings including multiple City Council work sessions and a public information meeting. It culminates in April, when the City Council, following a public hearing, adopts the annual budget and certifies it to the State of Iowa by the April 30 deadline.

The State mandates legal spending control (that is, the level at which expenditures cannot legally exceed the appropriated amount) at the function level. These functions consist of public safety, public works, health and social services, culture and recreation, community and economic development, general government, capital projects, debt service, and business-type activities/enterprise. Budget to actual comparisons are provided in this report and are presented as part of the required supplementary information.

Local Economy

As one of Iowa's fastest-growing cities, Ankeny has been recognized on U.S. News & World Report's 2025-2026 "250 Best Places to Live in the U.S." list. The City ranks #18 nationally, #1 in Iowa, and #11 among the Best Small Cities to Live. The benefits of this rapid growth include:

- Provides a pool of qualified workers for businesses in Ankeny.
- Attracts new retailers and restaurants, which contributes to Ankeny's business amenities.
- Adds new revenues (based on population) for maintaining the street system.

Ankeny's unemployment rate stood at 2.4 percent in 2024, which is slightly higher than the 2.3 percent from the prior year. Several businesses are constructing additional office, manufacturing, and warehouse space and hiring new employees, contributing to Ankeny's commercial and industrial tax base and supporting job growth.

Ankeny continues to attract targeted industries, including advanced manufacturing, biosciences, logistics, and IT/business services. Major employers include Ankeny Community School District, Deere & Company, Casey's Retail Company, Perishable Distributors of Iowa, City of Ankeny, Baker Group, Des Moines Area Community College, Mom's Meals, and B & G Foods. Furthermore, the Ankeny Regional Airport, a partnership between Polk County and Ankeny, provides executive and corporate travel as well as general aviation services. Additional economic data is included in the statistical section of this report.

Long Term Financial Planning

The preparation of the City's annual operating budget and five-year capital improvement program is governed by the City Council's budget policy statement, as well as the City's vision, mission, values, and strategic goals. As a result of these policies, the annual operating budget has been prepared on a two-year basis.

The five-year Capital Improvement Program (CIP) outlines the City's long-term infrastructure improvements. The approved 2025-2029 Capital Improvement Program anticipates the expenditure of \$235,836,955. This reflects a \$9,029,045 decrease in project expenditures over last year's program, mostly due to the construction of the Fire Station No. 4 project in the municipal buildings category and the Northwest Water Tower project in the water towers/storage category in 2024. Of the \$235,836,955, 54.15% is identified for transportation projects, 29.54% for municipal utilities (water, sewer and storm water) projects, 10.94% for municipal buildings, 3.07% for park facilities, 1.28% for sidewalks/trails, and 1.02% for operating/construction equipment. The first year of the five-year CIP, which the City incorporates into the annual budget, is \$32,187,500. The major source of funds for the program include property taxes, tax increment financing, and municipal utilities revenues. In addition, the City leverages grants from federal and state governments and private partnerships.

Relevant Financial Policies

The City regards general fund unassigned fund balance as a critical component of fiscal health and criteria for an above average bond rating. The June 30, 2025, unassigned fund balance in the general fund was 85 percent of total general fund expenditures. As of June 30, 2024, it was also 85 percent. This amount is significantly higher than the policy guideline of 25 percent set by the Council for budgetary and planning purposes.

Major Initiatives and Accomplishments

The City is currently involved in the following major construction and development projects:

- Design services for the reconstruction of West 1st Street from just east of NW Greenwood Street to just west of NW/SW State Street. The existing four-lane street will be replaced with a new five-lane street with a center two-way left turn lane. Additional improvements include water main and storm sewer upgrades, the addition of a new traffic signal, and the addition of streetlights.
- The reconstruction of the NW Irvinedale Drive and NW 18th Street intersection to improve traffic capacity, mobility and safety. Storm sewer infrastructure and subdrain are also included with the proposed improvements.
- The construction of a new 2.5-million-gallon elevated water storage tank in the northwest quadrant of the City to provide additional water storage and more reliable water pressure and flow.

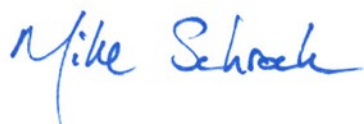
Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Ankeny for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2024. This was the 23rd consecutive year that the government has received this prestigious award. In order to be awarded the Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report that satisfies both the generally accepted accounting principles (GAAP) and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe our current ACFR continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, for the 27th consecutive year, the City received the GFOA's Distinguished Budget Presentation Award for its annual budget document for the fiscal year beginning July 1, 2025. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report would not have been possible without the City's independent auditors, Eide Bailly LLP, and the dedicated service of the City's Finance Department. We wish to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. Likewise, we wish to extend our appreciation to the Mayor and members of the City Council in planning and conducting the financial operations of the City in a prudent and responsible manner.

Respectfully submitted,



Mike Schrock
Interim City Manager



Annette Graeve
Finance Officer



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Ankeny
Iowa**

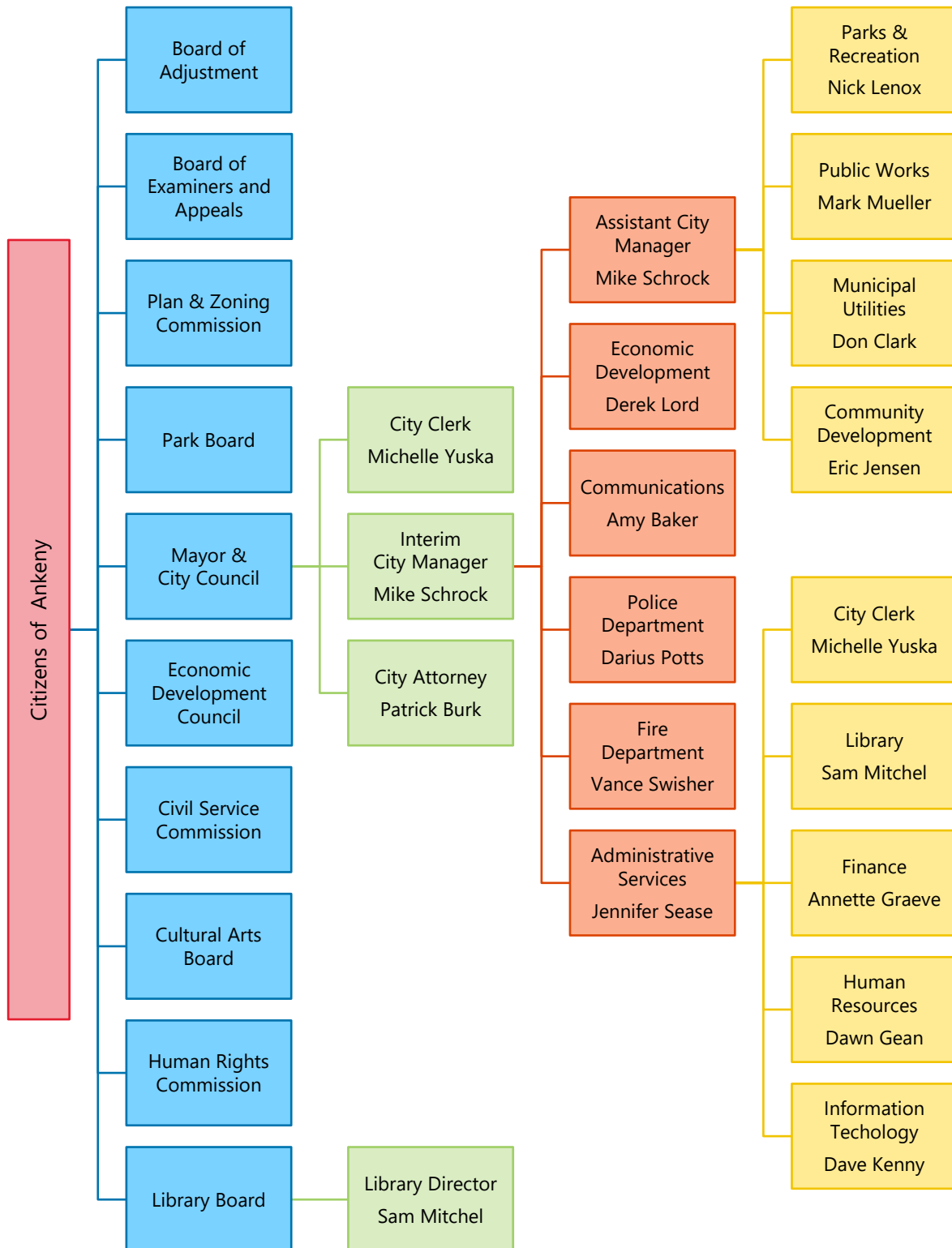
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO

ORGANIZATIONAL CHART



List of Principal Officials

City of Ankeny, Iowa
June 30, 2025

Elected Officials		Term Expires
Mayor	Bobbi Bentz	12/31/2025
Council Member	Dustin Graber	12/31/2025
Council Member	Jeff Perry	12/31/2027
Council Member	Joe Ruddy	12/31/2025
Council Member	Todd Shafer	12/31/2027
Council Member	Kelly Stearns	12/31/2025
Appointed Officials		
Interim City Manager		Mike Schrock
Director of Administrative Services		Jennifer Sease
City Clerk		Michelle Yuska
Community Development Director		Eric Jensen
Economic Development Director		Derek Lord
Fire Chief		Vance Swisher
Library Director		Sam Mitchel
Parks and Recreation Director		Nick Lenox
Police Chief		Darius Potts
Public Works Director		Mark Mueller

Financial Section



Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Ankeny, Iowa

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ankeny, Iowa, (City) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ankeny, Iowa, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison information, and the pension and other postemployment benefit plan schedules and related notes, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining nonmajor fund financial statements, capital asset schedules, and the schedule of expenditures of federal awards, as required by Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining nonmajor fund financial statements and capital asset schedules, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 17, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

The image shows a handwritten signature in cursive script that reads "Eide Bailly LLP".

Dubuque, Iowa
December 17, 2025

Management's Discussion and Analysis

As management of the City of Ankeny, we offer readers of the City of Ankeny's financial statements this narrative overview and analysis of the financial activities of the City of Ankeny for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the Introductory Section at the front of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of Ankeny exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$663,226,650 (net position). Of this amount, \$111,674,186 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors. For the fiscal year ended June 30, 2024, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$616,972,870. Of this amount, \$103,496,455 was unrestricted.
- The government's total net position increased by \$46,253,780 during the fiscal year ending June 30, 2025. Governmental activities increased \$25,997,707 and business-type activities increased \$20,256,073. For fiscal year ending June 30, 2024, total net position increased \$40,943,350. Governmental activities increased \$25,396,103 and business-type activities increased by \$15,547,247.
- As of the close of the current fiscal year, the City of Ankeny's governmental funds reported combined ending fund balances of \$91,076,543, a decrease of \$670,981 in comparison with the prior year. As of the close of the fiscal year June 30, 2024, governmental funds reported combined ending fund balances of \$91,747,524.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$42,528,170 or 84.5 percent of total general fund expenditures. The unassigned fund balance for the general fund as of June 30, 2024, was \$39,186,475 or 85.5 percent of total general fund expenditures.
- The City of Ankeny's total debt decreased by \$659,066 (0.5 percent) during the current fiscal year. Total debt for fiscal year June 30, 2024, increased by \$6,847,335 (5.6 percent).

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also includes other supplementary information in addition to the basic financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City of Ankeny's finances, in a manner similar to private-sector business.

The *statement of net position* presents information on all of the City of Ankeny's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as *net position*. Over

time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Ankeny is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include public safety, health and social services, culture and recreation, public works, community and economic development, general government, and interest on long-term debt. The business type activities of the City include solid waste, water, sewer, storm water and Otter Creek Golf Course.

The government-wide financial statements include the City of Ankeny itself (known as the *primary government*). The financial statements also include the following blended component units: Ankeny Sports Complex Foundation and Friends of the Ankeny Library. These component units, although legally separate entities, are included in the City's reporting entity because of their significant operational or financial relationship with the City.

The government-wide financial statements are on pages 28-29 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Ankeny, like other states and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Ankeny can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide level, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of Ankeny maintains twenty-one individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues,

expenditures, and changes in fund balance for the general fund, debt service fund, road use tax fund, tax increment financing fund, and capital projects fund, all of which are considered major funds. Data for the other sixteen governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

The basic governmental fund financial statements can be found on pages 30-33 of this report.

Proprietary funds. The City of Ankeny maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for solid waste, water, sewer, storm water and Otter Creek Golf Course activities. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City of Ankeny uses internal service funds to account for vehicle maintenance, risk management, vehicle replacement, energy efficiency projects, economic development incentives, and employee benefits. Because these services predominantly benefit governmental rather than business-type functions, they have been included within *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The enterprise fund financial statements provide separate information for the water fund, sewer fund and storm water fund, all of which are considered to be major funds of the City of Ankeny. Data for the other two enterprise funds are combined into a single, aggregated presentation. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds and the nonmajor enterprise funds are provided in the form of *combining statements* elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 34-36 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are found on pages 37-77 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the City of Ankeny, including the Budgetary Comparison Schedule, and the City's proportionate share of the net pension liability and related contributions for both the Iowa Public Employees' Retirement System (IPERS) and the Municipal Fire and Police Retirement System of Iowa (MFPRS), and the City's other post-employment benefit plan. Required supplementary information can be found on pages 78-94 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds, nonmajor enterprise funds and internal service funds are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 96-107 of this report. Statistical information related to the City can be found on pages 112-136.

Government-wide Financial Analysis

As noted earlier, net position may serve as a useful indicator of a government's financial position. In the case of the City of Ankeny, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$663,226,650 at the close of the most recent fiscal year.

By far the largest portion of the City's net position (79.0 percent) reflects its investment in capital assets (e.g., land, buildings, machinery and equipment), less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to the citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

Net Position (000's)						
	Governmental		Business-Type		Total	
	Activities		Activities			
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Current assets	\$ 178,456	\$ 178,284	\$ 76,955	\$ 68,666	\$ 255,411	\$ 246,950
Noncurrent assets:						
Restricted cash and cash equivalents	-	-	3,453	3,503	3,453	3,503
Leases	1,897	780	939	972	2,836	1,752
Capital assets	385,567	362,775	276,843	244,093	662,410	606,868
Total assets	565,920	541,839	358,190	317,234	924,110	859,073
Deferred outflows of resources	11,169	11,750	756	934	11,925	12,684
Current liabilities	33,205	33,417	27,160	9,563	60,365	42,980
Noncurrent liabilities	103,092	110,290	39,200	36,332	142,292	146,622
Total liabilities	136,297	143,707	66,360	45,895	202,657	189,602
Deferred inflows of resources	69,119	64,205	1,032	976	70,151	65,181
Net investment in capital assets	309,164	286,084	214,968	203,113	524,132	489,197
Restricted	24,402	21,211	3,019	3,069	27,421	24,280
Unrestricted	38,108	38,381	73,566	65,115	111,674	103,496
Total net position	<u>\$ 371,674</u>	<u>\$ 345,676</u>	<u>\$ 291,553</u>	<u>\$ 271,297</u>	<u>\$ 663,227</u>	<u>\$ 616,973</u>

An additional portion of the City's net position (4.1 percent) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position (\$111,674,186) may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

The government's net position increased by \$46,253,780 during the current fiscal year, which is a combination of a \$25,997,707 increase in governmental activities net position and an increase of \$20,256,073 in business-type activities net position.

Changes in Net Position (000's)

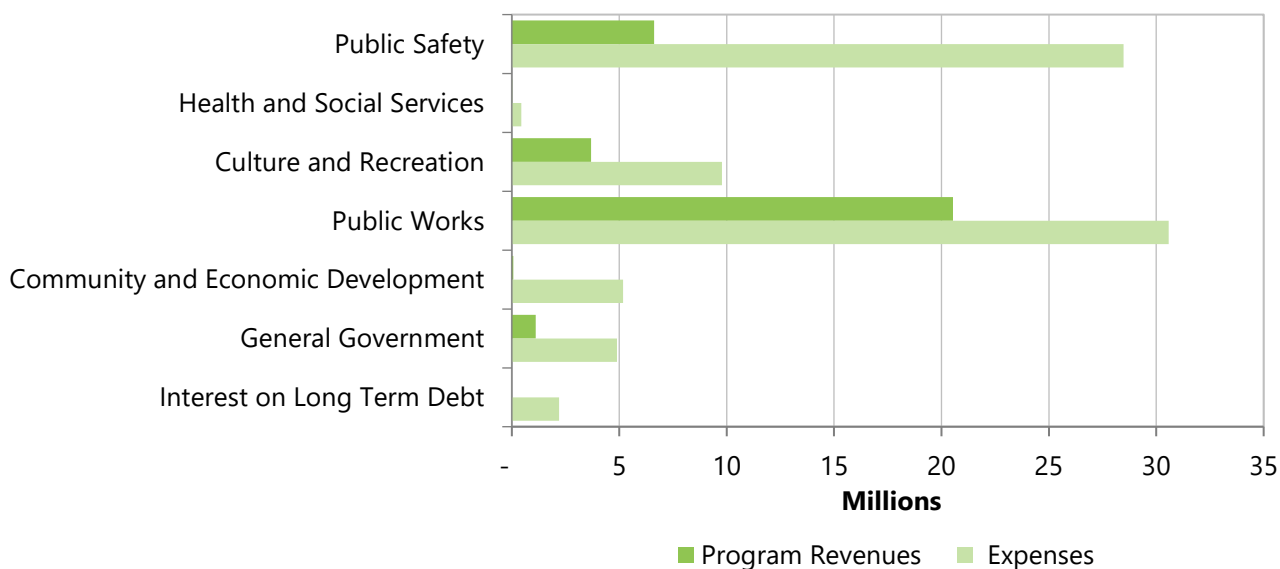
	Governmental Activities		Business-Type Activities		Total	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Revenues:						
Program revenues:						
Charges for services	\$ 10,524	\$ 11,971	\$ 47,748	\$ 45,677	\$ 58,272	\$ 57,648
Operating grants and contributions	12,723	11,850	-	-	12,723	11,850
Capital grants and contributions	8,769	7,331	9,986	4,799	18,755	12,130
General revenues:						
Property taxes	62,148	57,479	-	-	62,148	57,479
Other taxes	4,546	4,368	-	-	4,546	4,368
Interest	6,628	7,473	536	532	7,164	8,005
Other	519	476	1,405	1,325	1,924	1,801
Total revenues	<u>105,857</u>	<u>100,948</u>	<u>59,675</u>	<u>52,333</u>	<u>165,532</u>	<u>153,281</u>
Expenses:						
Public safety	28,476	28,065	-	-	28,476	28,065
Health and social services	443	474	-	-	443	474
Culture and recreation	9,778	10,401	-	-	9,778	10,401
Public works	30,575	23,635	-	-	30,575	23,635
Community and economic development	5,185	5,778	-	-	5,185	5,778
General government	4,895	5,673	-	-	4,895	5,673
Interest on long-term debt	2,193	2,425	-	-	2,193	2,425
Solid waste	-	-	1,445	1,428	1,445	1,428
Water	-	-	16,164	16,472	16,164	16,472
Sewer	-	-	14,062	12,849	14,062	12,849
Storm water	-	-	3,565	2,868	3,565	2,868
Otter Creek golf course	-	-	2,497	2,270	2,497	2,270
Total expenses	<u>81,545</u>	<u>76,451</u>	<u>37,733</u>	<u>35,887</u>	<u>119,278</u>	<u>112,338</u>
Excess before transfers	<u>24,312</u>	<u>24,497</u>	<u>21,942</u>	<u>16,446</u>	<u>46,254</u>	<u>40,943</u>
Transfers	1,686	899	(1,686)	(899)	-	-
Changes in net position	<u>25,998</u>	<u>25,396</u>	<u>20,256</u>	<u>15,547</u>	<u>46,254</u>	<u>40,943</u>
Net position, beginning of year	<u>345,676</u>	<u>320,280</u>	<u>271,297</u>	<u>255,750</u>	<u>616,973</u>	<u>576,030</u>
Net position, ending	<u>\$ 371,674</u>	<u>\$ 345,676</u>	<u>\$ 291,553</u>	<u>\$ 271,297</u>	<u>\$ 663,227</u>	<u>\$ 616,973</u>

Governmental activities. Governmental activities increased the City's net position by \$25,997,707 thereby accounting for 56 percent of the total improvement in net position. Key elements of this increase are as follows:

- Property taxes increased by \$4,668,744 (8.1 percent) during the year, primarily due to growth in property valuation.
- Operating grants and contributions increased by \$872,841 (7.4 percent) for the year, due in part to higher road use tax revenue from the State of Iowa following the City's certified special census population increase.

The change in net position due to program activities is as follows:

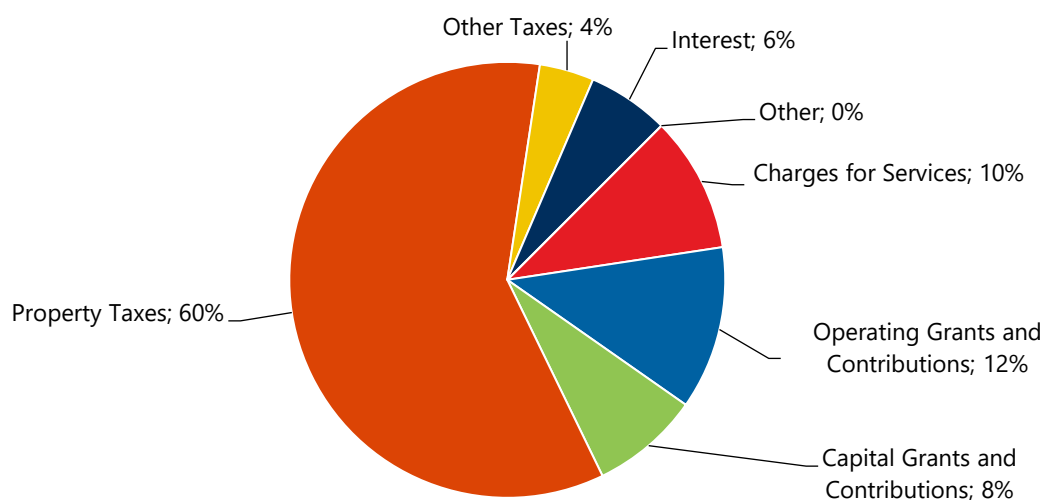
Expenses and Program Revenues: Governmental Activities



Expenses exceed revenues for all programs because most governmental activities are supported by general governmental revenues, such as property taxes, other taxes, and interest income.

Revenues for the governmental activities are derived as follows:

Revenues by Source: Governmental Activities



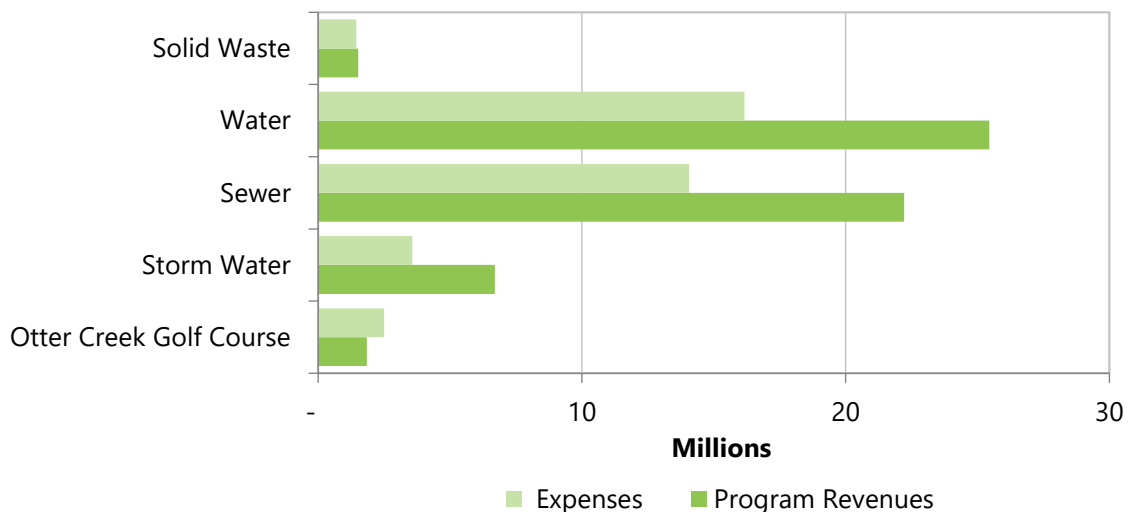
Business-type activities. Business-type activities increased the City's net position by \$20,256,073, accounting for 44 percent of the total improvement in the government's net position. Key elements of this increase are as follows:

- The water fund reported a significant increase in net position, with revenues exceeding expenses by \$8.7 million. Effective April 1, 2024, water usage rates increased 7 percent and water availability rates increased 4 percent.
- The sewer fund realized a substantial increase in net position, with revenues exceeding expenses by more than \$7.3 million. Although sewer usage and availability rates did not change, the fund's net position remained strong due to debt retirement.
- The storm water fund also recorded an increase in net position, as revenues exceeded expenses by \$3.7 million. Effective July 1, 2024, storm water rates increased by \$1.00 per equivalent residential unit (ERU), and the maximum ERU for commercial, industrial, and multi-family increased from 80 to 90.

The enterprise funds continue to experience annual customer growth, contributing to the notable increases in net position. In addition, capital grants and contributions increased by \$5.2 million, supporting the City's ongoing investment in capital assets.

The change in net position due to program activities is as follows:

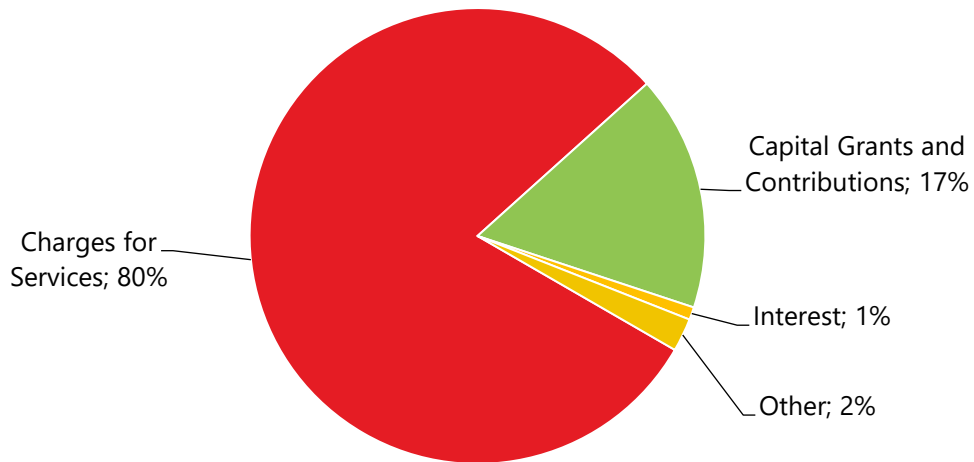
Expenses and Program Revenues: Business-Type Activities



Program revenues exceeded expenses for solid waste, water, sewer, and storm water, while expenses exceeded program revenues for Otter Creek Golf Course. This graph illustrates that the City's business-type activities are managed in a business-like manner and are intended to be self-sustaining through service charges.

Revenues for the business-type activities are derived as follows:

Revenues by Source: Business-Type Activities



Financial Analysis of the Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal and managerial requirements.

Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City Council.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$91,076,543, a decrease of \$670,981 compared to the prior year. Of this total amount, \$8,681 is *nonspendable*, representing inventory in a nonspendable form, and \$42,528,170 constitutes *unassigned* fund balance, which is available for spending at the government's discretion. The remaining \$48,539,692 is *restricted* to indicate that it is not available for spending because it can be used only for the specific purposes stipulated by external resource providers, by the constitution, or by enabling legislation.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, the total fund balance was \$42,576,953. As a measure of the general fund's liquidity, it may be useful to compare total fund balance to total expenditures. Total fund balance represents 84.6 percent of total general fund expenditures.

The fund balance of the City's general fund increased by \$3,288,723 (8.4 percent) during the current fiscal year. The general fund experienced increases in property taxes, other taxes and assessments, licenses and

permits, charges for services, and miscellaneous revenues. The most significant changes are related to the following:

- Property tax valuations increased 13.4 percent, generating an additional \$3,591,430 in property tax revenue.
- Licenses and permits increased by \$720,222 due to an increase in the number of building permits issued.

In comparison to the 10.5 percent increase in revenues, general fund expenditures rose 9.7 percent. Most general fund spending goes toward salaries and benefits, and this year's increase was driven by merit adjustments and across-the-board cost-of-living increases.

The debt service fund ended the year with a total fund balance of \$2,111,707, all of which is restricted for debt payments. The net increase in fund balance for the year was nearly flat at \$1,363 (.06 percent). The City's debt service levy remained unchanged for fiscal year 2025.

The road use tax fund ended the year with a total fund balance of \$12,122,077, all of which is restricted for the construction, maintenance, and supervision of public streets. The fund balance increased by \$1,640,245, or 15.6 percent, during the year. Transfers from this fund to the capital projects fund decreased by nearly \$1.25 million in fiscal year 2025, while revenues increased 6.1 percent due to higher road use tax receipts.

The tax increment financing fund (TIF), a special revenue fund, ended the year with a total fund balance of \$1,884,281, all of which is restricted. The fund balance decreased by \$1,438,186 following transfers out of \$6,360,900 to the debt service fund. Property taxes collected in the designated urban renewal areas are typically transferred out to cover bonded debt, loans, advances, and development agreements used to finance infrastructure improvements in those areas.

The capital projects fund ended the year with a fund balance of \$27,151,006, all of which is restricted. The fund had a decrease in fund balance of \$5,203,469, which is attributable to the timing of capital project expenditures.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

- Total net position of the water fund at the end of current year was \$96,874,504 with \$62,291,271 net investment in capital assets, \$3,018,710 restricted for debt service, and \$31,564,523 in unrestricted net position. This represents an increase in net position of \$8,693,406.
- Total net position of the sewer fund at the end of the current year was \$141,212,898, with \$111,042,137 net investment in capital assets and \$30,170,761 in unrestricted net position. This represents an increase in net position of \$7,336,902.
- Total net position of the storm water fund at the end of the current year was \$45,820,462, with \$37,976,094 net investment in capital assets and \$7,844,368 in unrestricted net position. This represents an increase in net position of \$3,659,632.

Other factors concerning the finances of these funds have already been addressed in the discussion of the City's business-type activities.

General Fund Budgetary Highlights

The City adopts an annual appropriated budget for its general fund. Differences between the original budget and the final amended budget for the general fund can be summarized as follows:

- The original total revenue budget of \$50,241,188 increased by \$2,405,159 to \$52,646,347. The amendments primarily reflected higher hotel/motel tax collections and increased interest income.
- The original total expenditure budget of \$50,398,412 increased by \$1,323,268 to \$51,721,680. The amendments primarily reflect higher hotel/motel tax obligations and additional facility and equipment repair and maintenance costs.

Differences between the final amended budget and the actual results for the general fund can be summarized as follows:

- Actual revenues of \$54,016,361 exceeded the final amended budget of \$52,646,347 by \$1,370,014, primarily due to higher-than-anticipated revenues from building permits, plan review fees, interest income, and aquatic center admissions.
- Actual expenditures of \$47,578,157 were \$4,143,523 below the final amended budget of \$51,721,680, with the largest variances resulting from differences in public safety and general government staffing and the timing of major equipment purchases.

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities totaled \$937,994,330 before accumulated depreciation in fiscal year 2025, compared to \$863,722,205 in fiscal year 2024. These amounts represent net increases, inclusive of additions and disposals, of \$74,272,125 and \$47,368,253, respectively. The value of capital assets, net of depreciation, as of June 30, 2025 and 2024, is presented below. Capital assets includes land, construction in progress, intangibles, other improvements, infrastructure, buildings, machinery and equipment, lease equipment, subscriptions, and furniture and fixtures. All required infrastructure has been recorded for both governmental and business-type activities.

Capital Assets (000's)

(net of depreciation)

	Governmental		Business-Type		Total	
	Activities		Activities			
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Land	\$ 11,144	\$ 11,027	\$ 2,210	\$ 2,196	\$ 13,354	\$ 13,223
Construction in progress	43,201	49,591	29,564	30,696	72,765	80,287
Intangibles	-	-	17,814	-	17,814	-
Other improvements	27,248	21,208	80	86	27,328	21,294
Infrastructure	251,119	228,449	223,489	207,299	474,608	435,748
Buildings	44,912	47,775	2,349	2,495	47,261	50,270
Machinery and equipment	7,365	3,946	1,325	1,321	8,690	5,267
Lease equipment	547	766	-	-	547	766
Subscriptions	31	13	-	-	31	13
Furniture and fixtures	-	-	12	-	12	-
Total capital assets	<u>\$ 385,567</u>	<u>\$ 362,775</u>	<u>\$ 276,843</u>	<u>\$ 244,093</u>	<u>\$ 662,410</u>	<u>\$ 606,868</u>

Major capital asset events during the current fiscal year included:

- Invested nearly \$4 million on the reconstruction of NE Delaware Avenue between NE 5th Street and NE 18th Street, converting it from a two-lane rural roadway to a four-lane divided urban street. The project included dedicated left-turn lanes, new traffic signals, fiber-optic interconnect, and utility improvements.
- Invested \$4.8 million in constructing the City's fourth fire station to support continued growth and service-level needs. The new station will be located near the intersection of NW Weigel Drive and NW 18th Street.
- Invested more than \$17.7 million in Central Iowa Water Works for the transfer of assets as a founding member.

Additional information can be found on the City's capital assets in Note 4 on pages 52-53 of this report.

Long-term debt. At the end of the current fiscal year, the City had total bonded debt and notes outstanding of \$128,160,455. Of this amount, \$97,645,000 comprises debt backed by the full faith and credit of the government. The remainder of the City's debt represents bonds secured solely by specified revenue sources (i.e., revenue bonds), subscriptions payable and leases payable.

Outstanding Debt (000's)

	Governmental Activities		Business-Type Activities		Total	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
General obligation bonds	\$ 90,739	\$ 93,840	\$ 10,361	\$ 8,787	\$ 101,100	\$ 102,627
Capital loan notes	6,964	8,930	16,835	13,417	23,799	22,347
Revenue bonds	-	-	14,491	15,847	14,491	15,847
Subscription agreements	28	10	-	-	28	10
Lease agreements	515	725	-	-	515	725
Total outstanding debt	<u>\$ 98,246</u>	<u>\$ 103,505</u>	<u>\$ 41,687</u>	<u>\$ 38,051</u>	<u>\$ 139,933</u>	<u>\$ 141,556</u>

The City's total net debt decreased by \$1,623,372 (1.1 percent) during the current fiscal year. The decrease of \$3,493,037 (3.1 percent) in the general obligation bonds and general capital loan notes is due to a reduction in borrowing for capital projects. The revenue bonds and revenue capital loan notes increased by \$2,061,757 (7.0 percent) due to the issuance of debt for construction of water system infrastructure. Lease agreements decreased by \$209,855 and subscription agreements increased by \$17,763.

Iowa statute limits the amount of general obligation debt a government may issue to five percent of its total assessed valuation of all taxable property in the City of Ankeny. The current debt limitation for the City is \$529,988,952. With outstanding general obligation debt of \$91,255,000 and capital loan notes of \$6,390,000, the City had utilized 18.4 percent of the debt limit as of June 30, 2025.

The City maintains an Aa1 rating for general obligation debt not subject to annual appropriation and general obligation debt subject to annual appropriation is an Aa2. These ratings were assigned by Moody's Investors Service.

Additional information on the City's long-term debt can be found in Note 7 on pages 55-59 of this report.

Economic Factors and Next Year's Budgets and Rates

- In calendar year 2024, the City issued 661 residential permits, reflecting an increase from 615 in 2023.
- Commercial construction decreased in calendar year 2024 with 18 permits compared to 26 in 2023.
- The City's taxable valuation has increased at an average of 8.3 percent per year over the last five years, including an increase of 13.4 percent for fiscal year 2025.

All of these factors were considered in preparing the City of Ankeny's fiscal year 2026 budget. Total revenues for fiscal year 2026 were budgeted at \$194,127,593, up from the original fiscal year 2025 budget of \$168,130,065, representing a 15.5 percent increase. This revenue growth is primarily attributable to a larger general obligation bond issuance and the issuance of water capital loan notes. In addition, the fiscal year 2026 budget included total expenditures of \$198,047,627, an increase of 7.7 percent over the original fiscal year 2025 budget of \$183,835,065. This increase is partly due to the addition of public safety personnel and the anticipated \$17.7 million payment to Central Iowa Water Works for the transfer of assets as a founding member.

The City's property tax rate for fiscal year 2026 remained at \$9.90 per \$1,000 of taxable property valuation. Ankeny's property tax rate is the lowest of any city with a population of 5,000 or more in the Des Moines metro.

Requests for Information

This financial report is designed to provide a general overview of the City of Ankeny's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Ankeny, Finance Department, 410 West First Street, Ankeny, Iowa 50023. Additional information is also available on the City's website at www.ankenyiowa.gov.

City of Ankeny, Iowa
Statement of Net Position
June 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Current assets:			
Cash and cash equivalents	\$ 59,009,876	\$ 69,380,874	\$ 128,390,750
Investments	47,090,211	-	47,090,211
Receivables:			
Interest	1,014,023	46,245	1,060,268
Taxes	66,036,920	-	66,036,920
Accounts	1,311,874	5,515,578	6,827,452
Special assessments	1,266,052	49,248	1,315,300
Intergovernmental	2,639,016	1,259,655	3,898,671
Leases	297,556	33,538	331,094
Prepaid expenses	126,553	-	126,553
Inventory	240,241	93,436	333,677
Internal balances	(576,413)	576,413	-
Total current assets	178,455,909	76,954,987	255,410,896
Noncurrent assets:			
Restricted cash and cash equivalents	-	3,452,876	3,452,876
Leases receivable	1,897,296	938,806	2,836,102
Capital assets:			
Land	11,144,042	2,210,344	13,354,386
Construction-in-progress	43,201,301	29,563,729	72,765,030
Intangibles	-	17,814,184	17,814,184
Depreciable assets, net of accumulated depreciation	331,221,690	227,254,789	558,476,479
Total capital assets	385,567,033	276,843,046	662,410,079
Total noncurrent assets	387,464,329	281,234,728	668,699,057
Total assets	565,920,238	358,189,715	924,109,953
Deferred Outflows of Resources			
Pension related deferred outflows	10,736,366	693,978	11,430,344
OPEB related deferred outflows	433,093	61,890	494,983
Total deferred outflows of resources	11,169,459	755,868	11,925,327
Liabilities			
Current liabilities:			
Accounts payable	4,453,223	20,872,236	25,325,459
Accrued wages	1,690,892	229,591	1,920,483
Compensated absences payable	2,463,182	445,986	2,909,168
Claims payable	369,000	-	369,000
Retainage payable	577,001	629,761	1,206,762
Customers deposits	-	434,165	434,165
Bonds and capital loan notes interest payable	327,081	103,541	430,622
Subscription interest payable	518	-	518
Lease interest payable	29,522	-	29,522
Bonds and capital loan notes payable, net of unamortized discount/premium	22,893,347	4,433,117	27,326,464
Subscription agreements	13,344	-	13,344
Lease agreements	254,786	-	254,786
Unearned revenue	50,560	-	50,560
OPEB liability	82,482	11,787	94,269
Total current liabilities	33,204,938	27,160,184	60,365,122
Noncurrent liabilities:			
Compensated absences payable	602,129	170,476	772,605
Bonds and capital loan notes payable, net of unamortized discount/premium	74,809,612	37,254,394	112,064,006
Subscription agreements	14,402	-	14,402
Lease agreements	260,051	-	260,051
Net pension liability	25,629,066	1,520,983	27,150,049
OPEB liability	1,777,117	253,953	2,031,070
Total noncurrent liabilities	103,092,377	39,199,806	142,292,183
Total liabilities	136,297,315	66,359,990	202,657,305
Deferred Inflows of Resources			
Leases related deferred inflows	2,211,498	877,441	3,088,939
Pension related deferred inflows	120,435	965	121,400
OPEB related deferred inflows	1,077,240	153,940	1,231,180
Succeeding year property tax	65,709,805	-	65,709,805
Total deferred inflows of resources	69,118,978	1,032,346	70,151,324
Net Position			
Net investment in capital assets	309,163,582	214,968,504	524,132,086
Restricted for:			
Debt service	4,525,597	3,018,710	7,544,307
Capital projects	3,370,103	-	3,370,103
Community and economic development	1,884,281	-	1,884,281
Culture and recreation	869,511	-	869,511
Public safety	1,552,306	-	1,552,306
Public works	12,199,870	-	12,199,870
Unrestricted	38,108,153	73,566,033	111,674,186
Total net position	\$ 371,673,403	\$ 291,553,247	\$ 663,226,650

The notes to the financial statements are an integral part of this statement.

**City of Ankeny, Iowa
Statement of Activities
For the Year Ended June 30, 2025**

					Net (Expense) Revenue and Changes in Net Position		
Programs/Functions	Expenses	Program Revenues			Primary Government		Total
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	
Primary government:							
Governmental activities:							
Public safety	\$ 28,476,442	\$ 5,676,439	\$ 950,841	\$ -	\$ (21,849,162)	\$ -	\$ (21,849,162)
Health and social services	442,713	8,756	-	-	(433,957)	-	(433,957)
Culture and recreation	9,777,923	3,484,552	199,168	-	(6,094,203)	-	(6,094,203)
Public works	30,575,288	749,991	11,011,748	8,769,000	(10,044,549)	-	(10,044,549)
Community and economic development	5,184,858	47,860	13,444	-	(5,123,554)	-	(5,123,554)
General government	4,894,890	556,274	547,298	-	(3,791,318)	-	(3,791,318)
Interest on long-term debt	2,192,990	-	-	-	(2,192,990)	-	(2,192,990)
Total governmental activities	<u>81,545,103</u>	<u>10,523,872</u>	<u>12,722,499</u>	<u>8,769,000</u>	<u>(49,529,732)</u>	<u>-</u>	<u>(49,529,731)</u>
Business-type activities:							
Solid waste	1,444,725	1,521,552	-	-	-	76,827	76,827
Water	16,163,708	22,058,331	-	3,385,560	-	9,280,183	9,280,183
Sewer	14,061,793	17,967,127	-	4,255,842	-	8,161,176	8,161,176
Storm water	3,565,388	4,354,265	-	2,345,005	-	3,133,882	3,133,882
Otter Creek golf course	2,497,287	1,846,628	-	-	-	(650,659)	(650,659)
Total business-type activities	<u>37,732,901</u>	<u>47,747,903</u>	<u>-</u>	<u>9,986,407</u>	<u>-</u>	<u>20,001,409</u>	<u>20,001,409</u>
Total primary government	<u>\$ 119,278,004</u>	<u>\$ 58,271,775</u>	<u>\$ 12,722,499</u>	<u>\$ 18,755,407</u>	<u>(49,529,732)</u>	<u>20,001,409</u>	<u>(29,528,323)</u>
General revenues:							
Taxes:							
Property taxes					62,147,694	-	62,147,694
Hotel/motel taxes					2,476,276	-	2,476,276
Cable franchise taxes					135,885	-	135,885
Mobile home taxes					27,066	-	27,066
Utility tax replacement					305,107	-	305,107
Utility franchise taxes					1,601,765	-	1,601,765
Interest					6,628,144	535,983	7,164,127
Gain on sale of capital assets					-	5,771	5,771
Other					519,106	1,399,306	1,918,412
Transfers					1,686,396	(1,686,396)	-
Total general revenues and transfers					<u>75,527,439</u>	<u>254,664</u>	<u>75,782,103</u>
Changes in net position					<u>25,997,707</u>	<u>20,256,073</u>	<u>46,253,780</u>
Net position, beginning of year					<u>345,675,696</u>	<u>271,297,174</u>	<u>616,972,870</u>
Net position, ending					<u>\$ 371,673,403</u>	<u>\$ 291,553,247</u>	<u>\$ 663,226,650</u>

The notes to the financial statements are an integral part of this statement.

**City of Ankeny, Iowa
Balance Sheet
Governmental Funds
June 30, 2025**

	General	Debt Service	Road Use Tax	Tax Increment Financing	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Assets							
Cash and cash equivalents	\$ 11,943,996	\$ 2,068,847	\$ 11,424,244	\$ 1,898,492	\$ 15,122,115	\$ 5,345,279	\$ 47,802,973
Investments	32,178,120	-	-	-	14,912,091	-	47,090,211
Receivables:							
Interest	764,159	-	-	4,000	244,836	343	1,013,338
Taxes	34,563,479	18,137,741	-	8,376,596	-	4,959,104	66,036,920
Accounts	1,147,606	1,263	22,712	-	9,147	5,578	1,186,306
Special assessments	1,380	-	-	-	-	1,264,672	1,266,052
Intergovernmental	790,204	-	1,081,812	-	709,914	3,426	2,585,356
Leases	2,157,952	-	-	36,900	-	-	2,194,852
Inventory	8,681	-	-	-	-	-	8,681
Total assets	<u>\$ 83,555,577</u>	<u>\$ 20,207,851</u>	<u>\$ 12,528,768</u>	<u>\$ 10,315,988</u>	<u>\$ 30,998,103</u>	<u>\$ 11,578,402</u>	<u>\$ 169,184,689</u>
Liabilities							
Accounts payable	\$ 1,347,002	\$ -	\$ 232,959	\$ -	\$ 2,726,940	\$ 603	\$ 4,307,504
Accrued wages	1,367,944	-	169,114	-	-	132,827	1,669,885
Retainage payable	-	-	-	-	577,001	-	577,001
Due to other funds	294,185	-	-	-	-	-	294,185
Advances from other funds	1,089,158	-	-	-	-	-	1,089,158
Unearned revenue	-	-	-	50,560	-	-	50,560
Total liabilities	<u>4,098,289</u>	<u>-</u>	<u>402,073</u>	<u>50,560</u>	<u>3,303,941</u>	<u>133,430</u>	<u>7,988,293</u>
Deferred Inflows of Resources							
Leases	2,175,086	-	-	36,412	-	-	2,211,498
Property taxes	34,485,492	18,096,144	-	8,344,735	-	4,949,661	65,876,032
Unavailable revenues							
Special assessments	1,380	-	-	-	-	1,264,672	1,266,052
Other long-term receivables	218,377	-	4,618	-	543,156	120	766,271
Total deferred inflows of resources	<u>36,880,335</u>	<u>18,096,144</u>	<u>4,618</u>	<u>8,381,147</u>	<u>543,156</u>	<u>6,214,453</u>	<u>70,119,853</u>
Fund Balances							
Nonspendable	8,681	-	-	-	-	-	8,681
Restricted	40,102	2,111,707	12,122,077	1,884,281	27,151,006	5,230,519	48,539,692
Unassigned	42,528,170	-	-	-	-	-	42,528,170
Total fund balances	<u>42,576,953</u>	<u>2,111,707</u>	<u>12,122,077</u>	<u>1,884,281</u>	<u>27,151,006</u>	<u>5,230,519</u>	<u>91,076,543</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 83,555,577</u>	<u>\$ 20,207,851</u>	<u>\$ 12,528,768</u>	<u>\$ 10,315,988</u>	<u>\$ 30,998,103</u>	<u>\$ 11,578,402</u>	<u>\$ 169,184,689</u>

The notes to the financial statements are an integral part of this statement.

City of Ankeny, Iowa
Reconciliation of the Balance Sheet to the
Statement of Net Position
June 30, 2025

Fund balances--total governmental funds \$ 91,076,543

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Governmental capital assets:

Land	\$ 11,144,042	
Construction-in-progress	43,201,301	
Depreciable capital assets	500,980,060	
Accumulated depreciation	<u>(169,758,370)</u>	385,567,033

The assets and liabilities of internal service funds are included in the governmental activities in the statement of net position. Internal service fund net position:

Current assets	\$ 12,149,539	
Deferred outflows	79,753	
Internal balances	1,241,783	
Current liabilities	(551,008)	
Noncurrent liabilities	(187,800)	
Deferred inflows	<u>(16,915)</u>	12,715,352

Internal service funds allocated to business-type activities (839,463)

Other long-term assets are not available to pay for current period expenditures and, therefore, are recognized as deferred inflows of resources in the governmental funds:

Various funds - property tax receivable	\$ 166,227	
Various funds - special assessment receivable	1,266,052	
Various funds - intergovernmental receivable	556,707	
Various funds - accounts receivable	<u>209,564</u>	2,198,550

Pension and OPEB related deferred outflows of resources and deferred inflows of resources are not due and payable in the current year and, therefore, are not reported in the governmental funds, as follows:

Deferred outflows of resources	\$ 11,089,706	
Deferred inflows of resources	<u>(1,180,760)</u>	9,908,945

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

General obligation bonds and capital loan notes	\$ (88,193,333)	
Unamortized premium on general obligation bonds	(9,509,626)	
Subscription agreements liability	(27,746)	
Lease agreements liability	(514,837)	
OPEB liability	(1,830,575)	
Subscription and lease interest payable	(30,040)	
Bonds and capital loans interest payable	(327,081)	
Compensated absences	(3,051,234)	
Net pension liability	<u>(25,469,085)</u>	(128,953,557)

Net position of governmental activities \$ 371,673,403

The notes to the financial statements are an integral part of this statement.

City of Ankeny, Iowa
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2025

	General Fund	Debt Service	Road Use Tax	Tax Increment Financing	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Revenues							
Property taxes	\$ 33,091,542	\$ 17,033,634	\$ -	\$ 7,953,391	\$ -	\$ 4,008,893	\$ 62,087,460
Other taxes and assessments	4,600,689	100,637	-	-	-	1,090,172	5,791,498
Licenses and permits	2,707,943	-	-	-	-	-	2,707,943
Intergovernmental	1,694,076	238,074	10,275,238	12,137	913,032	135,630	13,268,187
Charges for services	6,408,560	-	-	-	-	22,255	6,430,815
Use of money and property	4,736,871	270,517	456,415	294,614	1,298,305	74,986	7,131,708
Miscellaneous	802,252	-	38,989	-	277,300	93,030	1,211,571
Total revenues	<u>54,041,933</u>	<u>17,642,862</u>	<u>10,770,642</u>	<u>8,260,142</u>	<u>2,488,637</u>	<u>5,424,966</u>	<u>98,629,182</u>
Expenditures							
Current operating:							
Public safety	30,509,062	-	-	-	-	3,149,701	33,658,763
Health and social services	427,958	-	-	-	-	-	427,958
Culture and recreation	9,335,785	-	-	-	-	58,564	9,394,349
Public works	3,640,647	-	8,850,693	-	-	-	12,491,340
Community and economic development	1,749,058	-	-	3,337,428	-	-	5,086,486
General government	4,644,273	-	-	-	-	-	4,644,273
Debt service:							
Principal	-	20,090,000	-	-	-	-	20,090,000
Interest and other charges	-	4,087,499	-	-	-	-	4,087,499
Bond issuance costs	-	-	-	-	133,436	-	133,436
Capital projects	-	-	-	-	28,072,925	-	28,072,925
Total expenditures	<u>50,306,783</u>	<u>24,177,499</u>	<u>8,850,693</u>	<u>3,337,428</u>	<u>28,206,361</u>	<u>3,208,265</u>	<u>118,087,029</u>
Excess (deficiency) of revenues over (under) expenditures	<u>3,735,150</u>	<u>(6,534,637)</u>	<u>1,919,949</u>	<u>4,922,714</u>	<u>(25,717,724)</u>	<u>2,216,701</u>	<u>(19,457,847)</u>
Other financing sources (uses)							
Issuance of long-term debt	-	-	-	-	15,915,000	-	15,915,000
Premium on long-term debt	-	-	-	-	1,122,892	-	1,122,892
Subscription financing	31,041	-	-	-	-	-	31,041
Lease financing	31,537	-	-	-	-	-	31,537
Transfers in	1,971,628	6,536,000	8,046	-	3,851,363	-	12,367,037
Transfers out	(2,480,633)	-	(287,750)	(6,360,900)	(375,000)	(1,176,358)	(10,680,641)
Total other financing sources (uses)	<u>(446,427)</u>	<u>6,536,000</u>	<u>(279,704)</u>	<u>(6,360,900)</u>	<u>20,514,255</u>	<u>(1,176,358)</u>	<u>18,786,866</u>
Net change in fund balances	3,288,723	1,363	1,640,245	(1,438,186)	(5,203,469)	1,040,343	(670,981)
Fund balances, beginning	<u>39,288,229</u>	<u>2,110,344</u>	<u>10,481,832</u>	<u>3,322,467</u>	<u>32,354,475</u>	<u>4,190,176</u>	<u>91,747,524</u>
Fund balances, ending	<u>\$ 42,576,953</u>	<u>\$ 2,111,707</u>	<u>\$ 12,122,077</u>	<u>\$ 1,884,281</u>	<u>\$ 27,151,006</u>	<u>\$ 5,230,519</u>	<u>\$ 91,076,543</u>

The notes to the financial statements are an integral part of this statement.

City of Ankeny, Iowa
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances
to the Statement of Activities
For the Year Ended June 30, 2025

Net change in fund balances--total governmental funds		\$ (670,981)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets. This is the amount by which capital outlays exceeded depreciation in the current period:		
Capital outlay	\$ 28,489,464	
Depreciation expense	<u>(13,593,097)</u>	14,896,367
Governmental funds do not report capital assets and therefore do not report gains or losses on the disposal of those assets.		(95,652)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		(1,091,942)
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Bond proceeds from issuances	\$ (15,915,000)	
Principal debt payments	20,090,000	
Premium on long-term debt	<u>(1,122,892)</u>	3,052,108
The current year employer share of IPERS and MFPSI contributions are reported as expenditures in the governmental funds, but are reported as a deferred outflow of resources in the Statement of Net Position.		4,407,475
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. The following expenses did not require current financial resources:		
OPEB expenses	\$ (106,580)	
Compensated absences	(708,820)	
Subscription and leases	247,279	
Pension expense	(4,724,057)	
Amortization of bond discounts and premiums	2,014,955	
Adjustment to bond interest payable	<u>12,990</u>	(3,264,233)
Governmental funds do not report capital assets and therefore do not report the contribution of capital assets.		7,893,182
Internal service funds are used by management to charge costs of certain activities, such as vehicle and property maintenance, to individual funds. The net revenue (expense) of the internal service funds is reported with the governmental activities.		917,829
Change in internal service fund allocation to business-type activities.		<u>(46,446)</u>
Change in net position of governmental activities		<u><u>\$ 25,997,707</u></u>

The notes to the financial statements are an integral part of this statement.

City of Ankeny, Iowa
Statement of Net Position
Proprietary Funds
June 30, 2025

					Governmental Activities- Internal Service Funds	
	Water	Sewer	Storm Water	Nonmajor Enterprise Funds	Totals	
Assets						
Current assets:						
Cash and cash equivalents	\$ 29,062,667	\$ 28,712,152	\$ 8,033,065	\$ 3,572,990	\$ 69,380,874	\$ 11,206,903
Receivables:						
Interest	14,103	32,142	-	-	46,245	685
Accounts	2,599,383	2,159,090	533,272	223,833	5,515,578	125,568
Special assessments	24,881	23,344	608	415	49,248	-
Intergovernmental	1,259,578	59	11	7	1,259,655	53,660
Leases	33,538	-	-	-	33,538	-
Prepaid expenses	-	-	-	-	-	126,553
Inventory	3,967	-	-	89,469	93,436	231,560
Due from other funds	-	-	-	-	-	404,610
Total current assets	<u>32,998,117</u>	<u>30,926,787</u>	<u>8,566,956</u>	<u>3,886,714</u>	<u>76,378,574</u>	<u>12,149,539</u>
Noncurrent assets:						
Restricted cash and cash equivalents	3,452,876	-	-	-	3,452,876	-
Leases receivable	938,806	-	-	-	938,806	-
Advances to other funds	-	-	-	-	-	1,241,783
Capital assets:						
Land	634,894	563,233	26,275	985,942	2,210,344	-
Construction-in-progress	24,524,123	3,830,680	1,208,926	-	29,563,729	-
Intangible	17,814,184	-	-	-	17,814,184	-
Depreciable assets, net of accumulated depreciation	<u>70,770,020</u>	<u>107,169,952</u>	<u>46,641,757</u>	<u>2,673,060</u>	<u>227,254,789</u>	<u>166,422</u>
Total capital assets	<u>113,743,221</u>	<u>111,563,865</u>	<u>47,876,958</u>	<u>3,659,002</u>	<u>276,843,046</u>	<u>166,422</u>
Total noncurrent assets	<u>118,134,903</u>	<u>111,563,865</u>	<u>47,876,958</u>	<u>3,659,002</u>	<u>281,234,728</u>	<u>1,408,205</u>
Total assets	<u>151,133,020</u>	<u>142,490,652</u>	<u>56,443,914</u>	<u>7,545,716</u>	<u>357,613,302</u>	<u>13,557,744</u>
Deferred Outflows of Resources						
Pension related deferred outflows	241,372	207,757	101,624	143,225	693,978	72,994
OPEB related deferred outflows	22,509	20,022	8,111	11,248	61,890	6,759
Total deferred outflows of resources	<u>263,881</u>	<u>227,779</u>	<u>109,735</u>	<u>154,473</u>	<u>755,868</u>	<u>79,753</u>
Liabilities						
Current liabilities:						
Accounts payable	19,899,879	300,183	453,536	218,638	20,872,236	145,719
Accrued wages	74,116	52,671	31,878	70,926	229,591	21,007
Compensated absences payable	190,411	122,235	57,337	76,003	445,986	13,995
Claims payable	-	-	-	-	-	369,000
Retainage payable	531,104	34,468	64,189	-	629,761	-
Customer deposits	434,165	-	-	-	434,165	-
Bonds and capital loan note interest payable	71,865	1,021	30,655	-	103,541	-
Due to other funds	-	-	61,881	48,544	110,425	-
Bonds and capital loan notes payable, net of unamortized discount or premium	2,430,720	82,452	1,919,945	-	4,433,117	-
OPEB liability	4,287	3,813	1,545	2,142	11,787	1,287
Total current liabilities	<u>23,636,547</u>	<u>596,843</u>	<u>2,620,966</u>	<u>416,253</u>	<u>27,270,609</u>	<u>551,008</u>
Noncurrent liabilities:						
Compensated absences payable	80,389	48,752	8,425	32,910	170,476	82
Advances from other funds	-	-	95,753	56,872	152,625	-
Bonds and capital loan notes payable, net of unamortized discount or premium	29,250,324	272,356	7,731,714	-	37,254,394	-
Net pension liability	529,011	455,338	222,729	313,905	1,520,983	159,981
OPEB liability	92,362	82,155	33,283	46,153	253,953	27,737
Total noncurrent liabilities	<u>29,952,086</u>	<u>858,601</u>	<u>8,091,904</u>	<u>449,840</u>	<u>39,352,431</u>	<u>187,800</u>
Total liabilities	<u>53,588,633</u>	<u>1,455,444</u>	<u>10,712,870</u>	<u>866,093</u>	<u>66,623,040</u>	<u>738,808</u>
Deferred Inflows of Resources						
Lease related deferred inflows	877,441	-	-	-	877,441	-
Pension related deferred inflows	336	289	141	199	965	102
OPEB related deferred inflows	55,987	49,800	20,176	27,977	153,940	16,813
Total deferred inflows of resources	<u>933,764</u>	<u>50,089</u>	<u>20,317</u>	<u>28,176</u>	<u>1,032,346</u>	<u>16,915</u>
Net Position						
Net investment in capital assets	62,291,271	111,042,137	37,976,094	3,659,002	214,968,504	166,422
Restricted for:						
Debt service	3,018,710	-	-	-	3,018,710	-
Unrestricted	<u>31,564,523</u>	<u>30,170,761</u>	<u>7,844,368</u>	<u>3,146,918</u>	<u>72,726,570</u>	<u>12,715,352</u>
Total net position	<u>\$ 96,874,504</u>	<u>\$ 141,212,898</u>	<u>\$ 45,820,462</u>	<u>\$ 6,805,920</u>	<u>290,713,784</u>	<u>\$ 12,881,774</u>
Adjustment to reflect the consolidation of internal service fund activities related to the enterprise funds.					<u>839,463</u>	
Net position of business-type activities					<u>\$ 291,553,247</u>	

The notes to the financial statements are an integral part of this statement.

City of Ankeny, Iowa
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2025

	Nonmajor				Governmental Activities- Internal Service Funds
	Water	Sewer	Storm Water	Enterprise Funds	Totals
Operating revenues:					
Charges for services	\$ 22,058,331	\$ 17,967,127	\$ 4,354,265	\$ 3,368,180	\$ 47,747,903
Other	353,601	-	87,886	957,819	1,399,306
Total operating revenues	22,411,932	17,967,127	4,442,151	4,325,999	49,147,209
Operating expenses:					
Personal services	1,909,224	1,648,105	819,072	1,256,121	5,632,522
Contractual services	2,573,934	8,861,815	554,474	1,931,797	13,922,020
Operating supplies	9,194,336	328,195	765,650	500,120	10,788,301
Depreciation	1,816,127	3,226,019	1,265,724	260,127	6,567,997
Total operating expenses	15,493,621	14,064,134	3,404,920	3,948,165	36,910,840
Operating income	6,918,311	3,902,993	1,037,231	377,834	12,236,369
Nonoperating revenues (expenses):					
Interest earnings	135,166	97,387	162,649	140,781	535,983
Interest expense	(692,884)	(8,379)	(163,586)	(3,658)	(868,507)
Gain on disposal of assets	5,771	-	-	-	5,771
Total nonoperating revenues (expenses)	(551,947)	89,008	(937)	137,123	(326,753)
Net income before contributions and transfers	6,366,364	3,992,001	1,036,294	514,957	11,909,616
Capital grants and contributions	3,385,560	4,255,842	2,345,005	-	9,986,407
Transfers in	376,011	726	1,118,333	4,730	1,499,800
Transfers out	(1,434,529)	(911,667)	(840,000)	-	(3,186,196)
Change in net position	8,693,406	7,336,902	3,659,632	519,687	20,209,627
Total net position, beginning	88,181,098	133,875,996	42,160,830	6,286,233	270,504,157
Total net position, ending	\$ 96,874,504	\$ 141,212,898	\$ 45,820,462	\$ 6,805,920	\$ 290,713,784
Adjustment to reflect the consolidation of internal service fund activities related to the enterprise funds.					46,446
Change in net position of business-type activities					\$ 20,256,073

The notes to the financial statements are an integral part of this statement.

City of Ankeny, Iowa
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2025

						Governmental Activities- Internal Service Funds
	Water	Sewer	Storm Water	Nonmajor Enterprise Funds	Totals	
Cash flows from operating activities						
Receipts from customers	\$ 22,366,638	\$ 17,886,587	\$ 4,365,082	\$ 4,318,571	\$ 48,936,878	\$ 9,246,238
Payments to suppliers	(12,083,065)	(9,771,555)	(1,203,606)	(2,442,268)	(25,500,494)	(8,392,093)
Payments to employees	(1,859,769)	(1,656,154)	(800,836)	(1,254,720)	(5,571,479)	(574,462)
Net cash provided by operating activities	8,423,804	6,458,878	2,360,640	621,583	17,864,905	279,683
Cash flows from noncapital financing activities						
Payments received on interfund accounts	-	-	-	-	-	260,207
Payments made on interfund accounts	-	-	(65,438)	(59,128)	(124,566)	-
Loans issued to other funds	-	-	-	-	-	(1,527,717)
Transfers from other funds	376,011	726	1,118,333	4,730	1,499,800	-
Transfers to other funds	(1,434,529)	(911,667)	(350,000)	-	(2,696,196)	-
Net cash provided (used) by noncapital financing activities	(1,058,518)	(910,941)	702,895	(54,398)	(1,320,962)	(1,267,510)
Cash flows from capital and related financing activities						
Proceeds from issuance of general obligation bonds	-	-	2,820,167	-	2,820,167	-
Proceeds from issuance of capital loan notes	4,082,370	-	-	-	4,082,370	-
Purchase of capital assets	(6,870,370)	(3,300,372)	(1,236,290)	(88,501)	(11,495,533)	(106,027)
Principal paid on long-term debt	(2,307,000)	(70,000)	(1,395,000)	-	(3,772,000)	-
Interest paid on long-term debt	(784,533)	(17,750)	(335,555)	-	(1,137,838)	-
Net cash provided (used) by capital and related financing activities	(5,879,533)	(3,388,122)	(146,678)	(88,501)	(9,502,834)	(106,027)
Cash flows from investing activities						
Interest received	105,224	108,922	162,649	140,782	517,577	499,893
Net cash provided by investing activities	105,224	108,922	162,649	140,782	517,577	499,893
Net increase (decrease) in cash and cash equivalents	1,590,977	2,268,737	3,079,506	619,466	7,558,686	(593,961)
Balances, beginning of year	30,924,566	26,443,415	4,953,558	2,953,524	65,275,063	11,800,864
Balances, end of year	\$ 32,515,543	\$ 28,712,152	\$ 8,033,065	\$ 3,572,990	\$ 72,833,750	\$ 11,206,903
Reconciliation of operating income to net cash provided by operating activities						
Operating income	\$ 6,918,311	\$ 3,902,993	\$ 1,037,231	\$ 377,834	\$ 12,236,369	\$ 418,121
Adjustments to reconcile operating income to net cash provided by operating activities:						
Depreciation	1,816,127	3,226,019	1,265,724	260,127	6,567,997	70,228
Changes in assets and liabilities:						
Receivables, net	(51,065)	(80,540)	(77,069)	(7,428)	(216,102)	(136,567)
Prepaid expenses	-	-	-	-	-	3,779
Inventory	15,767	-	-	(5,534)	10,233	12,727
Accounts and other payables	(275,336)	(589,594)	134,754	(3,416)	(733,592)	(51,861)
Claims payable	-	-	-	-	-	(36,744)
Net cash provided by operating activities	\$ 8,423,804	\$ 6,458,878	\$ 2,360,640	\$ 621,583	\$ 17,864,905	\$ 279,683
Reconciliation of cash and cash equivalents at year end to specific assets included in the Statement of Net Position:						
Current assets:						
Cash and cash equivalents	\$ 29,062,667	\$ 28,712,152	\$ 8,033,065	\$ 3,572,990	\$ 69,380,874	\$ 11,206,903
Restricted assets:						
Cash and cash equivalents:						
Customer deposits	434,166	-	-	-	434,166	-
Revenue debt retirement	3,018,710	-	-	-	3,018,710	-
Cash and cash equivalents end of year	\$ 32,515,543	\$ 28,712,152	\$ 8,033,065	\$ 3,572,990	\$ 72,833,750	\$ 11,206,903
Noncash capital and related financing activities:						
Contribution of capital assets	\$ 3,385,560	\$ 4,255,842	\$ 2,345,005	\$ -	\$ 9,986,407	\$ -

The notes to the financial statements are an integral part of this statement.

Notes to the Financial Statements

City of Ankeny, Iowa

June 30, 2025

Note 1 - Summary of Significant Accounting Policies

The following is a summary of significant accounting policies employed in the preparation of these financial statements.

Reporting Entity

The City of Ankeny (the "City") is a political subdivision of the State of Iowa located in Polk County. It was first incorporated in 1903 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council-Manager form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens, including public safety, public works, health and social services, culture and recreation, community and economic development and general government services. It also operates the Otter Creek Golf Course and provides water, sewer, solid waste and storm water utilities.

The financial statements of the City have been prepared in conformity with U.S. generally accepted accounting principles (GAAP) as prescribed by the Governmental Accounting Standards Board.

In accordance with the Codification of Governmental Accounting and Financial Reporting Standards, the City has considered all potential organizations for which the nature and significance of their relationships with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City.

The blended component units discussed below are included in the City's reporting entity because of the nature and significance of their relationship with the City and the ongoing financial support. They are, in substance, part of the primary government's operations, even though they are legally separate entities. They provide services entirely to financially benefit the primary government; services are not provided directly to citizens or other parties outside of the City. Their operating budgets are subject to approval by the City Council. The component units are blended component units and are presented as funds of the City.

The Ankeny Sports Complex Foundation was created for the purpose of raising funds to assist in the construction of the Prairie Ridge Youth Sports Complex, which is a facility operated and maintained by the City. All board members are appointed by the Mayor. The Ankeny Sports Complex Foundation is a blended component unit because it exclusively provides services to the City and benefits the City directly by collecting restricted donations used to purchase capital assets for the City, thereby representing a financial benefit to the City. The Ankeny Sports Complex Foundation is organized under IRS section 501(c)(3), a nonprofit organization, and is presented as a special revenue fund with a June 30 year-end.

The Friends of the Ankeny Library was established to raise funds for the Ankeny Kirkendall Public Library, a facility operated and maintained by the City. The Friends organization is considered a blended component unit because it provides services exclusively to the City and directly benefits the City by collecting restricted donations used to support operational programs and purchase capital assets, thereby providing a financial benefit to the City. The Friends of the Ankeny Library is organized as a nonprofit under IRS section 501(c)(3) and is presented as a special revenue fund with a June 30 year-end.

Separate financial statements for the component units can be obtained from the City of Ankeny, Finance Department, 410 West First Street, Ankeny, Iowa 50023.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The accounts of the City are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

The City has the following fund types:

Governmental funds are used to account for the City's general government activities. Governmental fund types use the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they are "measurable and available"). "Measurable" means that the amount of the transaction can be determined and "available" means collected within the current period or expected to be collected soon enough thereafter to pay liabilities of the current period. The City considers all revenues available if they are collected within 60 days after year-end.

Property taxes, service charges, special assessments, intergovernmental revenue, and interest revenue are susceptible to accrual. Licenses and permits, fines and forfeitures, and other miscellaneous receipts become measurable and available when cash is received by the City and are recognized as revenue at that time. Proceeds of general long-term debt are reported as other financing sources.

Intergovernmental revenues are recognized at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure driven grants, however, are recognized as revenue when the qualifying expenditures have been incurred, all other grant requirements have been met and the amounts are available.

Expenditures are recorded when the related fund liability is incurred, except for certain long-term obligations, including debt service principal and interest, compensated absences and claims and judgments. Expenditures related to such liabilities are only recognized under modified accrual accounting when they mature (when due).

When an expenditure is incurred in governmental funds which can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the expenditure toward restricted fund balance and then to less-restrictive classifications—committed, assigned and then unassigned fund balances.

Governmental funds include the following fund types:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the City, except those accounted for in another fund.

The *Special Revenue Funds* account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

The *Debt Service Fund* accounts for the servicing of general long-term debt not being financed by proprietary funds.

The *Capital Projects Fund* accounts for and reports financial resources that are restricted, committed, or assigned to expenditures for capital outlay including the acquisition or construction of capital facilities and other capital assets.

Proprietary funds are accounted for using the flow of economic resources measurement focus and the full accrual basis of accounting. Under this method, revenues are recognized when earned and expenses are recognized at the time the liabilities are incurred. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues from the City's proprietary funds are charges to customers for sales, rentals, and services. Operating revenues received on an irregular basis are hook-up fees. Operating expenses for the proprietary funds include cost of personal services, contractual services, operating supplies, self-insurance claims and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Proprietary funds include the following fund types:

The *Enterprise Funds* are used to account for those operations that are financed and operated in a manner similar to private business or where the City Council has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

The *Internal Service Funds* account for operations that provide services to other departments or agencies of the City, or to other governments, on a cost-reimbursement basis.

The City maintains its financial records on the cash basis. The financial statements of the City are prepared by making memorandum adjusting entries to the cash basis financial statements.

The financial statements presented by the City are organized in the following manner:

The basic financial statements include the government-wide financial statements (based on the City as a whole) and the fund financial statements. The government-wide statements present consolidated information from both the governmental and business-type activities using the economic resources measurement focus and the accrual basis of accounting. The government-wide statements are the Statement of Net Position and the Statement of Activities.

The Statement of Net Position presents the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference reported as net position. Net position is reported in the following categories:

Net investment in capital assets consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances for bonds, notes and other debt attributable to the acquisition, construction or improvement of those assets.

Restricted net position results when constraints placed on net position use are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of net position not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

The Statement of Activities presents, for each City activity, the extent to which direct expenses are being supported by program revenues or by general revenues. Direct expenses are those that are clearly identifiable with the specific activity (including depreciation). Program revenues are charges, grants, contributions, or other revenues that are either restricted for use or are directly associated with the particular activity. General revenues include interest, taxes, and other revenues used to support City operations that are not directly associated with a particular activity.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When one City activity charges another City activity for a direct expense, the direct expense of the activity is not eliminated from that activity's expenses; however, the corresponding revenue and expense of the activity receiving the reimbursement is eliminated. The City does not employ an indirect cost allocation system.

Governmental activities in the government-wide statements include the operations from the governmental funds: general fund, special revenue funds, debt service fund and capital projects fund adjusted from the modified accrual to the full accrual basis of accounting. Governmental activities also include the activities from the internal service funds, because their operations are governmental in nature. Business-type activities in the government-wide statements are comprised of the enterprise funds.

The fund financial statements present the City's activities at the fund level rather than on a city-wide basis. The fund financial statements report the governmental funds using the modified accrual basis of accounting and the proprietary funds using the full accrual basis of accounting. The fund financial statements for both the governmental and the proprietary funds report the major funds individually and the nonmajor funds combined.

GASB Statement No. 34 sets forth the minimum criteria for the determination of major funds. If a fund's assets and deferred outflows, liabilities and deferred inflows, revenues or expenditures/expenses are at least ten percent of those of its fund type and at least five percent of those of both governmental funds and enterprise funds, then it must be a major fund.

The City has the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

The *Debt Service Fund* accounts for and reports financial resources that are restricted, committed, or assigned to expenditure for principal and interest.

The *Road Use Tax Fund* accounts for state revenues allocated to the City for maintenance and improvement of City streets.

The *Tax Increment Financing Fund*, a special revenue fund, accounts for taxes collected on the incremental increase in the value of property located within the tax increment financing districts and to be used for activities within those districts.

The *Capital Projects Fund* accounts for the acquisition of capital assets or construction of major capital projects not being financed by proprietary funds.

The City has the following major enterprise funds:

The *Water Fund* accounts for the operation and maintenance of the municipal water infrastructure including towers, pumps, wells and pipes, and accounts for the provision of water to the City.

The *Sewer Fund* accounts for the operations and maintenance of the sanitary sewer collection system and its related sewer infrastructure.

The *Storm Water Fund* accounts for the City's storm water utility including activities related to public education, street cleaning, drainage improvements, and regulatory compliance.

The nonmajor funds are shown combined in the fund financial statements but are presented individually in the supplementary information following the notes to the financial statements.

The internal service funds are shown combined at the far right of the proprietary fund financial statements. The individual internal service funds are presented in the supplementary information. The City has the following internal service funds:

The *Central Garage Fund* accounts for the operations of a central vehicle maintenance garage. All costs incurred for vehicle maintenance operations are charged to departments on a cost reimbursement basis.

The *Risk Management Fund* accounts for the purchase of insurance and related activities. All costs incurred for such activities are charged to funds based upon property value and employee wages and are allocated on a cost reimbursement basis.

The *Equipment Reserve Fund* accounts for a revolving loan fund that provides low interest loans to departments to purchase equipment. The loans are designed on a cost reimbursement basis.

The *Sustainability Revolving Loan Fund* accounts for a revolving loan fund that provides no-interest loans to other departments for energy efficiency projects such as energy-efficient building retrofits and commissioning; the incremental costs of purchasing fuel-efficient hybrid vehicles instead of conventional vehicles; or other modest energy-efficiency improvement projects.

The *Economic Development Revolving Fund* accounts for a revolving loan fund that provides financial assistance to local businesses.

The *Health Insurance Fund* accounts for insurance claims against the City and the administration of the self-insured plan. All paid claims and administration costs are charged to departments as premiums based on

employee coverage. Premiums are designed on a cost reimbursement basis.

The modified accrual basis of accounting as employed by the governmental funds and the full accrual basis of accounting as employed by the proprietary funds have numerous timing and treatment differences. Differences that include the recording of long-term liabilities, the recording of capital asset purchases and disposals and the timing of recognized revenues. Reconciliations are provided for governmental funds to reconcile fund balance to net position and to reconcile the changes in fund balance to the changes in net position.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

The following accounting policies are followed in preparing the financial statements:

Cash, Cash Equivalents and Pooled Investments

The City pools cash from all funds except for cash and investments held with fiscal agents in order to maximize interest returns. Accounting records are maintained to show the portion of the pooled account attributable to each participating fund. Fund cash deficits are treated as interfund loans.

The City considers petty cash, bank deposits, certificates of deposit and investments in open-end mutual funds to be cash or cash equivalents. Short-term investments with original maturities of three months or less are also considered cash equivalents.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by City Council; Iowa Public Agency Investment Trust (IPAIT); prime eligible bankers acceptances; certain highly rated commercial paper or other short-term corporate debt; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

Investments for the City are reported at their fair value based on market prices as of June 30.

Investment income includes interest income and the net increase (decrease) in the fair value of investments that includes realized and unrealized gains and losses on investments.

Property Tax Receivable, Including Tax Increment Financing

Property tax, including tax increment financing, in governmental funds is accounted for using the modified accrual basis of accounting.

Property tax receivable is recognized in these funds on the levy or lien date, which is the date the tax asking is certified by the City to the County Board of Supervisors. Current year property tax receivable represent taxes collected by the County but not remitted to the City at June 30, 2025 and unpaid taxes. The succeeding year property tax receivable represent taxes certified by the City to be collected in the next fiscal year for the purposes set out in the budget for the next fiscal year. By statute, the City is required to certify its budget to the County Auditor by April 30 of each year for the subsequent fiscal year. However, by statute, the tax asking and budget certification for the following fiscal year becomes effective on the first day of that year. Although the succeeding year property tax receivable have been recorded, the related revenue is reported as a deferred inflow of resources in both the government-wide and fund financial statements and will not

be recognized as revenue until the year for which it is levied.

Property tax revenues recognized in these funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2023 assessed property valuations; is for the tax accrual period July 1, 2024 through June 30, 2025 and reflects tax asking contained in the budget certified to the County Board of Supervisors in April 2024.

Inventory and Prepaid Items

Inventories are valued at cost using the first-in/first-out method and consist of expendable supplies. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenses when consumed rather than when purchased.

Interfund Balances

Transactions between funds that are representative of long-term lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "advances to/from other funds" to indicate the non-current nature of the interfund loans. All other outstanding balances between funds are expected to be repaid within one year and reported as "due to/from other funds."

Interfund balances are eliminated at the government-wide level. Those that are between governmental and business-type activities are shown as internal balances and eliminated from the totals column. Those that are between funds that are within the same activity are eliminated altogether.

Restricted Assets

Certain proceeds of the City's water and sewer fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted net position on the statement of net position. These assets are restricted due to revenue bond covenants requiring that monies be set aside and used solely for the protection and repayment of the revenue bond holders.

The City also has restricted assets relating to customer deposits.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first and then unrestricted resources as they are needed.

Capital Assets

Capital assets used in governmental and business-type activities of the City are recorded at historical cost (except for lease assets, the measurement of which is discussed under "leases" below) or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are recorded at acquisition value. Acquisition value is the price that would have been paid to acquire a capital asset with equivalent service potential. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset lives are not capitalized.

All assets capitalized by the City must have a useful life of two years or more and have a cost that exceeds the following minimum thresholds:

Asset Class	Amount
Infrastructure	\$ 50,000
Other improvements	25,000
Buildings	25,000
Lease assets	10,000
Subscriptions	10,000
Machinery and equipment	10,000

Land and construction in progress are not depreciated. The other capital assets of the City are depreciated/amortized using the straight-line method with half-year convention over the following estimated useful lives:

Asset Class	Estimated Useful Lives (In Years)
Infrastructure	20-60
Other improvements	10-30
Buildings	30
Lease assets	2-20
Subscriptions	2-20
Machinery and equipment	3-10

Capital assets are reported at the fund level for proprietary funds but not for governmental funds.

The City's collection of works of art, library books, and similar assets are not capitalized. These collections are unencumbered, held for exhibition and education, protected, cared for and preserved, and subject to City policy that requires proceeds from the sale of these items to be used to acquire other collection items.

Leases

City as Lessee: The City is the lessee for noncancelable lease of equipment. They include the use of automated license plate reader services, the use of fleet in-car videos, the use of body worn cameras, the use of tasers, and the use of postage machines. The City has recognized a lease liability and a lease asset in the government-wide financial statements. The City recognized lease liabilities with an initial, individual value of \$10,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines the discount rate it uses to discount the expected lease payments to present value, lease term and lease payments.

The City uses its estimated incremental borrowing rate as the discount rate for leases.

The lease term included the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments.

The City monitors changes in circumstances that would require a measurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

City as Lessor: The City is a lessor for noncancelable leases for space for cellular antennas on City water towers, for the use of fields at the Prairie Ridge Sports Complex, and for the use of parking spaces. The City recognizes a lease receivable and a deferred inflow of resources in the governmental and business-type activities and governmental and business-type fund financial statements.

At the commencement of the lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines the discount rate it uses to discount the expected lease receipts to present value, lease term and lease receipts.

The City uses its estimated incremental borrowing rate as the discount rate for leases.

The lease term included the noncancelable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a restatement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension and OPEB expense and contributions from the City after the measurement date but before the end of the City's reporting period.

Compensated Absences

City employees accumulate a limited amount of earned but unused vacation, sick leave, military leave, parental leave and bereavement leave hours for subsequent use or for payment upon termination, death or retirement. A liability has been recorded when each of the following have occurred: the leave is attributable to services already rendered, the leave accumulates and carries forward from one reporting period to the next and the leave is more likely than not to be used for time off or otherwise paid in cash or

settled through noncash means. A liability for these amounts is reported in governmental and proprietary fund financial statements. Compensated absences attributable to governmental activities are generally liquidated by the general fund and the road use tax fund. A liability for compensated absences has been computed based on rates of pay in effect at June 30, 2025.

Long-Term Liabilities

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental or business-type activities column in the Statement of Net Position and the proprietary fund Statement of Net Position.

In the governmental fund financial statements, the face amount of debt issued is reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Iowa Public Employees' Retirement System (IPERS) and of the Municipal Fire and Police Retirement System of Iowa (MFPRSI) and additions to/deductions from IPERS' and MFPRSI's fiduciary net position have been determined on the same basis as they are reported by IPERS and MFPRSI. For this purpose, benefit payments, including refunds of employee contributions, are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability attributable to the governmental activities will be paid primarily by the general fund and the road use tax fund.

Total OPEB Liability

For purposes of measuring the total OPEB liability, deferred outflows of resources related to OPEB, deferred inflows of resources related to OPEB and OPEB expense, information has been determined based on the City's actuary report. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The total OPEB liability attributable to the governmental activities will be paid primarily by the general fund.

Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources in the governmental fund financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since the assets are not collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources consist of property tax receivable and other receivables not collected within sixty days after year end.

Deferred inflows of resources in the Statement of Net Position consist of succeeding year property tax and

tax increment financing receivable that will not be recognized as revenue until the year for which they are levied, unrecognized items not yet charged to pension expense and OPEB expense and the unamortized portion of the net difference between projected and actual earnings on pension plan assets. In addition, deferred inflows related to leases where the City is the lessor is reported. The deferred inflows of resources related to leases are recognized as an inflow of resources (revenue) over the term of the lease.

Fund Balance

In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable – Amounts which cannot be spent either because they are in a nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted – Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors or state or federal laws or imposed by law through constitutional provisions or enabling legislation.

Committed – Amounts which can only be used for specific purposes pursuant to constraints formally imposed by the City Council through ordinance or resolution approved prior to year-end. Those committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same action it employed to commit those amounts.

Assigned – Amounts which the City intends to use for a specific purpose, but do not meet the definition of restricted or committed fund balance. These amounts are designated by City Council through informal processes, such as by City policy.

Unassigned – All amounts not included in the preceding classifications. The general fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Components of Governmental Fund Balance

As of June 30, 2025, fund balances are composed of the following:

	General	Debt Service	Road Use Tax	Tax Increment Financing	Capital Projects	Nonmajor Governmental	Total
Nonspendable							
Inventory	\$ 8,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,681
Restricted for							
Debt service	-	2,111,707	-	-	-	2,771,011	4,882,718
Capital projects	-	-	-	-	27,151,006	-	27,151,006
Community and economic development	-	-	-	1,884,281	-	-	1,884,281
Public works	-	-	12,122,077	-	-	77,793	12,199,870
Public safety retirement	-	-	-	-	-	1,398,875	1,398,875
Police activities	-	-	-	-	-	120,716	120,716
Fire activities	-	-	-	-	-	32,715	32,715
Cultural programs	40,102	-	-	-	-	-	40,102
Parks activities	-	-	-	-	-	726,133	726,133
Library activities	-	-	-	-	-	103,276	103,276
Total restricted	40,102	2,111,707	12,122,077	1,884,281	27,151,006	5,230,519	48,539,692
Unassigned	42,528,170	-	-	-	-	-	42,528,170
Total fund balance	\$ 42,576,953	\$ 2,111,707	\$ 12,122,077	\$ 1,884,281	\$ 27,151,006	\$ 5,230,519	\$ 91,076,543

Net Position

Net position represents the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances for bonds, notes and other debt attributable to the acquisition, construction or improvement of those assets. Net investment in capital assets excludes unspent debt proceeds. Net position is reported as restricted when there are limitations imposed on their use through enabling legislation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. Restricted net position consists of \$491,364 restricted by donors, \$15,589,888 restricted by other governments, \$424,716 restricted through enabling legislation, \$3,370,103 restricted for capital projects and \$7,544,307 restricted for debt service.

Use of Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

Note 2 - Stewardship, Compliance and Accountability

As allowed by Governmental Accounting Standards Board (GASB) Statement No. 41, *Budgetary Comparison Schedules – Perspective Differences*, the City presents budgetary comparison schedules as required supplementary information based on the program structure of nine functional areas as required by state statute for its legally adopted budget.

Note 3 - Deposits and Investments

Cash and investments as of June 30, 2025, are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and cash equivalents	\$ 128,390,750
Restricted cash and cash equivalents	3,452,876
Investments	47,090,211
Total cash and investments	<u>\$ 178,933,837</u>

Risk Exposure

The City manages its exposure to *interest rate risk* through its investment policy by limiting the maturities of investments of operating funds to 397 days and the investment of commercial paper and short-term corporate debt to 270 days. Reserve funds may be invested for greater than 397 days. The following table shows the distribution of the City's investments by maturity:

Security Description	Current Fair Value	Investment Maturity (in Years)		
		< 1	1-5	6-10
Commercial Paper	\$ 9,934,905	\$ 9,934,905	\$ -	\$ -
Treasury Instruments	29,764,961	19,822,969	9,941,992	
FHLMC	2,420,246	2,420,246	-	
FNMA	4,970,099	-	4,970,099	-
Grand Total	\$ 47,090,211	\$ 32,178,120	\$ 14,912,091	\$ -

The City also held certificates of deposit totaling \$30,500,000, all of which had original maturities ranging from 6 months to 1 year.

The City manages its exposure to *concentration risk* by seeking diversification to reduce overall portfolio risk pursuant to the City's investment policy. The policy requires that with the exception of U.S. Treasury securities, no more than 50% of the City's total investment policy will be invested in a single security type. The City invests in securities with varying maturities. Certificates of deposit will be limited to the amount approved by City Council for each financial institution in accordance with Chapter 12C of the Code of Iowa. Commercial paper and other short-term corporate debt are limited to no more than 10% of its investment portfolio and to no more than 5% in the securities of a single issuer. The City's investment portfolio consisted of 6.3% in commercial paper, of which 3.2% was in the name of Natixis and 3.1% was in the name of MUFG Bank.

The City manages its exposure to *credit risk* by limiting its purchase of commercial paper and other short-term corporate debt to securities rated in the two highest classifications as established by one of the

standard rating services approved by the State of Iowa Superintendent of Banking. Ratings are evaluated at the time of purchase. Commercial paper of \$9,934,905 held by the City were rated P1 by Moody's Investors Service and A1 by Standard & Poor's at the time of purchase. U.S. Treasury instruments totaling \$29,764,961 held by the City were rated Aaa by Moody's Investors Service at the time of purchase, as were the agency securities issued by Fannie Mae (FNMA) and Freddie Mac (FHLMC) totaling \$7,390,345.

Custodial credit risk, in the case of deposits, is the risk that in the event of a bank failure, the City's deposits may not be returned to it. As of June 30, 2025, the carrying amount of the City's cash deposits, which include certificates of deposit, totaled \$131,843,626 with bank balances of \$132,967,406. The bank balances are covered entirely by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

Custodial credit risk – investments. The custodial credit risk of investments is the risk that, in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. To limit its exposure, the City's investment officials are bonded to protect loss of public funds against possible embezzlement and/or malfeasance, and exclusively invest with brokers/deals authorized by the City.

Fair Value Measurements

The City uses fair value measurements to record fair value adjustments to certain assets and liabilities and to determine fair value disclosures.

The City follows an accounting standard that defines fair value, establishes a framework for measuring fair value, establishes a fair value hierarchy based on the quality of inputs used to measure fair value, and requires expanded disclosures about fair value measurements. In accordance with this standard, the City has categorized its investments, based on the priority of the inputs to the valuation technique, into a three-level fair value hierarchy. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). If the inputs used to measure the financial instruments fall within different levels of the hierarchy, the categorization is based on the lowest level input that is significant to the fair value measurement of the instrument.

Financial assets and liabilities recorded on the combined statement of financial position are categorized based on the inputs to the valuation techniques as follows:

Level 1 – Financial assets and liabilities are valued using inputs that are unadjusted quoted prices in active markets accessible at the measurement date of identical financial assets and liabilities.

Level 2 – Financial assets and liabilities are valued based on quoted prices for similar assets, or inputs that are observable, either directly or indirectly for substantially the full term through corroboration with observable market data.

Level 3 – Financial assets and liabilities are valued using pricing inputs which are unobservable for the asset, inputs that reflect the reporting entity's own assumptions about the assumptions market participants and would use in pricing the asset.

The City has the following recurring fair value measurements as of June 30, 2025:

Investments by Fair Value Level	June 30, 2025	Level 1	Level 2	Level 3
Commercial Paper	\$ 9,934,905	\$ -	\$ 9,934,905	\$ -
U.S. Treasury Securities	29,764,961	-	29,764,961	-
Government Agencies	7,390,345		7,390,345	
Grand Total	\$ 47,090,211	\$ -	\$ 47,090,211	\$ -

Note 4 - Capital Assets

Capital asset activity for the year ended June 30, 2025, is as follows:

	Balance			Balance	
Governmental activities:	June 30, 2024	Increases	Decreases	June 30, 2025	
Undepreciated:					
Land	\$ 11,026,721	\$ 117,321	\$ -	\$ 11,144,042	
Construction in progress	49,590,657	19,951,707	26,341,063	43,201,301	
Total, undepreciated	60,617,378	20,069,028	26,341,063	54,345,343	
Depreciated:					
Other improvements	52,836,959	8,395,146	-	61,232,105	
Infrastructure	302,300,296	29,183,892	-	331,484,188	
Buildings	79,500,137	7,316	-	79,507,453	
Machinery and equipment	22,357,839	5,174,354	1,484,583	26,047,610	
Lease equipment	1,170,072	31,537	-	1,201,609	
Subscriptions	33,405	31,041	17,057	47,389	
Furniture and fixtures	1,459,706	-	-	1,459,706	
Total, depreciated	459,658,414	42,823,286	1,501,640	500,980,060	
Accumulated depreciation/amortization:					
Other improvements	31,629,047	2,354,991	-	33,984,038	
Infrastructure	73,850,921	6,514,812	-	80,365,733	
Buildings	31,724,569	2,871,252	-	34,595,821	
Machinery and equipment	18,412,150	1,659,019	1,388,931	18,682,238	
Lease equipment	404,119	250,035	-	654,154	
Subscriptions	20,516	13,218	17,057	16,677	
Furniture and fixtures	1,459,709	-	-	1,459,709	
Total accumulated depreciation/amortization	157,501,031	13,663,327	1,405,988	169,758,370	
Governmental activities capital assets, net	\$ 362,774,761	\$ 49,228,987	\$ 26,436,715	\$ 385,567,033	

Business-type activities:	Balance June 30, 2024	Increases	Decreases	Balance June 30, 2025
Undepreciated:				
Land	\$ 2,195,894	\$ 14,450	\$ -	\$ 2,210,344
Construction in progress	30,695,767	9,042,230	10,174,268	29,563,729
Intangible	-	17,814,184	-	17,814,184
Total, undepreciated	32,891,661	26,870,864	10,174,268	49,588,257
Depreciated:				
Other improvements	614,803	-	-	614,803
Infrastructure	300,388,005	22,251,844	-	322,639,849
Buildings	4,719,660	-	-	4,719,660
Machinery and equipment	4,767,742	357,080	95,334	5,029,488
Furniture and fixtures	64,542	12,328	-	76,870
Total, depreciated	310,554,752	22,621,252	95,334	333,080,670
Accumulated depreciation/amortization:				
Other improvements	528,665	6,039	-	534,704
Infrastructure	93,088,633	6,061,969	-	99,150,602
Buildings	2,224,989	145,530	-	2,370,519
Machinery and equipment	3,446,394	353,842	95,334	3,704,902
Furniture and fixtures	64,538	616	-	65,154
Total accumulated depreciation/amortization	99,353,219	6,567,997	95,334	105,825,881
Business-type activities capital assets, net	\$ 244,093,194	\$ 42,924,120	\$ 10,174,268	\$ 276,843,046

Depreciation expense was charged to the activities of the primary government as follows:

Governmental activities:	
Public safety	\$ 2,607,412
Culture and recreation	3,640,507
Public works	7,265,477
General government	149,931
Total depreciation expense - governmental activities	<u>\$ 13,663,327</u>
Business-type activities:	
Water	\$ 1,816,127
Sewer	3,226,019
Storm water	1,265,724
Otter Creek golf course	260,127
Total depreciation expense - business-type activities	<u>\$ 6,567,997</u>

Note 5 - Interfund Receivables, Payables and Transfers

The detail of interfund receivables and payables as of June 30, 2025 were as follows:

Due To/From Other Funds:

Receivable Fund	Payable Fund	Amount
Nonmajor, internal service	General Fund	\$ 294,185
	Enterprise, Storm Water	61,881
	Nonmajor enterprise, Otter Creek Golf Course	48,544
		<u>\$ 404,610</u>

Advances To/From Other Funds:

Receivable Fund	Payable Fund	Amount
Nonmajor, internal service	General Fund	\$1,089,158
	Enterprise, Storm Water	95,753
	Nonmajor enterprise, Otter Creek Golf Course	56,872
		<u>\$1,241,783</u>

Interfund balances result from financing activities for the acquisition of capital equipment and improvements. The internal service fund, equipment reserve fund, loans to other funds for the acquisition of capital equipment; the resulting loan is reported as an interfund receivable/payable.

Interfund transfers for the year ended June 30, 2025 were as follows:

Transfers Out	Transfers In								Total
	General	Road Use Tax	Debt Service	Capital Projects	Water	Sewer	Storm Water	Nonmajor Enterprise	
General	\$ -	\$8,046	\$ 87,350	\$2,383,500	\$ 1,011	\$726	\$ -	\$ -	\$ 2,480,633
Road Use Tax	-	-	87,750	200,000	-	-	-	-	287,750
Tax Increment Financing	-	-	6,360,900	-	-	-	-	-	6,360,900
Capital Projects	-	-	-	-	375,000	-	-	-	375,000
Water	450,000	-	-	327,863	-	-	656,666	-	1,434,529
Sewer	450,000	-	-	-	-	-	461,667	-	911,667
Storm Water	-	-	-	840,000	-	-	-	-	840,000
Nonmajor Governmental	1,071,628	-	-	100,000	-	-	-	4,730	1,176,358
	<u>\$ 1,971,628</u>	<u>\$8,046</u>	<u>\$ 6,536,000</u>	<u>\$ 3,851,363</u>	<u>\$ 376,011</u>	<u>\$726</u>	<u>\$1,118,333</u>	<u>\$ 4,730</u>	<u>\$ 13,866,837</u>

Transfers are primarily used to (1) move revenue from the fund that statute or budget requires them to be collected into the fund that statute or budget requires them to be expended from, and (2) move receipts restricted to debt service from the funds collecting the receipts to the Debt Service Fund as debt service payments become due, and (3) fund capital projects.

Note 6 - Unearned Revenue

Under both the accrual and the modified accrual methods of accounting, revenue may be recognized only when it is earned. If assets are recognized in connection with a transaction before the earnings process is complete, those assets must be offset with a corresponding liability for unearned revenue. The following fund had unearned revenue at June 30, 2025:

Special Revenue:

Tax Increment Financing	DART agreement	\$	50,560
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Note 7 - Long-Term Debt

General obligation bonds and capital loan notes. The City issues general obligation bonds and capital loan notes to provide funds for the acquisition and construction of infrastructure, major capital facilities, and other major capital assets. General obligation bonds and capital loan notes have been issued for both general governmental and proprietary activities. These bonds and capital loan notes are reported in proprietary funds if they are expected to be repaid from proprietary fund revenues. General obligation bonds, revenue bonds and capital loan notes as of June 30, 2025 consist of the following individual issues:

Debt	Issue Date	Final Maturity	Amount Issued	Interest	Balance June 30, 2025
				Rate Range Outstanding	
Advance refunding	12/22/14	06/01/28	\$ 22,450,000	3.250 - 5.000	\$ 6,390,000
Advance refunding	03/31/16	06/01/28	13,090,000	2.000 - 3.000	1,020,000
Various public improvements	05/25/16	06/01/26	13,000,000	2.000	925,000
Various public improvements	05/31/17	06/01/27	11,675,000	2.125 - 5.000	1,865,000
Various public improvements	05/30/18	06/01/28	17,970,000	3.000 - 5.000	5,060,000
Various public improvements	05/28/19	06/01/29	20,740,000	4.000 - 5.000	8,190,000
Various public improvements	06/09/20	06/01/30	17,520,000	4.000 - 5.000	5,285,000
Various public improvements	06/09/21	06/01/31	25,045,000	3.000 - 5.000	10,285,000
Various public improvements	05/25/22	06/01/37	31,665,000	2.875 - 5.000	19,970,000
Various public improvements	06/21/23	06/01/33	13,790,000	5.000	8,160,000
Various public improvements	06/20/24	06/01/34	16,260,000	5.000	11,485,000
Various public improvements	06/18/25	06/01/35	19,010,000	5.000	19,010,000
			<u>\$ 222,215,000</u>		<u>\$ 97,645,000</u>

On June 18, 2025, the City issued General Obligation Bonds, Series 2025A totaling \$19,010,000 with an interest rate of 5.0%. The proceeds were used to construct various capital improvement projects.

Future debt service requirements for outstanding general obligation bonds and capital loan notes are as follows:

Year Ending					
June 30	Principal	Interest	Total		
2026	\$ 22,690,000	\$ 4,361,353	\$ 27,051,353		
2027	18,950,000	3,364,381	22,314,381		
2028	17,365,000	2,518,650	19,883,650		
2029	10,280,000	1,748,025	12,028,025		
2030	6,205,000	1,263,425	7,468,425		
2031-2035	21,100,000	2,618,789	23,718,789		
2036-2037	1,055,000	51,026	1,106,026		
	<u>\$ 97,645,000</u>	<u>\$ 15,925,649</u>	<u>\$ 113,570,649</u>		

Accumulated fund balances in the Debt Service Fund are legally restricted for the repayment of debt service. The fund balance at June 30, 2025 in the Debt Service Fund is \$2,111,707.

Water revenue bonds and capital loan notes. The City issues water revenue bonds and capital loan notes to provide for the construction of water system infrastructure. This debt is reported in the water fund in the enterprise funds. Water revenue bonds and capital loan notes as of June 30, 2025 consist of the following issues:

Debt	Issue Date	Final Maturity	Amount Issued	Interest Rate Range Outstanding	Balance June 30, 2025
Various water improvements	05/31/17	06/01/29	\$ 1,605,000	2.250 - 4.000	\$ 610,000
Various water improvements	05/30/18	06/01/33	5,990,000	3.000 - 5.000	3,620,000
Various water improvements	05/28/19	06/01/34	5,090,000	3.000 - 5.000	3,455,000
Various water improvements	06/09/20	06/01/35	3,375,000	2.000 - 3.000	2,445,000
Various water improvements	04/23/21	06/01/41	2,865,000	1.75	2,375,000
High Trestle Trail Transmission Main	04/21/23	06/01/43	4,875,570	1.75	4,875,570
South Ankeny Blvd Transmission Main	05/19/23	06/01/43	2,987,652	1.75	2,987,652
Northwest Water Tower	12/22/23	06/01/44	6,597,233	1.75	6,597,233
Various water improvements	06/20/24	06/01/39	3,550,000	4.000 - 5.000	3,550,000
			<u>\$ 36,935,455</u>		<u>\$ 30,515,455</u>

Future debt service requirements for the outstanding water revenue bonds and capital loan notes are as follows:

Year Ending June 30	Principal	Interest	Total
2026	\$ 2,262,000	\$ 857,813	\$ 3,119,813
2027	2,325,000	793,018	3,118,018
2028	2,402,000	726,136	3,128,136
2029	2,472,000	659,364	3,131,364
2030	2,373,000	592,791	2,965,791
2031-2035	11,386,000	1,999,569	13,385,569
2036-2040	6,051,233	689,471	6,740,704
2041-2043	1,244,222	49,038	1,293,260
	<u>\$ 30,515,455</u>	<u>\$ 6,367,200</u>	<u>\$ 36,882,655</u>

The City has pledged future water customer revenues, net of specified operating expenses, to repay \$36,935,455 in water revenue bonds and capital loan notes. Proceeds from the bonds and notes provided financing for various water improvement projects. The bonds and notes are payable solely from water customer net revenues and are payable through 2043. Annual principal and interest payments on the bonds and notes are expected to require less than 90% of net revenues. The total principal and interest remaining to be paid on the bonds and notes is \$36,882,655. Principal and interest paid for the current year and total customer net revenues were \$3,003,783 and \$8,869,604, respectively.

The following provisions are included in the water revenue bond agreements:

Cash from the Water Fund shall be transferred monthly into the Water Sinking Fund to pay the interest on, and to redeem the principal amount of, the bonds at maturity. The monthly transfers must be equal to one-sixth of the interest due on the next payment date plus one-twelfth of the principal maturing on the next retirement date.

Cash from the Water Fund shall be transferred into the Water Reserve Fund to maintain a balance which is equal to the lesser of 1) the maximum amount of principal and interest coming due on the bonds in any succeeding fiscal year, 2) 10% of the stated principal amount of the bonds and any parity obligations outstanding, or 3) 125% of the average amount of principal and interest coming due on the bonds and any parity obligations in any succeeding fiscal year.

The amount restricted in the Water Fund as of June 30, 2025 relating to these provisions is \$3,018,710.

Lease Agreements. During FY25, the City had six active leases. The leases have payments that range from \$0 to \$123,450 and interest rates that range from 2.275% to 2.668%. As of June 30, 2025, the total combined value of the lease liability is \$514,836, and the total combined value of the short-term lease liability is \$254,786. The combined value of the right to use asset, as of June 30, 2025, is \$1,201,609 with accumulated amortization of \$654,154.

Future principal and interest lease payments as of June 30, 2025, are as follows:

Fiscal Year				
Ending June 30,	Principal	Interest	Total	
2026	\$ 254,786	\$ 12,040	\$ 266,826	
2027	221,489	6,337	227,826	
2028	38,561	981	39,542	
Totals	<u>\$ 514,836</u>	<u>\$ 19,358</u>	<u>\$ 534,194</u>	

Subscription-Based Information Technology Agreements. During FY25, the City had three active subscriptions. The subscriptions have active payments that range from \$3,550 to \$10,058 and interest rates that range from 2.024% to 3.305%. As of June 30, 2025, the total combined value of the subscription liability is \$27,746, and the total combined value of the short-term subscription liability is \$13,344. The combined value of the right to use asset, as of June 30, 2025, is \$47,389 with accumulated amortization of \$16,677.

Future principal and interest lease payments as of June 30, 2025, are as follows:

Fiscal Year				
Ending June 30,	Principal	Interest	Total	
2026	\$ 13,344	\$ 867	\$ 14,211	
2027	14,402	450	14,852	
Totals	<u>\$ 27,746</u>	<u>\$ 1,317</u>	<u>\$ 29,063</u>	

Changes in Long-term Debt. The following is a summary of the changes in the long-term debt of the City for the year ended June 30, 2025.

	Balance June 30, 2024	Increases	Decreases	Balance June 30, 2025	Due Within One Year
Governmental activities:					
General obligation bonds	\$ 84,203,334	\$ 15,915,000	\$ 18,315,000	\$ 81,803,334	\$ 18,906,333
Capital loan notes	8,165,000	-	1,775,000	6,390,000	1,925,000
Subscription agreements	9,983	31,041	13,278	27,746	13,344
Lease agreements	724,691	31,537	241,392	514,836	254,786
Total OPEB liability	2,625,050	-	765,451	1,859,599	82,482
Compensated absences*	2,367,234	698,077	-	3,065,311	2,463,182
Net pension liability	25,890,492	-	261,426	25,629,066	-
Total governmental activities	<u>\$ 123,985,784</u>	<u>\$ 16,675,655</u>	<u>\$ 21,371,547</u>	<u>\$ 119,289,892</u>	<u>\$ 23,645,127</u>
Business-type activities:					
General obligation bonds	\$ 7,891,666	\$ 3,095,000	\$ 1,535,000	\$ 9,451,666	\$ 1,858,667
Water revenue bonds	14,950,000	-	1,270,000	13,680,000	1,275,000
Capital loan notes	13,417,429	4,385,026	967,000	16,835,455	987,000
Total OPEB liability	353,378	-	87,638	265,740	11,787
Compensated absences*	523,629	92,833	-	616,462	445,986
Net pension liability	1,774,928	-	253,945	1,520,983	-
Total business-type activities	<u>\$ 38,911,030</u>	<u>\$ 7,572,859</u>	<u>\$ 4,113,583</u>	<u>\$ 42,370,306</u>	<u>\$ 4,578,440</u>
Total long-term debt	<u>\$ 162,896,814</u>	<u>\$ 24,248,514</u>	<u>\$ 25,485,130</u>	<u>\$ 161,660,198</u>	<u>\$ 28,223,567</u>

* The roll-forward schedule only reports the net change in the compensated absences liability.

Bonds and capital loan notes payable are presented on the Statement of Net Position net of unamortized premiums as follows:

	Governmental Activities	Business-type Activities
Premiums:		
Current	\$ 2,062,014	\$ 312,451
Noncurrent	7,447,612	1,407,937
Total	<u>\$ 9,509,626</u>	<u>\$ 1,720,388</u>

Note 8 – Lease Receivable

As of June 30, 2025, the City had ten active leases. The leases have receipts that range from \$0 to \$90,206 and interest rates that range from 0.893% to 3.322%. As of June 30, 2025, the total combined value of the lease receivable is \$3,167,196, the total combined value of the short-term lease receivable is \$331,094, and the combined value of the deferred inflow of resources is \$3,088,939.

Note 9 - Pensions

Iowa Public Employees Retirement System (IPERS)

Plan Description – IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by the Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at PO Box 9117, Des Moines, IA 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code Chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55.

The formula used to calculate a regular member's monthly IPERS benefits includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012, will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

Protection occupation members may retire at normal retirement age which is generally at age 55 and may retire any time after reaching age 50 with 22 or more years of covered employment.

The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month the member receives benefits before the member's earliest normal retirement age. For service earned on or after July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits – A vested member who is awarded a federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions – Contribution rates are established by IPERS following the annual actuarial valuation which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2025, pursuant to the required rate, regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%. Protective occupation members contributed 6.21% of covered payroll and the City contributed 9.31% of covered payroll, for a total rate of 15.52%.

The City's contributions to IPERS for the year ended June 30, 2025, totaled \$1,739,606.

Net Pension Liability (Asset), Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2025, the City reported a liability of \$6,786,505 for its proportionate share of the collective net pension liability (asset). The net pension liability (asset) was measured as of June 30, 2024, and the total pension liability (asset) used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability (asset) was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2024, the City's collective proportion was 0.186366%, which was an increase of .004378% from its proportion measured as of June 30, 2023.

For the year ended June 30, 2025, the City recognized pension expense of \$1,228,928. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 590,024	\$ 4,280
Changes of assumptions	-	11,747
Net difference between projected and actual earnings on pension plan investments	87,035	-
Changes in proportion and differences between City contributions and proportionate share of contributions	905,762	-
City contributions subsequent to the measurement date	1,739,606	-
Total	<u>\$ 3,322,427</u>	<u>\$ 16,027</u>

\$1,739,606 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension revenue/expense as follows:

Year Ended June 30,	Amount
2026	\$ (555,098)
2027	1,993,833
2028	244,740
2029	(139,225)
2030	22,544
Total	<u>\$ 1,566,794</u>

There were no non-employer contributing entities to IPERS.

Actuarial Assumptions – The total pension liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement:

Rate of inflation (effective June 30, 2017)	2.60% per annum.
Rates of salary increase (effective June 30, 2017)	3.25 to 16.25% average, including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00% compounded annually, net of investment expense, including inflation.
Wage growth (effective June 30, 2017)	3.25% per annum based on 2.60% inflation assumption and 0.65% real wage inflation.

The actuarial assumptions used in the June 30, 2024 valuation were based on the results of a quadrennial experience study covering the period of July 1, 2017 through June 30, 2021.

Mortality rates used in the 2024 valuation were based on the PubG-2010 mortality tables with future mortality improvements modeled using Scale MP-2021.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation (%)	Long-Term Expected Real Rate of Return (%)
Domestic equity	21.0	3.52
International equity	13.0	5.18
Global smart beta equity	5.0	4.12
Core plus fixed income	25.5	3.04
Public credit	3.0	4.53
Cash	1.0	1.69
Private equity	17.0	8.89
Private real assets	9.0	4.25
Private credit	5.5	6.62
Total	100.0%	

Discount Rate – The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments to current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate –

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportionate share of the net pension liability:	\$ 17,033,907	\$ 6,786,505	\$ (1,795,933)

IPERS' Fiduciary Net Position – Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

Payables to IPERS – At June 30, 2025, the City reported payables to IPERS of \$140,970 for legally required employer contributions and \$93,931 for legally required employee contributions which had been withheld from employee wages but not yet remitted to IPERS.

Municipal Fire and Police Retirement System of Iowa (MFPRSI)

Plan Description – MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, IA 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – Members with four or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (22 years). Members with less than four years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest three years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66 percent of the member's average final compensation. Additional benefits are available to members who perform more than 22 years of service (2 percent for each additional year of service, up to a maximum of eight years). Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50 percent surviving spouse benefit.

Disability and Death – Disability coverage is broken down into two types, accidental or ordinary. Accidental disability is defined as permanent disability incurred in the line of duty, with benefits equivalent to the

greater of 60 percent of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50 percent of the member's average final compensation, for those with 5 or more years of service, or the member's service retirement benefit calculation amount, and 25 percent of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50 percent of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40 percent of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50 percent of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased (escalated) annually in accordance with Iowa Code Chapter 411.6 which states a standard formula for the increases.

Traumatic Personal Injury – The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

Deferred Retirement Option Program (DROP) – Active members at least 55 years of age, with 22 or more years of service have the option to participate in the (DROP) Program. The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. By electing to participate in DROP the member is signing a contract indicating the member will retire at the end of the selected DROP period. During the DROP period, the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52 percent of the member's retirement benefit at the member's earliest date eligible and 100 percent if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Contributions – Member contribution rates are set by state statute. In accordance with Iowa Code Chapter 411 as modified by act of the 1994 General Assembly, to establish compliance with the Federal Older Workers Benefit Protections Act, the contribution rate was 9.55% of earnable compensation for the year ended June 30, 2025.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1 percent of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa, the City's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 22.68% for the year ended June 30, 2025.

The City's contributions to MFPRSI for the year ended June 30, 2025, totaled \$3,058,618.

If approved by the State Legislature, state appropriations may further reduce the City's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67 – *Financial Reporting for Pension Plans*.

There were no state appropriations to MFPRSI during the year ended June 30, 2025.

Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2025, the City reported a liability of \$20,363,544 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the MFPRSI relative to the contributions of all MFPRSI participating employers. At June 30, 2024, the City's proportion was 3.081732%, which was a decrease of 0.024485% from its proportions measured as of June 30, 2023.

For the year ended June 30, 2025, the City recognized pension expense of \$3,841,638. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,147,324	\$ -
Changes of assumptions	73,505	-
Net difference between projected and actual earnings on pension plan investments	1,362,927	-
Changes in proportion and differences between City contributions and proportionate share of contributions	1,438,543	105,374
City contributions subsequent to the measurement date	3,085,618	-
Total	<u>\$ 8,107,917</u>	<u>\$ 105,374</u>

\$3,085,618 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended	
June 30,	Amount
2026	\$ 111,324
2027	3,526,993
2028	1,010,162
2029	242,856
2030	25,590
Total	<u>\$ 4,916,925</u>

Actuarial Assumptions – The total pension liability in the July 1, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	3.00%.
Salary increases	3.75% to 15.11%, including inflation.
Investment rate of return	7.50%, net of investment expense, including inflation.

The actuarial assumptions used in the June 30, 2024 valuation were based on the results of an actuarial experience study for the 10-year period ending June 30, 2023. There were no significant changes of benefit terms.

Mortality rates as of July 1, 2024, were based on the RP-2014 Blue Collar Healthy Annuitant table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The long-term expected rate of return on MFPRI investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2024, are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
Broad Fixed Income	4.8%
Broad U.S. Equity	7.5
Global Equity	7.6
Broad Non-U.S. Equity	7.7
Managed Futures	5.5
Core Real Estate	6.0
Opportunistic Real Estate	9.8
Global Infrastructure	6.7
Private Credit	9.4
Private Equity	10.2

Discount Rate – The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed contributions will be made at 9.55% of covered payroll and the City's contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the MFPRSI's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on MFPRSI's investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1% lower (6.50%) or 1% higher (8.50%) than the current rate.

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
City's proportionate share of the net pension liability:	\$ 35,429,677	\$ 20,363,544	\$ 7,892,927

MFPRSI's Fiduciary Net Position – Detailed information about the MFPRSI's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

Payables to MFPRSI – At June 30, 2025, the City reported payables to the defined benefit pension plan of \$240,037 for legally required employer contributions and \$101,163 for legally required employee contributions which had been withheld from employee wages but not yet remitted to MFPRSI.

	IPERS	MFPRSI	Total
Pension Expense	\$ 1,228,928	\$ 3,841,638	\$ 5,070,566
Net Pension Liability	6,786,505	20,363,544	27,150,049
Deferred Outflows of Resources	3,322,427	8,107,917	11,430,344
Deferred Inflows of Resources	16,027	105,374	121,401

Note 10 - Risk Management and Insurance

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The City's risk management activities are accounted for in the internal service fund, risk management fund, which provides for the purchase of insurance. Workers compensation and general liability coverage are provided through the City's participation in self-insurance pools as described in the subsequent paragraphs. Commercial insurance is purchased for all other risks of loss.

Iowa Municipalities Workers' Compensation Association

The City is a member of the Iowa Municipalities Workers' Compensation Association (Association). The Association is a local government risk-sharing pool whose more than 520 members include various

municipal and county governments throughout the State of Iowa. The Association was formed in July 1981, to formulate, develop and administer, on behalf of the member governments, a program of joint self-insurance to stabilize costs related to members' workers' compensation liabilities. Program components include claims management, member education and loss control services. There have been no reductions in insurance coverage from prior years.

Each member pays annual premiums determined by using applicable standard rates for the exposure to risk and applicable experience modification factors of the National Council on Compensation Insurance. Each member may be subject to additional premiums to pay its pro rata share of claims, when they exceed the Association's resources available to pay such claims. A distribution to members may also be made if the Association has excess monies remaining after payment of claims and expenses. The Association uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. Claims exceeding \$1,000,000 are reinsured in an amount not to exceed \$2,000,000 per occurrence. Members may withdraw from the Association at any time provided they provide assets for settlement of all pending claims.

The City's premium contributions to the Association are recorded as expenditures from its operating funds at the time of payment to the risk pool. The City's annual contributions to the Association for the year ended June 30, 2025 were \$433,344.

Iowa Communities Assurance Pool

The City is a member of the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 803 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, employment practices liability, public officials liability, cyber liability, and law enforcement liability. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual casualty operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses estimated for the fiscal year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained at a level determined by the Board not to exceed 300% of basis rate.

The Pool also provides property coverage. Members who elect such coverage make annual property operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses, reinsurance premiums, losses and loss expenses for property risks estimated for the fiscal year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the Pool are recorded as expenditures from its operating funds at the time of payment to the Pool. The City's contributions to the Pool for the year ended June 30, 2025 were \$746,439.

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, employment practices, law enforcement, cyber and public officials' liability risks up to \$500,000 per claim. Claims exceeding \$500,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate. Property and automobile physical damage risks are retained by the Pool up to \$500,000 each occurrence, each location. Property risks exceeding \$500,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate.

The Pool's intergovernmental contract with its members provides that in the event a casualty claim, property loss or series of claims or losses exceeds the amount of risk-sharing protection provided by the City's risk-sharing certificate, or in the event a casualty claim, property loss or series of claims or losses exhausts the Pool's funds and any excess risk-sharing recoveries, then payment of such claims or losses shall be the obligation of the respective individual member against whom the claim was made or the loss was incurred. As of June 30, 2025, settled claims have not exceeded the risk pool or reinsurance coverage since the Pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all casualty claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Upon withdrawal, a formula set forth in the Pool's intergovernmental contract with its members is applied to determine the amount (if any) to be refunded to the withdrawing member.

The City does not report a liability for losses in excess of reinsurance or excess risk-sharing recoveries unless it is deemed probable such losses have occurred and the amount of such loss can be reasonably estimated. Accordingly, at June 30, 2025, no liability has been recorded in the City's financial statements.

Health Insurance

The City operates a health insurance pool for the benefit of its employees that is self-funded through contributions in the form of employee premiums. The City is liable as to medical and dental claims made by the participants in the plan. The pool is self-insured with an annual stop loss deductible of \$100,000 per member and an aggregate stop loss deductible of 125% of expected paid claims. Coverage from a private insurance company is maintained for losses in excess of both the individual and the aggregate stop loss deductibles. The City had one individual stop loss claims and no outstanding aggregate stop loss claims as of June 30, 2025. An independent claims administrator performs the handling of all claims and procedures. Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Claims payable includes all known claims and an amount for claims that have been incurred but not reported (IBNR). Changes in the balances of claims payable are as follows:

	2025	2024
Claims payable, beginning of year	\$ 395,000	\$ 392,000
Incurred claims (including IBNR)	4,624,360	4,083,980
Claims payments	(4,650,360)	(4,080,980)
Claims payable, end of year	<u>\$ 369,000</u>	<u>\$ 395,000</u>

The City's health insurance activities are accounted for in the internal service fund, health insurance fund.

Note 11 - Jointly Governed Organizations

The City participates in the Polk County Aviation Authority (PCAA) that operates the Ankeny Regional Airport. The City, along with Polk County, form the PCAA. The City appoints two board members of the five-member board. Through a 28E agreement, which was amended and restated on July 1, 2021, each member government contributes an annual member assessment based on the assessed value of taxable property in its jurisdiction. Each year member government assessments are subject to an adjustment corresponding to the consumer price index. The amended and restated 28E agreement expires June 30, 2031. The City paid \$724,016 to the PCAA in fiscal year 2025.

The City participates in the Metro Waste Authority (MWA). The MWA is responsible for the management of the landfill, compost center, transfer station, hazardous waste and recycling and operates the Curb It! recycling program. The MWA has 17 members, including Ankeny, with each appointing one representative. The City charges residents a monthly solid waste fee to cover the cost of the Curb It! recycling program. The City paid fees totaling \$1,315,851 in fiscal year 2025.

The City is a member of the Des Moines Area Metropolitan Planning Organization (MPO) that is responsible for transportation planning and federal grants allocation within the area. The MPO is comprised of sixteen cities; DART; four associate, non-voting cities; unincorporated portions of three counties in central Iowa; and one associate, non-voting county that appoint 26 voting representatives. The City appoints two representatives. The City paid \$82,406 in membership dues for fiscal year 2025.

The City is a member of the Des Moines Area Regional Transit Authority (DART), which is governed by 12 commissioners representing its 12 member governments. Beginning in fiscal year 2007, DART transitioned from collecting annual contributions from member governments to levying a property tax through Polk County. In fiscal year 2004, the City received \$316,000 from DART as a prepayment on a 25-year lease for a Park-and-Ride lot that commenced on July 1, 2004. As of June 30, 2025, the balance remaining on the lease is \$50,560.

Des Moines Wastewater Reclamation Authority

The City is a participating community in the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) joint venture. This joint venture provides primary and secondary treatment of the sewer flows of the participating communities. The amended and restated agreement for the WRA was effective July 1, 2004, with the second amended and restated agreement becoming effective June 11, 2014. These agreements amended and restated the previous Integrated Community Area (I.C.A.) Agreement to provide continued operation, improvements and expansion. The WRA Agreement establishes an independent bonding authority for the WRA and provides a framework for additional communities to participate.

Annually, the WRA establishes an allocation to all participating communities based on operations, maintenance, debt service, and reserve requirements. Allocations are based on wastewater reclamation facility flows and adjusted prospectively for differences in budgeted flows and actual flows.

The City retains an ongoing financial responsibility to the WRA since it is obligated in some manner for the debts of the joint venture through the annual allocation. Although the debt of the WRA is to be paid solely

and only from WRA revenues, the participating communities in the joint venture cannot withdraw from the joint venture while any bonds issued during the time the entity was a participating community are still outstanding. The WRA Sewer Revenue Bonds Series 2015E and 2021A include provisions that place the WRA debt service requirements on the same parity and rank as other debts of the participating communities. The City does not anticipate the need to contribute additional financial resources beyond the existing agreement.

In June 2024, the WRA issued Sewer Revenue Bonds Series 2024B. In May 2015, the WRA issued Sewer Revenue Bonds Series 2015E for the purpose of refunding Series 2006A. In April 2021, the WRA issued Sewer Revenue Bonds Series 2021A for the purpose of refunding Series 2013B. The WRA agreement requires the debt service of these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2025, the combined balance of these three revenue bonds was \$71,905,000, with the City's projected future allocation, based on WRA flows, estimated at \$10,890,034.

The WRA Agreement requires the debt service on all State Revolving Loans issued after July 1, 2004, to be allocated to the participating communities based on the WRA flow of the core communities and expansion communities each calendar year. As of June 30, 2025, the total outstanding balance of State Revolving Loan issues amounted to \$363,898,984, with the City's estimated future allocation currently at \$61,802,908.

The WRA Agreement does not provide for the determination of an equity interest for the participating communities. Withdrawing from the joint venture is a forfeit of all reversionary interest and no compensation will be paid. The City retains a revisionary interest percentage in the net position of the WRA redeemable only in the event the WRA is dissolved. Since there is no specific and measurable equity interest in the WRA agreement, no investment in the joint venture has been reported by the City. The City paid membership and participation fees during fiscal year 2025 of \$7,872,139.

The WRA issues separate financial statements that may be obtained at 3000 Vandalia Road, Des Moines, Iowa 50317-1346.

Central Iowa Water Works

The City is a Founding Agency of Central Iowa Water Works (CIWW), a joint cooperative authority created under Chapter 28E and Chapter 28F, Iowa Code, to act as a regional water wholesale production and supply provider to the member agency utilities. The 28E/28F Agreement creating CIWW, filed with the Iowa Secretary of State on April 11, 2024, establishes the power for CIWW to enter into agreements for the financing of its operational and capital requirements, including the issuance of bonds or other debt. Capacity in the regional water system is allocated among all the members.

Annually, CIWW prepares a budget including operational, maintenance, and capital costs, debt service, and reserve requirements. Wholesale water rates are established based on rate principles outlined in the 28E/28F allocating budgeted operating and replacement capital costs to members based on each member's proportionate share of average day and maximum day water demands. Ninety-one percent of the costs for capacity expansion projects are proportionately allocated to members requiring the capacity, and nine percent of capacity expansion costs are allocated among all members based on each member's

proportionate share of existing system capacity. Members pay their share of debt service to CIWW through monthly fixed charges determined annually.

The City retains an ongoing financial responsibility to CIWW since it is obligated in some manner for the debts of the joint venture for capacity expansions. Though the debt of CIWW is to be paid solely and only from CIWW revenues and is not general obligations of the members, CIWW members cannot voluntarily withdraw from the joint venture while any of the bonds issued during the time the member was a participating agency are still outstanding, unless the member provides for lawful defeasance and/or payment of its current and future obligations for issued and outstanding bonds.

The City certifies annually to CIWW that it will set its rates and charges to its customers to assure that it collects revenue sufficient to meet its financial obligations to CIWW, which are considered an annual operating expense of the City.

As of June 30, 2025, the City's allocation of CIWW expansion debt is \$3,540,874.

The CIWW 28E/28F Agreement does not provide for the determination of equity interest for the participating communities. Withdrawing from the joint venture is a forfeit of all reversionary interest and no compensation will be paid. The City retains a reversionary interest percentage in the net position of CIWW redeemable only in the event CIWW is dissolved. Since there is no specific and measurable equity interest in the CIWW agreement, no investment in the joint venture has been reported to the City. During the year ended June 30, 2025, the City paid CIWW \$3,890,724 for operations, maintenance, and capital replacements.

CIWW issues separate financial statements that may be obtained electronically at www.ciww.gov.

Note 12 - Commitments and Contingencies

The City has outstanding commitments for purchase orders that have been issued to various vendors. For budgetary purposes, these commitments are considered encumbrances. The City's encumbrances at June 30, 2025, in the general fund, road use tax fund, capital projects fund, and internal service funds were \$1,190,190, \$1,673,816, \$840,674, and \$117,302, respectively. The City also had encumbrances in the water fund, sewer fund, storm water fund, and nonmajor enterprise funds of \$495,076, \$19,756, \$63,457, and \$34,754, respectively.

The City has outstanding commitments for construction projects including street improvements, park improvements, utility improvements and other construction and engineering projects. The City's commitment to these contracts at June 30, 2025, is \$20,806,070.

Note 13 - Other Postemployment Benefits (OPEB)

Plan Description – The City administers a single-employer health defined benefit plan which provides medical, prescription drug and dental benefits for employees, retirees and their spouses. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

OPEB Benefits – Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical, prescription drug and dental benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Retired participants must be age 55 or older at retirement. At July 1, 2024, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	7
Active employees	316
Total	<u>323</u>

Total OPEB Liability – The City’s total OPEB liability of \$2,125,339 was measured as of June 30, 2025, and was determined by an actuarial valuation as of July 1, 2024. Liabilities in this report were calculated as of the valuation date.

Actuarial Assumptions – The total OPEB liability as of the measurement date, actuarial valuation was determined using the following actuarial assumptions and the entry age normal level percentage of pay actuarial cost method, applied to all periods included in the measurement.

Rate of inflation	3.00% per annum.
Rates of salary increase	4.00% per annum.
Discount rate	3.93% per annum.
Health care cost trend rate	5.00% per annum.

Discount Rate – The discount rate used to measure the total OPEB liability was 3.93% which reflects the index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

Mortality rates are from the RP 2014 annuitant distinct mortality table adjusted to 2006 with MP 2021 generational projection of future mortality improvement. Annual retirement probabilities are based on varying rates by age and employee type and turnover probabilities are based on varying rates by age from the Scale T-5 of the Actuary’s Pension Handbook.

The actuarial assumptions used in the July 1, 2024, valuation were based on the results of an actuarial experience study with dates corresponding to those listed above.

Changes in the Total OPEB Liability

	Total OPEB Liability
Total OPEB liability beginning of year	\$ 2,978,428
Changes for the year:	
Service cost	165,448
Interest	81,516
Differences between expected and actual experiences	(589,081)
Changes in assumptions	(450,189)
Benefit payments	(60,783)
Net changes	<u>(853,089)</u>
Total OPEB liability end of year	<u>\$ 2,125,339</u>

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate – The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower (2.93%) or 1% higher (4.93%) than the current discount rate.

	1% Decrease (2.93%)	Discount Rate (3.93%)	1% Increase (4.93%)
Total OPEB liability	\$ 2,331,928	\$ 2,125,339	\$ 1,938,426

Sensitivity of the City's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates – The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (4.00%) or 1% higher (6.00%) than the current healthcare cost trend rates.

	1% Decrease (4.00%)	Healthcare Cost Trend Rate (5.00%)	1% Increase (6.00%)
Total OPEB liability	\$ 1,860,840	\$ 2,125,339	\$ 2,442,419

OPEB Expense and Deferred Outflows and Inflows of Resources Related to OPEB – For the year ended June 30, 2025, the City recognized OPEB expense of \$211,587. At June 30, 2025, the City reported deferred outflows and inflows of resources related to OPEB from the following resources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ (540,397)	\$ 318,368
Assumption Changes	(690,783)	176,615
Total	\$ (1,231,180)	\$ 494,983

The amount reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense as follows:

Year Ended June 30,	Amount
2026	\$ (35,107)
2027	(35,107)
2028	(35,107)
2029	(35,107)
2030	(35,535)
Thereafter	(560,234)
	<u>\$ (736,197)</u>

Note 14 – Landfill Closure and Postclosure Care

During fiscal year 2006, the U.S. Environmental Protection Agency (EPA) initiated legal action against the City, Deere & Company and the U.S. Army Corps for the costs involved in the performance of a removal

action at Operable Unit 1, Landfill and Lagoon Complex of the Des Moines Ex Ordnance Site located in Ankeny, Polk County, Iowa.

During fiscal year 2011, actions were completed to remediate and cap the abandoned landfill and lagoon complex with 75% of the costs being paid by Deere & Company and 25% by the City.

State and federal regulations require that certain maintenance and monitoring functions be performed at the site for thirty years after closure. By agreement, the City is responsible for maintenance and monitoring, of which Deere & Company agreed to pay the future value of their proportionate share of costs upfront. Subsequently, the Landfill Postclosure Fund was created to record Deere & Company's payment. The City's long-term maintenance and monitoring costs are an expense of the Solid Waste Fund.

At June 30, 2025, the ending fund balance of the Landfill Postclosure Fund was \$77,793.

Note 15 – Tax Abatements

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax receipts to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements under two programs: the urban renewal program and the urban revitalization tax exemptions program.

The urban renewal program provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2025, \$887,381 of property tax was diverted from the City under the urban renewal program.

The urban revitalization tax exemptions program provides tax abatements, designating a portion of the City as an urban revitalization area, to encourage private development and improvements to the area. The program is established under Chapter 404 of the Code of Iowa and requires an application be obtained by the property owner prior to commencing the improvements.

For the year ended June 30, 2025, \$22,144 of property tax was forgone under the urban revitalization tax exemptions program.

Note 16 – Subsequent Events

On August 4, 2025, the City approved a Loan and Disbursement Agreement with the Iowa Finance Authority in the amount of \$1,356,000 for water main improvements around SW Walnut Street and SW Ordnance

Road. This obligation is secured by revenues of the Water Fund. The interest rate on the loan is 3.12% and the repayment period is twenty years.

The City intends to issue capital loan notes with the Iowa Finance Authority in the amount of \$9,044,000 for the purpose of paying costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Water Utility, including those costs associated with the CIWW Asset Transfer project. Issuance is expected on December 19, 2025. The notes will be secured by a pledge of future water revenues. The loan will bear interest at 3.01% and will be repaid over a twenty-year period.

Note 17 – Implementation of New Accounting Standards

The City adopted GASB Statement No. 101, "Compensated Absences", for fiscal year 2025. This statement relates to recognition and measurement guidance for compensated absences. A liability should be recognized for leave which has been used if (1) the leave is attributable to services already rendered, (2) the leave accumulates and (3) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The implementation of this standard had no material impact on the City's financial statements; therefore, no restatement was required.

The City adopted GASB Statement No. 102, "Certain Risk Disclosures", for fiscal year 2025. This statement provides guidance for disclosing information about risks arising from certain concentrations or constraints that could make a government financially vulnerable, which is essential for users in assessing accountability and making informed decisions. The implementation of this standard did not require any modifications to the City's financial statements.

Note 18 – Recent Accounting Pronouncements

Statement No. 103 "Financial Reporting Model Improvements"

This statement was issued to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements of this statement are effective for reporting periods beginning after June 15, 2025.

Statement No. 104 "Disclosure of Certain Capital Assets"

This statement was issued to provide users of government financial statements with essential information about certain types of capital assets. The requirements of this statement are effective for reporting periods beginning after June 15, 2025.

Required Supplementary Information

City of Ankeny, Iowa
Required Supplementary Information
Budgetary Comparison Schedule (Cash Basis) - All Governmental and Proprietary Funds
For the Year Ended June 30, 2025

	Governmental Fund Types Actual	Proprietary Fund Types Actual	Total All Budgeted Funds Actual	Budgeted Amounts		Variance with Final Budget Positive (Negative)
				Original	Final	
Revenues:						
Property taxes	\$ 54,082,453	\$ -	\$ 54,082,453	\$ 54,275,717	\$ 54,275,717	\$ (193,264)
Tax increment financing	7,933,448	-	7,933,448	8,676,117	7,976,361	(42,913)
Other city taxes	4,767,927	-	4,767,927	4,369,771	4,913,271	(145,344)
Licenses and permits	2,703,138	79,361	2,782,499	1,797,500	2,027,600	754,899
Use of money and property	7,390,380	600,040	7,990,420	5,891,170	7,662,138	328,282
Intergovernmental	13,334,811	-	13,334,811	13,409,836	13,600,665	(265,854)
Charges for services	6,318,280	45,683,396	52,001,676	50,906,046	49,478,068	2,523,608
Special assessments	1,231,174	-	1,231,174	-	1,203,490	27,684
Miscellaneous	1,310,130	3,091,657	4,401,787	5,133,908	4,271,232	130,555
Total revenues	<u>99,071,741</u>	<u>49,454,454</u>	<u>148,526,195</u>	<u>144,460,065</u>	<u>145,408,542</u>	<u>3,117,653</u>
Expenditures/Expenses:						
Public safety	32,935,942	-	32,935,942	34,308,005	35,358,125	2,422,183
Public works	9,594,099	-	9,594,099	9,946,715	11,651,642	2,057,543
Culture and recreation	11,185,718	-	11,185,718	11,974,101	12,468,992	1,283,274
Community and economic development	6,077,754	-	6,077,754	6,609,936	6,483,685	405,931
General government	5,039,967	-	5,039,967	5,561,023	5,694,242	654,275
Debt service	26,083,554	-	26,083,554	26,086,257	26,083,554	-
Capital projects	29,334,725	-	29,334,725	35,422,067	39,428,703	10,093,978
Business-type	-	45,695,854	45,695,854	53,926,961	53,360,169	7,664,315
Total expenditures/expenses	<u>120,251,759</u>	<u>45,695,854</u>	<u>165,947,613</u>	<u>183,835,065</u>	<u>190,529,112</u>	<u>24,581,499</u>
Excess (deficiency) of revenues over (under) expenditures/expenses	(21,180,018)	3,758,600	(17,421,418)	(39,375,000)	(45,120,570)	27,699,152
Other financing sources (uses), net	<u>20,575,071</u>	<u>3,800,086</u>	<u>24,375,157</u>	<u>23,670,000</u>	<u>28,063,576</u>	<u>(3,688,419)</u>
Excess (deficiency) of revenues and other financing sources over (under) expenditures/expenses and other financing uses	(604,947)	7,558,686	6,953,739	(15,705,000)	(17,056,994)	24,010,733
Beginning fund balance, July 1	<u>94,817,017</u>	<u>65,275,064</u>	<u>160,092,081</u>	<u>140,011,232</u>	<u>160,092,081</u>	<u>-</u>
Ending fund balance, June 30	<u>\$ 94,212,070</u>	<u>\$ 72,833,750</u>	<u>\$ 167,045,820</u>	<u>\$ 124,306,232</u>	<u>\$ 143,035,087</u>	<u>\$ 24,010,733</u>

The notes to the required supplementary information are an integral part of this schedule.

City of Ankeny, Iowa
Explanation of Differences Between Budgetary Basis and
Generally Accepted Accounting Principles (GAAP) Basis
Revenues and Expenditures for the Governmental Funds
For the Year Ended June 30, 2025

Revenues and other financing sources:

Actual amount of "total revenues and other financing sources" on a budgetary basis from the budgetary comparison schedule - program budget	\$ 119,646,812
On a budgetary basis, the City does not record revenues until the cash has been received. This differs from GAAP, which records revenues as they are earned and available.	(1,015,554)
Investments are recorded at their fair value on a GAAP basis while on a budget basis, investments are recorded at their net cost including accrued interest.	660,284
Transfers from other funds are inflows of budgetary resources but are not revenues for financial reporting purposes.	(1,686,396)
On a budgetary basis, the City does not record underwriters' discounts from bond issuances.	30,561
Transfers from enterprise funds to the debt service fund for bond principal and interest payments are reported as transfers on a budgetary basis. These transfers are eliminated and the debt payments are recorded directly in the enterprise fund on a GAAP basis.	<u>(1,906,055)</u>
Total GAAP basis revenues and other financing sources for the governmental funds	<u><u>\$ 115,729,652</u></u>

Expenditures and other financing uses:

Actual amount of "expenditures and other financing uses" on a budgetary basis from the budgetary comparison schedule - program budget	\$ 120,251,759
On a budgetary basis, the City does not record expenditures until the cash has been paid. This differs from GAAP, which records expenditures as the liability is incurred.	(1,672,578)
Purchases related to loans from the equipment reserve funds are reported in those funds on a budgetary basis. On a GAAP basis, the borrowing funds record a liability and corresponding expenditure for the equipment purchase.	1,527,716
On a budgetary basis, the City does not record underwriters' discounts from bond issuances.	30,561
Transfers from enterprise funds to the debt service fund for bond principal and interest payments are reported as transfers in on a budgetary basis. These transfers are eliminated and the debt payments are recorded directly in the enterprise fund on a GAAP basis	(1,906,055)
Repayments of loans to the equipment reserve fund are recorded as an expenditure on a budget basis. No expenditure is recorded for loan repayments on a GAAP basis.	<u>(144,374)</u>
Total GAAP basis expenditures and other financing uses for the governmental funds	<u><u>\$ 118,087,029</u></u>

The notes to the required supplementary information are an integral part of this schedule.

City of Ankeny, Iowa
Explanation of Differences Between Budgetary
Basis and GAAP Basis Revenues and Expenses
for the Proprietary Funds
For the Year Ended June 30, 2025

Revenues and other financing sources:

Actual amount of "total revenues and other financing sources" on a budgetary basis from the budgetary comparison schedule - program budget	\$ 49,454,454
On a budgetary basis, the City does not record revenues until the cash has been received. This differs from GAAP, which records revenues as they are earned and available.	238,476
Customer deposits and unearned revenue are recorded as revenue on a budgetary basis. On a GAAP basis, these deposits are reported as a liability.	(3,967)
Total GAAP basis revenues, nonoperating revenues, and transfers in	<u><u>\$ 49,688,963</u></u>

Expenses and other financing uses:

Actual amount of "expenditures and other financing uses" on a budgetary basis from the budgetary comparison schedule - program budget	\$ 45,695,854
On a budgetary basis, the City does not record expenditures until the cash has been paid. This differs from GAAP, which records expenses as the liability is incurred.	(600,999)
Principal payments on indebtedness are recorded as an expenditure on a budgetary basis but are not expensed on a GAAP basis.	(2,237,000)
Bond premiums and discounts are not recorded on a budgetary basis. These are recorded and amortized under GAAP.	(287,411)
Depreciation on capital assets are reported on a GAAP basis but are not recorded on a budgetary basis.	6,567,997
Purchases of capital assets are reported as an expense on a budget basis but are capitalized and depreciated on a GAAP basis	(11,614,316)
Transfers from enterprise funds to the debt service fund for bond interest payments are reported as transfers in on a budgetary basis. These transfers are eliminated and the debt payments are recorded directly in the enterprise fund on a GAAP basis.	371,055
Repayments of loans to the equipment reserve fund are recorded as an expenditure on a budget basis. No expenditure is recorded for loan repayments on a GAAP basis.	(115,833)
Total GAAP basis expenses, nonoperating expenses, and transfers out	<u><u>\$ 37,779,347</u></u>

The notes to the required supplementary information are an integral part of this schedule.

Notes to the Required Supplementary Information

City of Ankeny, Iowa

June 30, 2025

Budgetary Information

The City prepares, adopts and submits to the State of Iowa an annual budget on a program basis for all combined funds, except for the internal service funds and the agency funds, as prescribed by Iowa statutes. The State of Iowa requires that annual budgets for the year beginning July 1 be certified to the County Auditor no later than April 30 preceding the beginning of the fiscal year. The adopted budget constitutes the City's appropriation for each program and purpose specified therein until amended.

After the initial budget is adopted, it may be amended for specific purposes. Amendments are required for transfers between funds as well as between programs. Management cannot amend the budget without City Council approval. For the fiscal year ending June 30, 2025, the City filed three budget amendments. Collectively, they increased estimated revenues by \$948,477 and increased expenditures by \$6,694,047. These amendments effectively served as a full re-estimate of the original budget. They captured numerous changes in projections rather than just a few isolated activities or outlays. The increase in revenues was driven primarily by higher special assessment collections, interest income, hotel/motel tax receipts, and proceeds from the issuance of Water Revenue Capital Loan Notes. Amended expenditures reflected higher costs related to facility and equipment repairs and maintenance, capital project timing, emergency roof repairs, pension contributions, hotel/motel tax obligations, water purchases, and deferred vehicle and equipment purchases from fiscal year 2024 to 2025. These increases were partially offset by reduced library operating hours.

The City Council also approves a five-year capital improvement program. This capital improvement program is reviewed and revised annually by the City Council. A public hearing is held in regard to proposed capital improvements for the City. The first year of this plan is integrated into the City's accounting and reporting system along with the annual operating budget.

The State of Iowa allows the total cost of a construction project to be budgeted in one annual budget even if the project extends beyond that fiscal year. The remaining appropriation continues until the project is completed as long as (1) the total cost of the project is adopted after a public hearing as required by State code, (2) the cost must be included in an adopted or amended city budget, and (3) if the cost of a project exceeds the continuing appropriation, an additional appropriation must be included in a subsequent budget or amendment.

The legal level of control (the level at which expenditures may not legally exceed appropriations) is the program level for all funds combined rather than at the individual fund level. The nine programs mandated by the State are: (1) public safety, (2) public works, (3) health and social services, (4) culture and recreation, (5) community and economic development, (6) general government, (7) debt service, (8) capital projects and (9) business type/enterprise. Since the City maintains its budgets at the individual fund level, it is necessary to aggregate the expenditures of the budgeted activities within the individual funds on a program

basis and to compare such program totals with the program budgeted totals in order to demonstrate legal compliance with the budget. During the year ended June 30, 2025, expenditures did not exceed budgeted amounts in any of the nine programs. Budgetary compliance is demonstrated in the required supplementary information.

Revenues are credited to the individual fund types while expenditures/expenses are classified according to program areas within the individual funds for budgetary control purposes. Expenditures are compared to budget appropriations according to the nine general program designations.

Unencumbered appropriations, other than amounts appropriated for capital projects, lapse at year-end. Appropriations for unfinished capital projects are carried forward indefinitely.

All general obligation bond payments, including those for which financial reporting purposes are accounted for through the enterprise funds, are budgeted through the debt service fund.

All funds are budgeted on a cash basis method of accounting. Expenditures are recognized when cash is disbursed and revenues are recognized when cash is received. This is an accounting method not in conformance with accounting principles generally accepted in the United States of America. Budgetary basis expenditures and revenues are reconciled to GAAP basis expenditures and revenues in the required supplementary information.

City of Ankeny, Iowa
Required Supplementary Information
Schedule of the City's Proportionate Share of the Net Pension Liability (Asset)
Iowa Public Employees' Retirement System
For the Last Ten Years ⁽¹⁾

	2025	2024	2023	2022*
City's proportion of the net pension liability (asset)	0.18637%	0.18199%	0.17448%	0.14047%
City's proportionate share of the net pension liability (asset)	\$ 6,786,505	\$ 8,214,320	\$ 6,592,012	\$ (484,948)
City's covered payroll	\$ 17,881,142	\$ 16,639,308	\$ 15,337,661	\$ 14,150,555
City's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	37.95%	49.37%	42.98%	-3.43%
Plan fiduciary net position as a percentage of the total pension liability (asset)	92.30%	90.13%	91.40%	100.81%

⁽¹⁾ The amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

* The Plan has three groups; regular, sheriff and protection. In total, the Plan reported a net pension liability at June 30, 2022. However, the City only participates in the regular and protection groups. The City's portion of these groups resulted in a net pension liability at June 30, 2022.

See accompanying independent auditors' report.

2021	2020	2019	2018	2017	2016
0.15256%	0.14974%	0.14291%	0.14022%	0.13229%	0.12894%
\$ 10,716,951	\$ 8,670,908	\$ 9,043,660	\$ 9,340,381	\$ 8,325,346	\$ 6,370,200
\$ 12,882,150	\$ 12,529,803	\$ 11,888,287	\$ 11,681,267	\$ 10,528,957	\$ 9,681,761
83.19%	69.20%	76.07%	79.96%	79.07%	65.80%
82.90%	85.45%	83.62%	82.21%	81.82%	85.19%

City of Ankeny, Iowa
Required Supplementary Information
Schedule of the City Contributions
Iowa Public Employees' Retirement System
Last 10 Fiscal Years

	Fiscal Year				
	2025	2024	2023	2022	2021
Statutorily required contribution	\$ 1,739,606	\$ 1,682,945	\$ 1,585,885	\$ 1,444,883	\$ 1,335,693
Contributions in relation to the statutorily required contribution	(1,739,606)	(1,682,945)	(1,585,885)	(1,444,883)	(1,335,693)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	\$ 18,479,240	\$ 17,881,142	\$ 16,639,308	\$ 15,337,661	\$ 14,150,555
Contributions as a percentage of covered payroll	9.41%	9.41%	9.53%	9.42%	9.44%

Fiscal Year				
2020	2019	2018	2017	2016
\$ 1,219,602	\$ 1,191,159	\$ 1,070,922	\$ 1,054,434	\$ 949,821
(1,219,602)	(1,191,159)	(1,070,922)	(1,054,434)	(949,821)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 12,882,150	\$ 12,529,803	\$ 11,888,287	\$ 11,681,267	\$ 10,528,957
9.47%	9.51%	9.01%	9.03%	9.02%

Notes to the Required Supplementary Information: IPERS Pension Liability

City of Ankeny, Iowa

June 30, 2025

Changes in benefit terms:

There were no significant changes of benefit terms.

Changes in assumptions:

The 2022 valuation incorporated the following refinements after a quadrennial experience study:

- Changed the mortality assumptions to the PubG-2010 mortality tables with mortality improvements modeled using Scale MP-2021.
- Adjusted retirement rates for Regular members.
- Lowered disability rates for Regular members.
- Adjusted termination rates for all membership groups.

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed the mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

City of Ankeny, Iowa
Required Supplementary Information
Schedule of the City's Proportionate Share of the Net Pension Liability
Municipal Fire and Police Retirement System of Iowa
For the Last Ten Years ⁽¹⁾

	Fiscal Year		
	2025	2024	2023
City's proportion of the net pension liability (asset)	3.08173%	3.10622%	2.89593%
City's proportionate share of the net pension liability	\$ 20,363,544	\$ 19,451,101	\$ 16,262,699
City's covered payroll	\$ 11,921,090	\$ 10,928,687	\$ 9,562,739
City's proportionate share of the net pension liability as a percentage of its covered payroll	170.82%	177.98%	170.06%
Plan fiduciary net position as a percentage of the total pension liability	83.37%	83.53%	84.62%

⁽¹⁾ The amounts presented for each fiscal year were determined as of June 30 as of the preceding fiscal year.

See accompanying independent auditors' report.

Fiscal Year						
2022	2021	2020	2019	2018	2017	2016
2.69516%	2.56308%	2.39490%	1.96805%	1.96390%	1.87199%	1.78695%
\$ 6,052,621	\$ 20,443,126	\$ 15,708,812	\$ 11,717,850	\$ 11,517,790	\$ 11,704,791	\$ 8,395,358
\$ 8,580,771	\$ 8,142,991	\$ 7,175,380	\$ 5,717,714	\$ 5,562,204	\$ 5,072,834	\$ 4,686,212
70.54%	251.05%	218.93%	204.94%	207.07%	230.73%	179.15%
93.62%	76.47%	79.94%	81.07%	80.60%	78.20%	83.04%

City of Ankeny, Iowa
Required Supplementary Information
Schedule of the City Contributions
Municipal Fire and Police Retirement System of Iowa
Last 10 Fiscal Years

	Fiscal Year			
	2025	2024	2023	2022
Statutorily required contribution	\$ 3,085,618	\$ 2,658,452	\$ 2,694,134	\$ 2,560,639
Contributions in relation to the statutorily required contribution	<u>\$ (3,085,618)</u>	<u>\$ (2,658,452)</u>	<u>(2,694,134)</u>	<u>(2,560,639)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	\$ 13,555,012	\$ 11,921,090	\$ 10,928,687	\$ 9,562,739
Contributions as a percentage of covered payroll	22.76%	22.30%	24.65%	26.78%

Fiscal Year					
2021	2020	2019	2018	2017	2016
\$ 2,216,680	\$ 1,987,706	\$ 1,886,380	\$ 1,468,573	\$ 1,441,723	\$ 1,408,757
<u>(2,216,680)</u>	<u>(1,987,706)</u>	<u>(1,886,380)</u>	<u>(1,468,573)</u>	<u>(1,441,723)</u>	<u>(1,408,757)</u>
<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
\$ 8,580,771	\$ 8,142,991	\$ 7,175,380	\$ 5,717,714	\$ 5,562,204	\$ 5,072,834
25.83%	24.41%	26.29%	25.68%	25.92%	27.77%

Notes to the Required Supplementary Information: MFPRSI Pension Liability

City of Ankeny, Iowa

June 30, 2025

Changes in benefit terms:

There were no significant changes of benefit terms.

Changes in assumptions:

The 2018 valuation changed postretirement mortality rates to the RP-2014 Blue Collar Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvements with 50% of Scale BB beginning in 2017.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

Notes to the Required Supplementary Information:
Schedule of Changes in the City's Total OPEB Liability and Related Ratios
Last Eight Fiscal Years ⁽¹⁾

City of Ankeny, Iowa
June 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Service cost	\$ 165,448	\$ 235,580	\$ 226,522	\$ 232,674	\$ 223,726	\$ 101,327	\$ 97,430	\$ 83,710
Interest cost	81,516	103,859	96,049	63,378	59,390	70,570	67,606	53,255
Differences between expected and actual experiences	(589,081)	-	8,065	-	389,492	-	230,957	-
Changes in assumptions	(450,189)	-	(348,879)	-	288,048	-	(48,969)	54,497
Benefit payments	(60,783)	(118,605)	(103,420)	(103,833)	(119,370)	(96,688)	(87,985)	(58,679)
Net change in total OPEB liability	(853,089)	220,834	(121,663)	192,219	841,286	75,209	259,039	132,783
Total OPEB liability beginning of year	2,978,428	2,757,594	2,879,256	2,687,037	1,845,751	1,770,542	1,511,503	1,378,720
Total OPEB liability end of year	\$ 2,125,339	\$ 2,978,428	\$ 2,757,594	\$ 2,879,256	\$ 2,687,037	\$ 1,845,751	\$ 1,770,542	\$ 1,511,503
Covered-employee payroll	\$31,851,220	\$29,432,101	\$27,015,813	\$24,473,912	\$21,897,563	\$20,107,655	\$18,592,405	\$16,587,836
Total OPEB liability as a percentage of covered-employee payroll	6.67%	10.12%	10.21%	11.76%	12.27%	9.18%	9.52%	9.11%

Notes to Schedule of Changes in the City's Total OPEB Liability and Related Ratios

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Changes in benefit terms:

There were no significant changes in benefit terms.

Changes in assumptions:

The retirement rates were updated based on the most recent IPERS and MFPRSI valuation data, the turnover rates were changed from Scale T-6 of the Actuary's Pension Handbook to Scale T-5, and an annual lapse rate of 5% has been implemented for retirees electing coverage.

Notes to the Required Supplementary Information:

Schedule of Changes in the City's Total OPEB Liability and Related Ratios

Last Eight Fiscal Years ⁽¹⁾

City of Ankeny, Iowa
June 30, 2025

Changes in assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rate used in each period.

Year ended June 30, 2025	3.93%	Year ended June 30, 2021	2.21%
Year ended June 30, 2024	3.54%	Year ended June 20, 2020	3.87%
Year ended June 30, 2023	3.54%	Year ended June 30, 2019	3.87%
Year ended June 30, 2022	2.21%	Year ended June 30, 2018	3.58%

⁽¹⁾ The schedule is intended to present information for ten years. Information prior to 2018 is not available.

Nonmajor Governmental Funds

Fire Gift Fund - Accounts for donations to be used specifically for the fire department.

Hawkeye Park Fund - Accounts for revenues from players fees at the Hawkeye Park Sports Complex to be used for park improvements.

Police Gift Fund - Accounts for donations to be used specifically for the police department.

Police Seizure Fund - Accounts for monies obtained through property seizures and forfeitures to be used specifically for the police department.

Police/Fire Pension Fund - Accounts for taxes levied to fund the City's required matching contributions to the police and fire retirement system.

Employee Benefits Fund - Accounts for taxes levied to fund employee benefits.

Landfill Postclosure Fund – Accounts for maintenance activities undertaken at the remediated landfill to maintain the integrity of containment features and to monitor compliance with applicable performance standards.

Friends of the Ankeny Library Fund – A blended component unit which accounts for the collection and disbursement of funds for the Friends of the Ankeny Library.

Park Dedication Fund - Accounts for monetary payments by developers for the construction and development of public parks.

Sports Complex Foundation Fund – A blended component unit which accounts for activities of the Ankeny Sports Complex Foundation.

Ankeny Garden Club Fund – Accounts for donations to be used for the creation and maintenance of public gardens.

Miracle Park Fund – Accounts for donations to be used for the operations and maintenance costs of the Miracle League Field and All-Inclusive Playground.

Dog Park Fund– Accounts for donations to be used for the construction of a dog park.

Parks and Recreation Scholarship – Accounts for donations restricted for Parks and Recreation scholarships.

Civic Fund – Accounts for contributions made by the master developer of Prairie Trail to be used for civic improvements.

Special Assessments Fund - Accounts for collection of assessments levied against affected properties to pay for improvements.

City of Ankeny, Iowa
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

	Special Revenue						
	Fire Gift	Hawkeye Park	Police Gift	Police Seizure	Police/Fire Pension	Employee Benefits	Landfill Postclosure
Assets							
Cash and cash equivalents	\$ 32,715	\$ 30,588	\$ 13,854	\$ 106,764	\$ 1,521,052	\$ -	\$ 77,793
Receivables:							
Interest	-	-	-	-	343	-	-
Taxes	-	-	-	-	3,148,895	1,810,209	-
Accounts	-	-	-	184	-	-	-
Special assessments	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	3,344	82	-
Total assets	<u>\$ 32,715</u>	<u>\$ 30,588</u>	<u>\$ 13,854</u>	<u>\$ 106,948</u>	<u>\$ 4,673,634</u>	<u>\$ 1,810,291</u>	<u>\$ 77,793</u>
Liabilities							
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued wages	-	-	-	-	132,827	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>132,827</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources							
Unavailable revenues							
Property taxes	-	-	-	-	3,141,932	1,807,729	-
Special assessments	-	-	-	-	-	-	-
Other long-term receivables	-	-	-	86	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>86</u>	<u>3,141,932</u>	<u>1,807,729</u>	<u>-</u>
Fund balances							
Restricted	<u>32,715</u>	<u>30,588</u>	<u>13,854</u>	<u>106,862</u>	<u>1,398,875</u>	<u>2,562</u>	<u>77,793</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 32,715</u>	<u>\$ 30,588</u>	<u>\$ 13,854</u>	<u>\$ 106,948</u>	<u>\$ 4,673,634</u>	<u>\$ 1,810,291</u>	<u>\$ 77,793</u>

									Capital Project	Total Nonmajor Governmental Funds
Friends of the Ankeny Library	Park Dedication	Sports Complex Foundation	Ankeny Garden Club	Miracle Park	Dog Park	Parks & Recreation Scholarship	Civic	Special Assessments		
\$ 103,879	\$ 384,614	\$ 182,061	\$ 14,212	\$ 77,861	\$ 1,899	\$ 29,538	\$ -	\$ 2,768,449	\$	5,345,279
-	-	-	-	-	-	-	-	-		343
-	-	-	-	-	-	-	-	-		4,959,104
34	-	5,360	-	-	-	-	-	-		5,578
-	-	-	-	-	-	-	-	1,264,672		1,264,672
-	-	-	-	-	-	-	-	-		3,426
<u>\$ 103,913</u>	<u>\$ 384,614</u>	<u>\$ 187,421</u>	<u>\$ 14,212</u>	<u>\$ 77,861</u>	<u>\$ 1,899</u>	<u>29,538</u>	<u>\$ -</u>	<u>\$ 4,033,121</u>		<u>\$ 11,578,402</u>
\$ 603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	603
-	-	-	-	-	-	-	-	-		132,827
<u>603</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>		<u>133,430</u>
-	-	-	-	-	-	-	-	-		4,949,661
-	-	-	-	-	-	-	-	1,264,672		1,264,672
34	-	-	-	-	-	-	-	-		120
<u>34</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,264,672</u>		<u>6,214,453</u>
<u>103,276</u>	<u>384,614</u>	<u>187,421</u>	<u>14,212</u>	<u>77,861</u>	<u>1,899</u>	<u>29,538</u>	<u>-</u>	<u>2,768,449</u>		<u>5,230,519</u>
<u>\$ 103,913</u>	<u>\$ 384,614</u>	<u>\$ 187,421</u>	<u>\$ 14,212</u>	<u>\$ 77,861</u>	<u>\$ 1,899</u>	<u>\$ 29,538</u>	<u>\$ -</u>	<u>\$ 4,033,121</u>		<u>\$ 11,578,402</u>

City of Ankeny, Iowa
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

	Special Revenue							
	Fire Gift	Hawkeye Park	Police Gift	Police Seizure	Police/Fire Pension	Employee Benefits	Landfill Postclosure	Friends of the Ankeny Library
Revenues								
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ 2,956,343	\$ 1,052,550	\$ -	\$ -
Other taxes and assessments	-	-	-	-	18,451	6,568	-	-
Intergovernmental	-	-	-	32,578	82,980	15,072	-	5,000
Charges for services	-	6,355	-	-	-	-	-	-
Use of money and property	1,455	1,259	864	4,194	26,215	-	3,521	4,913
Miscellaneous	2,720	-	3,300	261	-	-	-	43,083
Total revenues	<u>4,175</u>	<u>7,614</u>	<u>4,164</u>	<u>37,033</u>	<u>3,083,989</u>	<u>1,074,190</u>	<u>3,521</u>	<u>52,996</u>
Expenditures								
Current operating:								
Public safety	5,611	-	13,984	13,055	3,117,051	-	-	-
Culture and recreation	-	6,347	-	-	-	-	-	47,576
Total expenditures	<u>5,611</u>	<u>6,347</u>	<u>13,984</u>	<u>13,055</u>	<u>3,117,051</u>	<u>-</u>	<u>-</u>	<u>47,576</u>
Excess (deficiency) of revenues over (under) expenditures	(1,436)	1,267	(9,820)	23,978	(33,062)	1,074,190	3,521	5,420
Other financing (uses)								
Transfers out	-	-	-	-	-	(1,071,628)	(4,730)	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,071,628)</u>	<u>(4,730)</u>	<u>-</u>
Net change in fund balances	(1,436)	1,267	(9,820)	23,978	(33,062)	2,562	(1,209)	5,420
Fund balances, beginning	<u>34,151</u>	<u>29,321</u>	<u>23,674</u>	<u>82,884</u>	<u>1,431,937</u>	<u>-</u>	<u>79,002</u>	<u>97,856</u>
Fund balances, ending	<u>\$ 32,715</u>	<u>\$ 30,588</u>	<u>\$ 13,854</u>	<u>\$ 106,862</u>	<u>\$ 1,398,875</u>	<u>\$ 2,562</u>	<u>\$ 77,793</u>	<u>\$ 103,276</u>

							Capital Project	Total Nonmajor Governmental Funds
Park Dedication	Sports Complex Foundation	Ankeny Garden Club	Miracle Park	Dog Park	Parks & Recreation Scholarship	Civic	Special Assessments	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,008,893
-	-	-	-	-	-	-	1,065,153	1,090,172
-	-	-	-	-	-	-	-	135,630
-	15,900	-	-	-	-	-	-	22,255
19,846	7,546	562	3,272	76	1,263	-	-	74,986
32,760	-	1,775	8,756	375	-	-	-	93,030
52,606	23,446	2,337	12,028	451	1,263	-	1,065,153	5,424,966
-	-	-	-	-	-	-	-	3,149,701
-	-	-	4,641	-	-	-	-	58,564
-	-	-	4,641	-	-	-	-	3,208,265
52,606	23,446	2,337	7,387	451	1,263	-	1,065,153	2,216,701
(100,000)	-	-	-	-	-	-	-	(1,176,358)
(100,000)	-	-	-	-	-	-	-	(1,176,358)
(47,394)	23,446	2,337	7,387	451	1,263	-	1,065,153	1,040,343
432,008	163,975	11,875	70,474	1,448	28,275	-	1,703,296	4,190,176
\$ 384,614	\$ 187,421	\$ 14,212	\$ 77,861	\$ 1,899	\$ 29,538	\$ -	\$ 2,768,449	\$ 5,230,519

Nonmajor Enterprise Funds

Solid Waste Fund - Accounts for the City's activities to provide recycling services and the long-term maintenance and monitoring costs of the remediated landfill.

Otter Creek Golf Course Fund - Accounts for the operation and improvement of the municipally owned golf course.

City of Ankeny, Iowa
Combining Statement of Net Position
Nonmajor Enterprise Funds
June 30, 2025

	Enterprise Funds		
	Solid Waste	Otter Creek Golf Course	Totals
Assets			
Current assets:			
Cash and cash equivalents	\$ 642,622	\$ 2,930,368	\$ 3,572,990
Receivables:			
Accounts	190,993	32,840	223,833
Special assessments	415	-	415
Intergovernmental	7	-	7
Inventory	-	89,469	89,469
Total current assets	<u>834,037</u>	<u>3,052,677</u>	<u>3,886,714</u>
Noncurrent assets:			
Capital assets:			
Land	-	985,942	985,942
Depreciable assets, net of accumulated depreciation	-	2,673,060	2,673,060
Total capital assets	<u>-</u>	<u>3,659,002</u>	<u>3,659,002</u>
Total noncurrent assets	<u>-</u>	<u>3,659,002</u>	<u>3,659,002</u>
Total assets	<u>834,037</u>	<u>6,711,679</u>	<u>7,545,716</u>
Deferred Outflows of Resources			
Pension related deferred outflows	4,595	138,630	143,225
OPEB related deferred outflows	-	11,248	11,248
Total deferred outflows of resources	<u>4,595</u>	<u>149,878</u>	<u>154,473</u>
Liabilities			
Current liabilities:			
Accounts payable	134,442	84,196	218,638
Accrued wages	-	70,926	70,926
Due to other funds	-	48,544	48,544
Compensated absences payable	-	76,003	76,003
OPEB Liability	-	2,142	2,142
Total current liabilities	<u>134,442</u>	<u>281,811</u>	<u>416,253</u>
Noncurrent liabilities:			
Compensated absences payable	-	32,910	32,910
Advances from other funds	-	56,872	56,872
Net pension liability	10,071	303,834	313,905
OPEB liability	-	46,153	46,153
Total noncurrent liabilities	<u>10,071</u>	<u>439,769</u>	<u>449,840</u>
Total liabilities	<u>144,513</u>	<u>721,580</u>	<u>866,093</u>
Deferred Inflows of Resources			
Pension related deferred inflows	6	193	199
OPEB related deferred inflows	-	27,977	27,977
Total deferred inflows of resources	<u>6</u>	<u>28,170</u>	<u>28,176</u>
Net Position			
Net investment in capital assets	-	3,659,002	3,659,002
Unrestricted	694,113	2,452,805	3,146,918
Total net position	<u>\$ 694,113</u>	<u>\$ 6,111,807</u>	<u>\$ 6,805,920</u>

City of Ankeny, Iowa
Combining Statement of Revenues, Expenses, and Changes in Net Position
Nonmajor Enterprise Funds
For the Year Ended June 30, 2025

	Enterprise Funds		
	Solid Waste	Otter Creek Golf Course	Totals
Operating revenues:			
Charges for services	\$ 1,521,552	\$ 1,846,628	\$ 3,368,180
Other	-	957,819	957,819
Total operating revenues	<u>1,521,552</u>	<u>2,804,447</u>	<u>4,325,999</u>
Operating expenses:			
Personal services	52,337	1,203,784	1,256,121
Contractual services	1,392,396	539,401	1,931,797
Operating supplies	-	500,120	500,120
Depreciation and amortization	-	260,127	260,127
Total operating expenses	<u>1,444,733</u>	<u>2,503,432</u>	<u>3,948,165</u>
Operating income	<u>76,819</u>	<u>301,015</u>	<u>377,834</u>
Nonoperating revenues (expenses):			
Interest earnings	25,773	115,008	140,781
Interest expense	-	(3,658)	(3,658)
Total nonoperating revenues (expenses)	<u>25,773</u>	<u>111,350</u>	<u>137,123</u>
Net income before contributions and transfers	102,592	412,365	514,957
Transfers in	4,730	-	4,730
Change in net position	<u>107,322</u>	<u>412,365</u>	<u>519,687</u>
Total net position, beginning	<u>586,791</u>	<u>5,699,442</u>	<u>6,286,233</u>
Total net position, ending	<u>\$ 694,113</u>	<u>\$ 6,111,807</u>	<u>\$ 6,805,920</u>

City of Ankeny, Iowa
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended June 30, 2025

	Enterprise Funds		
	Solid Waste	Otter Creek Golf Course	Totals
Cash flows from operating activities			
Receipts from customers	\$ 1,511,542	\$ 2,807,029	\$ 4,318,571
Payments to suppliers	(1,384,922)	(1,057,346)	(2,442,268)
Payments to employees	(57,272)	(1,197,448)	(1,254,720)
Net cash provided by operating activities	69,348	552,235	621,583
Cash flows from noncapital financing activities			
Payments made on interfund accounts	-	(59,128)	(59,128)
Transfers from other funds	4,730	-	4,730
Net cash provided by (used for) noncapital financing activities	4,730	(59,128)	(54,398)
Cash flows from capital and related financing activities			
Purchase of capital assets	-	(88,501)	(88,501)
Cash flows from investing activities:			
Interest received	25,774	115,008	140,782
Net increase in cash and cash equivalents	99,852	519,614	619,466
Balances, beginning of year	542,770	2,410,754	2,953,524
Balances, end of year	\$ 642,622	\$ 2,930,368	\$ 3,572,990
Reconciliation of operating income to net cash provided by operating activities			
Operating income	\$ 76,819	\$ 301,015	\$ 377,834
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation and amortization	-	260,127	260,127
Changes in assets and liabilities:			
Receivables, net	(10,011)	2,583	(7,428)
Inventory	-	(5,534)	(5,534)
Accounts and other payables	2,540	(5,956)	(3,416)
Net cash provided by operating activities	\$ 69,348	\$ 552,235	\$ 621,583

Internal Service Funds

Internal service funds are used to finance and account for goods or services provided by one department or agency of the City to other departments or agencies of the City and to other government units, on a cost reimbursement basis.

Central Garage Fund - Accounts for the operations of a central vehicle maintenance garage. All costs incurred for vehicle maintenance and operations are charged to departments on a cost reimbursement basis.

Risk Management Fund – Accounts for the City's property and liability insurance coverage and other related activities. Departments are charged based on relative impact to the City's cost of coverage.

Equipment Reserve Fund - Accounts for the internal financing activities for capital equipment to the other City funds.

Sustainability Revolving Loan Fund – Provides loans to other funds for energy efficiency projects. Loans made under this revolving loan fund will be no-interest loans to departments.

Economic Development Revolving Fund - Accounts for the internal financing activities for economic development incentives to other City funds.

Health Insurance Fund - Accounts for premiums, claims, and administration of the employee health insurance plan. Costs are spread to departments in the form of employee premiums that are paid by each department on a monthly basis.

City of Ankeny, Iowa
Combining Statement of Net Position
Internal Service Funds
June 30, 2025

	Central Garage	Risk Management	Equipment Reserve	Sustainability Revolving Loan	Economic Development Revolving	Health Insurance	Total
Assets							
Current assets:							
Cash and cash equivalents	\$ 768,919	\$ 1,260,347	\$ 1,080,091	\$ 32,664	\$ 302,957	\$ 7,761,925	\$ 11,206,903
Receivables:							
Interest	-	-	685	-	-	-	685
Accounts	-	84,327	-	-	-	41,241	125,568
Intergovernmental	10,343	43,317	-	-	-	-	53,660
Prepaid expenses	-	126,553	-	-	-	-	126,553
Inventory	231,560	-	-	-	-	-	231,560
Due from other funds	-	-	404,610	-	-	-	404,610
Total current assets	<u>1,010,822</u>	<u>1,514,544</u>	<u>1,485,386</u>	<u>32,664</u>	<u>302,957</u>	<u>7,803,166</u>	<u>12,149,539</u>
Noncurrent assets:							
Advances to other funds	-	-	1,241,783	-	-	-	1,241,783
Capital assets:							
Depreciable assets, net of accumulated depreciation	<u>17,718</u>	<u>148,704</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>166,422</u>
Total capital assets	<u>17,718</u>	<u>148,704</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>166,422</u>
Total noncurrent assets	<u>17,718</u>	<u>148,704</u>	<u>1,241,783</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,408,205</u>
Total assets	<u>1,028,540</u>	<u>1,663,248</u>	<u>2,727,169</u>	<u>32,664</u>	<u>302,957</u>	<u>7,803,166</u>	<u>13,557,744</u>
Deferred Outflows of Resources							
Pension related deferred outflows	72,994	-	-	-	-	-	72,994
OPEB related deferred outflows	<u>6,759</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,759</u>
Total deferred outflows of resources	<u>79,753</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>79,753</u>
Liabilities							
Current liabilities:							
Accounts payable	46,754	85,597	-	-	-	13,368	145,719
Accrued wages	21,007	-	-	-	-	-	21,007
Compensated absences payable	13,995	-	-	-	-	-	13,995
Claims payable	-	-	-	-	-	369,000	369,000
OPEB liability	<u>1,287</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,287</u>
Total current liabilities	<u>83,043</u>	<u>85,597</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>382,368</u>	<u>551,008</u>
Noncurrent liabilities:							
Compensated absences payable	82	-	-	-	-	-	82
Net pension liability	159,981	-	-	-	-	-	159,981
OPEB liability	<u>27,737</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27,737</u>
Total noncurrent liabilities	<u>187,800</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>187,800</u>
Total liabilities	<u>270,843</u>	<u>85,597</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>382,368</u>	<u>738,808</u>
Deferred Inflows of Resources							
Pension related deferred inflows	102	-	-	-	-	-	102
OPEB related deferred inflows	<u>16,813</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,813</u>
Total deferred inflows of resources	<u>16,915</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,915</u>
Net Position							
Net investment in capital assets	17,718	148,704	-	-	-	-	166,422
Unrestricted	<u>802,817</u>	<u>1,428,947</u>	<u>2,727,169</u>	<u>32,664</u>	<u>302,957</u>	<u>7,420,798</u>	<u>12,715,352</u>
Total net position	<u>\$ 820,535</u>	<u>\$ 1,577,651</u>	<u>\$ 2,727,169</u>	<u>\$ 32,664</u>	<u>\$ 302,957</u>	<u>\$ 7,420,798</u>	<u>\$ 12,881,774</u>

City of Ankeny, Iowa
Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
For the Year Ended June 30, 2025

	Central Garage	Risk Management	Equipment Reserve	Sustainability Revolving Loan	Economic Development Revolving	Health Insurance	Total
Operating revenues:							
Charges for services	\$ 1,343,166	\$ 1,939,000	\$ -	\$ -	\$ -	\$ 5,322,710	\$ 8,604,876
Other	31,476	648,707	-	-	-	97,745	777,928
Total operating revenues	<u>1,374,642</u>	<u>2,587,707</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,420,455</u>	<u>9,382,804</u>
Operating expenses:							
Personal services	554,349	811,783	-	-	-	10,000	1,376,132
Contractual services	32,284	1,326,918	-	-	-	5,400,153	6,759,355
Operating supplies	757,795	-	-	-	-	1,173	758,968
Depreciation	8,705	61,523	-	-	-	-	70,228
Total operating expenses	<u>1,353,133</u>	<u>2,200,224</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,411,326</u>	<u>8,964,683</u>
Operating income	<u>21,509</u>	<u>387,483</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,129</u>	<u>418,121</u>
Nonoperating revenues:							
Interest earnings	29,107	32,143	80,259	1,397	12,956	343,846	499,708
Total nonoperating revenues	<u>29,107</u>	<u>32,143</u>	<u>80,259</u>	<u>1,397</u>	<u>12,956</u>	<u>343,846</u>	<u>499,708</u>
Change in net position	50,616	419,626	80,259	1,397	12,956	352,975	917,829
Total net position, beginning	<u>769,919</u>	<u>1,158,025</u>	<u>2,646,910</u>	<u>31,267</u>	<u>290,001</u>	<u>7,067,823</u>	<u>11,963,945</u>
Total net position, ending	<u>\$ 820,535</u>	<u>\$ 1,577,651</u>	<u>\$ 2,727,169</u>	<u>\$ 32,664</u>	<u>\$ 302,957</u>	<u>\$ 7,420,798</u>	<u>\$ 12,881,774</u>

City of Ankeny, Iowa
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2025

	Central Garage	Risk Management	Equipment Reserve	Sustainability Revolving Loan	Economic Development Revolving	Health Insurance	Total
Cash flows from operating activities							
Cash received from customers	\$ 1,386,301	\$ 2,479,256	\$ -	\$ -	\$ -	\$ 5,380,681	\$ 9,246,238
Payments to suppliers	(802,329)	(2,167,455)	-	-	-	(5,422,309)	(8,392,093)
Payments to employees	(563,904)	-	-	-	-	(10,558)	(574,462)
Net cash provided by (used for) operating activities	20,068	311,801	-	-	-	(52,186)	279,683
Cash flows from noncapital financing activities							
Payments received on interfund accounts	-	-	260,207	-	-	-	260,207
Loans issued to other funds	-	-	(1,527,717)	-	-	-	(1,527,717)
Net cash (used for) noncapital financing activities	-	-	(1,267,510)	-	-	-	(1,267,510)
Cash flows from capital and related financing activities							
Purchase of capital assets	-	(106,027)	-	-	-	-	(106,027)
Cash flows from investing activities							
Interest received	29,110	32,143	80,441	1,397	12,956	343,846	499,893
Net increase (decrease) in cash and cash equivalents	49,178	237,917	(1,187,069)	1,397	12,956	291,660	(593,961)
Cash and cash equivalents, beginning	719,741	1,022,430	2,267,160	31,267	290,001	7,470,265	11,800,864
Cash and cash equivalents, ending	<u>\$ 768,919</u>	<u>\$ 1,260,347</u>	<u>\$ 1,080,091</u>	<u>\$ 32,664</u>	<u>\$ 302,957</u>	<u>\$ 7,761,925</u>	<u>\$ 11,206,903</u>
Reconciliation of operating income to net cash provided by (used for) operating activities							
Operating income	\$ 21,509	\$ 387,483	\$ -	\$ -	\$ -	\$ 9,129	\$ 418,121
Adjustments to reconcile operating income to net cash provided by (used for) operating activities:							
Depreciation expense	8,705	61,523	-	-	-	-	70,228
Changes in assets and liabilities:							
Receivables, net	11,658	(108,451)	-	-	-	(39,774)	(136,567)
Prepaid expenses	-	3,779	-	-	-	-	3,779
Inventory	12,727	-	-	-	-	-	12,727
Accounts and other payables	(23,787)	(32,533)	-	-	-	4,459	(51,861)
Claims payable	(10,744)	-	-	-	-	(26,000)	(36,744)
Net cash provided by (used for) operating activities	<u>\$ 20,068</u>	<u>\$ 311,801</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (52,186)</u>	<u>\$ 279,683</u>

Capital Assets Used in the Operation of Governmental Funds

City of Ankeny, Iowa
Capital Assets Used in the Operation of Governmental Funds
Comparative Schedules By Source
June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Governmental funds capital assets:		
Land	\$ 11,144,042	\$ 11,026,721
Other improvements	61,232,105	52,836,959
Infrastructure	331,484,188	302,300,297
Buildings	79,507,452	79,500,136
Machinery and equipment	26,047,610	22,357,839
Lease equipment	1,201,609	1,170,072
Subscriptions	47,389	33,405
Furniture and fixtures	1,459,706	1,459,706
Construction in progress	43,201,301	49,590,657
Total governmental funds capital assets	<u>\$ 555,325,403</u>	<u>\$ 520,275,792</u>
Investment in governmental funds capital assets by source:		
General fund	\$ 28,868,664	\$ 26,132,888
Special revenue funds	9,951,707	8,952,191
Capital project funds	362,557,143	339,136,006
Local, state, and federal grants and donations	153,947,889	146,054,707
Total investment in governmental funds capital assets by source	<u>\$ 555,325,403</u>	<u>\$ 520,275,792</u>

City of Ankeny, Iowa
Comparative Schedule By Function and Activity
June 30, 2025

	Land	Other Improvements	Infrastructure	Buildings	Machinery and Equipment	Lease Equipment	Subscriptions	Furniture and Fixtures	Construction in Progress	Total
Public safety:										
Police	\$ 206	\$ -	\$ -	\$ 17,600,265	\$ 3,392,762	\$ 1,189,697	\$ -	\$ 239,757	\$ -	\$ 22,422,687
Fire and ambulance	1,053,533	-	-	13,686,586	10,282,216	-	-	48,316	6,577,612	31,648,263
Code enforcement	-	-	-	-	285,884	-	-	-	-	285,884
Total public safety	1,053,739	-	-	31,286,851	13,960,861	1,189,697	-	288,073	6,577,612	54,356,834
Health and social services:										
Mosquito control	-	-	-	-	34,130	-	-	-	-	34,130
Culture and recreation:										
Library	14,361	94,657	-	25,246,743	472,109	4,207	-	619,879	203,587	26,655,543
Parks and recreation	4,009,703	52,867,798	5,123,346	14,482,934	2,124,679	-	16,348	45,220	4,192,359	82,862,387
Total culture and recreation	4,024,064	52,962,455	5,123,346	39,729,677	2,596,788	4,207	16,348	665,099	4,395,946	109,517,930
Public works:										
Public works	5,966,708	8,216,409	326,360,842	3,509,051	8,446,479	-	-	-	32,157,069	384,656,559
Community and economic development:										
Planning and zoning	-	-	-	-	85,489	-	-	-	-	85,489
General government:										
Council and management	99,531	53,241	-	4,981,873	923,863	7,705	31,041	506,534	70,674	6,674,462
Total general capital assets	\$ 11,144,042	\$ 61,232,105	\$ 331,484,188	\$ 79,507,452	\$ 26,047,610	\$ 1,201,609	\$ 47,389	\$ 1,459,706	\$ 43,201,301	\$ 555,325,403

City of Ankeny, Iowa
Capital Assets Used in the Operation of Governmental Funds
Schedule of Changes By Function and Activity
Year Ended June 30, 2025

	Governmental Funds Capital Assets June 30, 2024	Additions	Deductions	Governmental Funds Capital Assets June 30, 2025
Public safety:				
Police	\$ 21,907,616	\$ 800,290	\$ 285,219	\$ 22,422,687
Fire and ambulance	24,810,495	7,140,390	302,622	31,648,263
Code enforcement	262,692	40,434	17,242	285,884
Total public safety	<u>46,980,803</u>	<u>7,981,114</u>	<u>605,084</u>	<u>54,356,834</u>
Health & social services:				
Mosquito control	<u>34,130</u>	<u>-</u>	<u>-</u>	<u>34,130</u>
Culture and recreation:				
Library	26,655,543	-	-	26,655,543
Parks and recreation	73,261,878	10,765,470	1,164,961	82,862,387
Total culture and recreation	<u>99,917,421</u>	<u>10,765,470</u>	<u>1,164,961</u>	<u>109,517,930</u>
Public works:				
Public works	<u>366,597,471</u>	<u>44,114,688</u>	<u>26,055,600</u>	<u>384,656,559</u>
Community & economic development:				
Planning & zoning	<u>85,489</u>	<u>-</u>	<u>-</u>	<u>85,489</u>
General government:				
Council and management	<u>6,660,478</u>	<u>31,041</u>	<u>17,057</u>	<u>6,674,462</u>
Total general capital assets	<u>\$ 520,275,792</u>	<u>\$ 62,892,313</u>	<u>\$ 27,842,702</u>	<u>\$ 555,325,403</u>

Statistical Section

(Unaudited)

City of Ankeny, Iowa

Statistical Section Contents

The statistical section of the City's Annual Comprehensive Financial Report represents detailed information as a context for understanding what the information presented in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
Financial Trends	112
These schedules contain information to help the reader understand how the City's financial performance and well being have changed over time.	
Revenue Capacity	120
These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	
Debt Capacity	126
These schedules present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue additional debt in the future.	
Demographic and Economic Information	131
These schedules offer demographic and economic indicators to help the reader understand the environment with which the City's financial activities take place.	
Operating Information	133
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Report for the relevant year.

City of Ankeny, Iowa
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year			
	2025	2024	2023	2022
Governmental activities:				
Net investment in capital assets	\$ 309,163,582	\$ 286,083,484	\$ 255,706,188	\$ 249,777,225
Restricted:				
Debt service	4,525,597	3,450,920	1,548,456	1,485,075
Capital projects	3,370,103	1,370,103	6,916,103	3,472,855
Enabling legislation	424,716	531,544	904,436	939,575
Restricted by other governments	15,589,888	15,397,119	14,862,151	13,405,762
Donor restrictions	491,364	461,049	755,603	3,298,095
Unrestricted	38,108,153	38,381,477	39,586,657	25,744,028
Total governmental activities net position	<u>371,673,403</u>	<u>345,675,696</u>	<u>320,279,594</u>	<u>298,122,615</u>
Business-type activities:				
Net investment in capital assets	214,968,504	203,112,746	200,201,084	186,989,116
Restricted:				
Debt service	3,018,710	3,069,450	1,940,827	1,397,521
Unrestricted	73,566,033	65,114,978	53,608,016	48,948,223
Total business-type activities net position	<u>291,553,247</u>	<u>271,297,174</u>	<u>255,749,927</u>	<u>237,334,860</u>
Primary government:				
Net investment in capital assets	524,132,086	489,196,230	455,907,272	436,766,341
Restricted:				
Debt service	7,544,307	6,520,370	3,489,283	2,882,596
Capital projects	3,370,103	1,370,103	6,916,103	3,472,855
Enabling legislation	424,716	531,544	904,436	939,575
Restricted by other governments	15,589,888	15,397,119	14,862,151	13,405,762
Donor restrictions	491,364	461,049	755,603	3,298,095
Unrestricted	111,674,186	103,496,455	93,194,673	74,692,251
Total primary government net position	<u>\$ 663,226,650</u>	<u>\$ 616,972,870</u>	<u>\$ 576,029,521</u>	<u>\$ 535,457,475</u>

⁽¹⁾ Net position for fiscal year 2018 is restated to include changes relating to GASB Statement No. 75.

⁽²⁾ Net position for fiscal year 2021 is restated to include changes relating to GASB Statement No. 87.

Fiscal Year						
2021 ⁽²⁾	2020	2019	2018 ⁽¹⁾	2017	2016	
\$ 229,636,596	\$ 194,066,837	\$ 172,386,785	\$ 143,233,649	\$ 130,865,789	\$ 116,004,979	
1,455,739	2,394,189	2,732,212	2,863,466	3,574,657	3,514,212	
3,522,855	31,649,353	-	-	-	-	
880,151	1,019,877	843,267	720,062	1,012,949	1,004,416	
13,406,023	13,538,110	12,345,053	11,882,618	10,230,755	8,420,514	
4,068,637	1,067,387	331,818	405,322	749,772	2,434,297	
18,474,141	15,148,622	49,161,416	51,088,431	31,273,437	19,759,160	
<u>271,444,142</u>	<u>258,884,375</u>	<u>237,800,551</u>	<u>210,193,548</u>	<u>177,707,359</u>	<u>151,137,578</u>	
171,520,523	142,883,065	134,854,399	125,926,026	118,594,408	109,640,906	
2,578,241	2,985,378	3,075,126	2,766,116	2,490,276	2,596,208	
<u>44,852,901</u>	<u>33,561,997</u>	<u>26,604,092</u>	<u>23,211,751</u>	<u>21,793,304</u>	<u>20,006,304</u>	
<u>218,951,665</u>	<u>179,430,440</u>	<u>164,533,617</u>	<u>151,903,893</u>	<u>142,877,988</u>	<u>132,243,419</u>	
401,157,119	336,949,902	307,241,184	269,159,675	249,460,197	225,645,885	
4,033,980	5,379,567	5,807,338	5,629,582	6,064,933	6,110,420	
3,522,855	31,649,353	-	-	-	-	
880,151	1,019,877	843,267	720,062	1,012,949	1,004,416	
13,406,023	13,538,110	12,345,053	11,882,618	10,230,755	8,420,514	
4,068,637	1,067,387	331,818	405,322	749,772	2,434,297	
63,327,042	48,710,619	75,765,508	74,300,182	53,066,741	39,765,464	
<u>\$ 490,395,807</u>	<u>\$ 438,314,815</u>	<u>\$ 402,334,168</u>	<u>\$ 362,097,441</u>	<u>\$ 320,585,347</u>	<u>\$ 283,380,996</u>	

City of Ankeny, Iowa
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year			
	2025	2024	2023	2022
Expenses				
Governmental activities:				
Public safety	\$ 28,476,442	\$ 28,064,907	\$ 28,880,476	\$ 23,345,087
Health and social services	442,713	473,913	398,429	307,142
Culture and recreation	9,777,923	10,401,085	9,909,276	9,048,362
Public works	30,575,288	23,634,762	21,343,625	17,161,335
Community and economic development	5,184,858	5,777,654	5,103,523	3,958,021
General government	4,894,890	5,673,162	4,632,346	3,907,839
Interest on long-term debt	2,192,990	2,425,510	2,019,407	2,215,705
Total governmental activities expenses	<u>81,545,103</u>	<u>76,450,993</u>	<u>72,287,082</u>	<u>59,943,491</u>
Business-type activities:				
Solid waste	1,444,725	1,428,086	1,072,363	1,143,538
Water	16,163,708	16,472,454	15,104,180	13,771,286
Sewer	14,061,793	12,848,550	15,518,683	11,750,974
Storm water	3,565,388	2,867,833	3,509,558	2,479,912
Otter Creek golf course	2,497,287	2,269,638	1,986,038	1,793,716
Total business-type activities expenses	<u>37,732,901</u>	<u>35,886,561</u>	<u>37,190,822</u>	<u>30,939,426</u>
Total primary government expenses	<u>119,278,004</u>	<u>112,337,554</u>	<u>109,477,904</u>	<u>90,882,917</u>
Program revenues				
Governmental activities:				
Charges for services:				
Public safety	5,676,439	5,118,034	5,596,180	5,823,573
Culture and recreation	3,484,552	3,333,854	3,050,712	2,869,684
Other activities	1,362,881	3,519,253	2,700,674	853,893
Operating grants and contributions	12,722,499	11,849,658	11,334,034	11,207,338
Capital grants and contributions	8,769,000	7,330,781	6,902,452	10,366,959
Total governmental activities program revenues	<u>32,015,371</u>	<u>31,151,580</u>	<u>29,584,052</u>	<u>31,121,447</u>
Business-type activities:				
Charges for services:				
Water	22,058,331	21,134,920	19,884,295	17,564,203
Sewer	17,967,127	17,672,333	16,906,553	17,604,506
Other activities	7,722,445	6,869,747	6,517,543	6,005,740
Capital grants and contributions	9,986,407	4,798,904	11,468,738	9,500,247
Total business-type activities program revenues	<u>57,734,310</u>	<u>50,475,904</u>	<u>54,777,129</u>	<u>50,674,696</u>
Total primary government program revenues	<u>89,749,681</u>	<u>81,627,484</u>	<u>84,361,181</u>	<u>81,796,143</u>
Net (expense) revenue				
Governmental activities	(49,529,732)	(45,299,413)	(42,703,030)	(28,822,044)
Business-type activities	20,001,409	14,589,343	17,586,307	19,735,270
Total primary government net (expense) revenue	<u>(29,528,323)</u>	<u>(30,710,070)</u>	<u>(25,116,723)</u>	<u>(9,086,774)</u>
General revenues and other changes in net position				
Governmental activities:				
Taxes:				
Property taxes	62,147,694	57,478,950	54,893,111	50,873,087
Other taxes	-	-	-	-
Hotel/motel taxes	2,476,276	2,283,804	2,076,862	1,734,499
Cable franchise taxes	135,885	173,548	208,021	243,742
Mobile home taxes	27,066	28,010	27,192	25,404
Utility tax replacement	305,107	310,651	314,758	301,712
Utility franchise taxes	1,601,765	1,572,333	1,748,871	1,677,661
Interest	6,628,144	7,473,071	4,544,417	197,993
Other	519,106	475,746	217,896	58,414
Transfers	1,686,396	899,403	828,881	388,005
Total governmental activities	<u>75,527,439</u>	<u>70,695,516</u>	<u>64,860,009</u>	<u>55,500,517</u>
Business-type activities:				
Interest	535,983	532,163	264,735	32,185
Other	1,405,077	1,325,144	1,392,906	1,263,126
Transfers	(1,686,396)	(899,403)	(828,881)	(388,005)
Special item	-	-	-	(2,259,381)
Total business-type activities	<u>254,664</u>	<u>957,904</u>	<u>828,760</u>	<u>(1,352,075)</u>
Total primary government	<u>75,782,103</u>	<u>71,653,420</u>	<u>65,688,769</u>	<u>54,148,442</u>
Changes in net position				
Governmental activities	25,997,707	25,396,103	22,156,979	26,678,473
Business-type activities	20,256,073	15,547,247	18,415,067	18,383,195
Total primary government changes in net position	<u>\$ 46,253,780</u>	<u>\$ 40,943,350</u>	<u>\$ 40,572,046</u>	<u>\$ 45,061,668</u>

(1) Net position for fiscal year 2018 is restated to include changes relating to GASB Statement No. 75.

(2) Net position for fiscal year 2021 is restated to include changes relating to GASB Statement No. 87.

Fiscal Year						
2021 ⁽²⁾	2020	2019	2018 ⁽¹⁾	2017	2016	
\$ 25,563,287	\$ 23,146,580	\$ 19,857,761	\$ 16,786,311	\$ 16,365,705	\$ 14,690,344	
371,915	339,819	332,190	1,263,476	264,019	1,054,174	
8,920,203	8,034,416	7,777,549	7,525,554	7,217,960	6,944,839	
15,027,246	15,805,214	15,425,481	14,746,601	12,777,753	10,673,269	
3,215,906	3,524,785	3,246,020	2,214,016	2,695,564	1,757,674	
3,975,015	4,186,112	3,526,979	3,359,273	3,214,295	3,082,029	
3,095,443	3,634,827	3,283,321	3,120,209	3,137,859	4,838,028	
60,169,015	58,671,754	53,449,302	49,015,440	45,673,155	43,040,357	
1,236,700	918,436	772,666	745,019	675,871	632,056	
13,367,009	11,303,879	10,175,893	9,688,482	8,542,848	7,450,745	
12,348,429	13,447,758	12,676,276	12,152,336	11,771,681	11,682,628	
2,250,267	955,170	963,543	951,996	882,254	1,104,387	
1,696,658	1,532,165	1,705,499	1,669,022	1,783,053	1,762,426	
30,899,063	28,157,408	26,293,877	25,206,855	23,655,707	22,632,242	
91,068,078	86,829,162	79,743,179	74,222,295	69,328,862	65,672,599	
6,108,597	4,882,713	4,021,686	3,785,589	4,309,769	3,609,342	
1,835,035	1,287,322	2,438,240	2,399,263	2,356,757	2,400,130	
1,260,479	1,116,277	1,229,778	499,004	618,900	735,727	
15,835,442	12,779,997	11,644,928	15,725,248	8,980,006	10,051,031	
11,898,943	8,107,280	9,531,207	9,772,430	9,619,017	9,127,451	
36,938,496	28,173,589	28,865,839	32,181,534	25,884,449	25,923,681	
18,272,625	14,662,314	12,921,797	12,675,275	11,021,695	9,802,862	
19,020,685	17,158,191	15,907,051	15,497,190	15,067,446	14,907,926	
5,540,634	4,343,034	4,221,663	3,906,143	3,782,752	3,687,629	
6,948,085	6,466,444	7,639,955	4,968,657	6,373,930	7,189,812	
49,782,029	42,629,983	40,690,466	37,047,265	36,245,823	35,588,229	
86,720,525	70,803,572	69,556,305	69,228,799	62,130,272	61,511,910	
(23,230,519)	(30,498,165)	(24,583,463)	(16,833,906)	(19,788,706)	(17,116,676)	
18,882,966	14,472,575	14,396,589	11,840,410	12,590,116	12,955,987	
(4,347,553)	(16,025,590)	(10,186,874)	(4,993,496)	(7,198,590)	(4,160,689)	
48,298,765	46,146,577	43,017,000	42,023,999	39,329,506	36,117,574	
2,874,194	2,886,685	3,455,310	3,330,198	3,720,204	2,722,766	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
631,886	2,251,769	2,552,602	1,095,780	481,522	365,703	
75,709	118,115	574,619	451,388	84,574	51,672	
172,046	178,842	2,590,934	3,352,171	2,742,681	3,443,298	
52,052,600	51,581,988	52,190,465	50,253,536	46,358,487	42,701,013	
35,968	109,913	128,729	64,148	34,082	38,909	
723,928	493,177	695,340	636,859	753,053	776,695	
(172,046)	(178,842)	(2,590,934)	(3,352,171)	(2,742,681)	(3,443,298)	
(6,698,060)	-	-	-	-	-	
(6,110,210)	424,248	(1,766,865)	(2,651,164)	(1,955,546)	(2,627,694)	
45,942,390	52,006,236	50,423,600	47,602,372	44,402,940	40,073,319	
28,822,081	21,083,823	27,607,002	33,419,629	26,569,781	25,584,337	
12,772,756	14,896,823	12,629,724	9,189,246	10,634,570	10,328,293	
\$ 41,594,838	\$ 35,980,647	\$ 40,236,727	\$ 42,608,876	\$ 37,204,351	\$ 35,912,630	

City of Ankeny, Iowa
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2025	2024	2023	2022
General fund:				
Nonspendable	\$ 8,681	\$ 2,218	\$ 3,057	\$ 2,093
Restricted	40,102	99,536	404,674	406,913
Unassigned	42,528,170	39,186,475	36,375,146	31,329,837
Total general fund	<u>\$ 42,576,953</u>	<u>\$ 39,288,229</u>	<u>\$ 36,782,877</u>	<u>\$ 31,738,843</u>
All other governmental funds:				
Restricted	\$ 48,499,590	\$ 52,459,295	\$ 49,336,797	\$ 60,470,545
Total all other governmental funds	<u>\$ 48,499,590</u>	<u>\$ 52,459,295</u>	<u>\$ 49,336,797</u>	<u>\$ 60,470,545</u>

Fiscal Year					
2021	2020	2019	2018	2017	2016
\$ 2,369	\$ 559	\$ 386	\$ 424	\$ 1,352	\$ 871
298,213	413,892	235,273	96,286	421,903	506,642
27,309,460	21,063,502	21,560,844	20,007,974	17,861,401	16,210,239
<u>\$ 27,610,042</u>	<u>\$ 21,477,953</u>	<u>\$ 21,796,503</u>	<u>\$ 20,104,684</u>	<u>\$ 18,284,656</u>	<u>\$ 16,717,752</u>
\$ 57,154,549	\$ 49,617,127	\$ 58,119,263	\$ 52,381,762	\$ 33,797,617	\$ 37,695,970
<u>\$ 57,154,549</u>	<u>\$ 49,617,127</u>	<u>\$ 58,119,263</u>	<u>\$ 52,381,762</u>	<u>\$ 33,797,617</u>	<u>\$ 37,695,970</u>

City of Ankeny, Iowa
Changes in Fund Balance
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2025	2024	2023	2022
Revenues:				
Property taxes	\$ 62,087,460	\$ 57,431,387	\$ 54,930,406	\$ 50,809,110
Other taxes and assessments	5,791,498	5,891,323	4,651,093	3,984,862
Licenses and permits	2,707,943	1,987,721	2,540,536	2,818,276
Intergovernmental	13,268,187	16,880,743	12,665,139	17,175,093
Charges for services	6,430,815	5,741,869	5,552,601	5,782,138
Use of money and property	7,131,708	8,003,219	4,965,435	580,776
Miscellaneous	1,211,571	3,218,674	1,438,986	1,757,053
Total revenues	<u>98,629,182</u>	<u>99,154,936</u>	<u>86,744,196</u>	<u>82,907,308</u>
Expenditures:				
Current operating:				
Public safety	33,658,763	29,200,099	27,519,088	23,550,619
Health and social services	427,958	434,771	425,291	377,553
Culture and recreation	9,394,349	9,001,044	8,748,492	7,413,729
Public works	12,491,340	10,238,771	8,057,716	8,081,161
Community and economic development	5,086,486	5,750,416	5,101,678	4,031,325
General government	4,644,273	5,324,955	4,496,129	4,305,432
Debt service:				
Principal	20,090,000	19,055,666	18,036,334	17,457,666
Lease agreement payoff	-	-	-	-
Interest and other charges	4,087,499	4,175,266	4,408,845	4,290,240
Bond issuance costs	133,436	198,783	132,690	150,771
Capital projects	<u>28,072,925</u>	<u>27,751,797</u>	<u>32,535,521</u>	<u>24,277,182</u>
Total expenditures	<u>118,087,029</u>	<u>111,131,568</u>	<u>109,461,784</u>	<u>93,935,678</u>
(Deficiency) of revenues (under) expenditures	<u>(19,457,847)</u>	<u>(11,976,632)</u>	<u>(22,717,588)</u>	<u>(11,028,370)</u>
Other financing sources (uses):				
Issuance of long-term debt	15,915,000	15,485,000	13,565,000	16,975,000
Issuance of refunding bonds	-	-	-	11,875,000
Premium on long-term debt	1,122,892	983,115	1,273,479	1,052,562
Premium on refunding bonds	-	-	-	1,187,600
Debt issued for enterprise funds	-	-	-	-
Payment of refunded bonds	-	-	-	(13,005,000)
Subscription financing	31,041	-	33,405	-
Lease financing	31,537	236,964	927,109	-
Sale of general capital assets	-	-	-	-
Transfers in	12,367,037	12,069,151	13,821,712	11,014,491
Transfers out	<u>(10,680,641)</u>	<u>(11,169,748)</u>	<u>(12,992,831)</u>	<u>(10,626,486)</u>
Total other financing sources (uses)	<u>18,786,866</u>	<u>17,604,482</u>	<u>16,627,874</u>	<u>18,473,167</u>
Net change in fund balances	<u>\$ (670,981)</u>	<u>\$ 5,627,850</u>	<u>\$ (6,089,714)</u>	<u>\$ 7,444,797</u>
Debt service as a percentage of noncapital expenditures	<u>26.98%</u>	<u>27.53%</u>	<u>27.79%</u>	<u>30.34%</u>

Fiscal Year					
2021	2020	2019	2018	2017	2016
\$ 48,737,860	\$ 45,709,683	\$ 42,986,723	\$ 42,031,273	\$ 39,321,719	\$ 36,217,399
2,904,323	2,887,713	3,639,598	3,409,845	3,767,618	2,944,668
3,066,285	2,428,797	2,097,710	2,060,660	2,466,287	2,036,920
16,362,702	10,823,829	11,692,557	9,592,755	10,520,178	9,369,539
4,638,561	3,626,853	3,869,490	3,729,125	3,616,796	3,425,790
890,012	2,424,415	2,811,011	1,325,964	733,644	622,875
5,307,625	5,300,780	4,479,884	8,144,469	1,674,616	3,213,587
81,907,368	73,202,070	71,576,973	70,294,091	62,100,858	57,830,778
21,724,281	20,237,245	18,878,557	16,044,939	14,847,862	13,940,248
351,311	309,012	322,627	1,247,066	258,736	1,056,275
6,242,118	5,738,563	5,810,311	5,603,656	5,358,862	5,066,990
7,618,951	6,732,666	6,420,147	5,622,693	5,126,014	4,809,543
3,145,457	3,543,467	3,292,554	2,201,947	2,657,424	1,729,530
3,774,625	3,979,607	3,359,889	3,354,170	3,140,348	3,150,291
17,218,660	14,164,864	15,642,031	16,366,692	14,749,997	17,780,689
-	-	-	-	-	-
4,362,949	4,530,744	4,232,543	4,109,176	4,831,029	5,281,862
80,772	236,794	198,167	225,587	40,213	240,701
26,531,218	30,066,751	31,773,802	18,770,389	15,266,473	9,447,942
91,050,342	89,539,713	89,930,628	73,546,315	66,276,958	62,504,071
(9,142,974)	(16,337,643)	(18,353,655)	(3,252,224)	(4,176,100)	(4,673,293)
10,670,000	7,835,000	20,145,000	17,970,000	10,925,000	8,645,000
11,478,000	6,960,000	-	-	-	16,152,723
1,406,011	1,001,121	2,649,445	1,596,926	1,114,629	367,457
2,114,074	900,332	-	-	-	1,286,021
-	(7,950,000)	-	-	-	-
(13,555,000)	(1,459,038)	-	-	(12,937,660)	(19,375,000)
-	-	-	-	-	-
-	-	-	-	-	-
-	50,700	397,596	737,300	-	-
12,430,305	17,073,234	16,722,351	22,310,966	17,252,270	13,723,327
(12,258,259)	(16,894,392)	(14,131,417)	(18,958,795)	(14,509,588)	(10,280,029)
12,285,131	7,516,957	25,782,975	23,656,397	1,844,651	10,519,498
\$ 3,142,157	\$ (8,820,686)	\$ 7,429,320	\$ 20,404,173	\$ (2,331,449)	\$ 5,846,205
32.98%	30.09%	32.52%	36.03%	37.01%	42.97%

City of Ankeny, Iowa

Actual Valuation and Taxable Valuation of Property ⁽¹⁾

Last Ten Fiscal Years

As of January 1:					
	2023	2022	2021	2020	2019
<u>Actual Valuation</u>					
Residential	\$ 8,371,761,287	\$ 6,515,879,214	\$ 6,052,769,889	\$ 5,422,275,106	\$ 5,187,401,475
Agricultural	6,633,620	5,261,541	4,860,545	5,127,760	5,301,176
Commercial	1,421,680,081	1,042,947,406	1,001,409,743	944,385,596	885,594,934
Industrial	412,644,819	308,143,123	285,337,524	219,423,440	203,689,801
Multiresidential	-	-	151,637,588	127,319,149	123,394,502
Utilities	103,553,520	93,917,984	73,414,127	69,442,959	57,360,368
Gross valuation	10,316,273,327	7,966,149,268	7,569,429,416	6,787,974,010	6,462,742,256
Less: Military exemption	21,773,911	3,437,312	3,594,732	3,686,462	3,717,151
Net valuation	10,294,499,416	7,962,711,956	7,565,834,684	6,784,287,548	6,459,025,105
Incremental value	305,279,621	366,386,434	351,261,236	307,722,996	298,261,068
Actual valuation	<u>\$ 10,599,779,037</u>	<u>\$ 8,329,098,390</u>	<u>\$ 7,917,095,920</u>	<u>\$ 7,092,010,544</u>	<u>\$ 6,757,286,173</u>
Percent change	27.262%	5.204%	11.634%	4.954%	11.408%
As of January 1:					
	2023	2022	2021	2020	2019
<u>Taxable Valuation</u>					
Residential	\$ 3,820,953,111	\$ 3,493,357,095	\$ 3,213,734,605	\$ 3,005,556,981	\$ 2,803,688,688
Agricultural	4,765,403	4,821,902	4,327,878	4,308,873	4,319,549
Commercial	1,224,140,385	892,059,717	887,043,854	836,968,684	784,577,423
Industrial	364,150,636	268,833,472	250,443,383	192,585,898	178,523,759
Multiresidential	-	-	93,462,934	83,621,292	85,845,412
Utilities	31,927,275	32,576,459	35,339,445	33,689,498	29,997,984
Gross valuation	5,445,936,810	4,691,648,645	4,484,352,099	4,156,731,226	3,886,952,815
Less: Military exemption	21,773,911	3,437,312	3,594,732	3,686,462	3,717,151
Net valuation	5,424,162,899	4,688,211,333	4,480,757,367	4,153,044,764	3,883,235,664
Incremental value	305,279,621	366,386,434	351,261,236	307,722,996	298,261,068
Taxable valuation	<u>\$ 5,729,442,520</u>	<u>\$ 5,054,597,767</u>	<u>\$ 4,832,018,603</u>	<u>\$ 4,460,767,760</u>	<u>\$ 4,181,496,732</u>
Percent change	13.351%	4.606%	8.323%	6.679%	8.715%
<u>Total Direct Tax Rate</u>					
City of Ankeny	<u>\$ 9.90000</u>	<u>\$ 9.90000</u>	<u>\$ 9.90000</u>	<u>\$ 9.95000</u>	<u>\$ 10.00000</u>

⁽¹⁾ Polk County Auditor

2018	2017	2016	2015	2014
\$ 4,643,315,539	\$ 4,355,396,968	\$ 3,762,463,077	\$ 3,524,929,091	\$ 3,143,399,870
7,236,710	7,245,711	7,645,992	7,501,145	7,991,103
779,758,451	783,342,458	667,635,645	638,026,642	640,139,856
177,059,755	126,752,190	102,107,113	93,752,457	80,820,176
113,414,456	102,852,730	66,138,114	77,362,115	-
55,987,309	54,127,524	54,474,394	54,150,493	51,745,066
5,776,772,220	5,429,717,581	4,660,464,335	4,395,721,943	3,924,096,071
3,722,839	3,712,328	3,755,150	3,692,325	3,678,437
5,773,049,381	5,426,005,253	4,656,709,185	4,392,029,618	3,920,417,634
292,312,551	233,715,204	254,893,568	229,889,792	225,980,667
\$ 6,065,361,932	\$ 5,659,720,457	\$ 4,911,602,753	\$ 4,621,919,410	\$ 4,146,398,301
7.167%	15.232%	6.268%	11.468%	6.944%

2018	2017	2016	2015	2014
\$ 2,594,115,461	\$ 2,384,342,061	\$ 2,102,980,864	\$ 1,926,692,186	\$ 1,719,460,033
4,062,120	3,945,202	3,631,793	3,458,535	3,572,187
689,692,370	693,683,725	588,062,134	562,290,556	563,273,438
154,402,651	111,202,619	88,866,590	81,810,752	70,326,907
82,885,161	79,780,871	53,661,602	65,612,909	-
32,559,838	32,518,509	32,395,228	35,163,451	36,497,213
3,557,717,601	3,305,472,987	2,869,598,211	2,675,028,389	2,393,129,778
3,722,839	3,712,328	3,755,150	3,692,325	3,678,437
3,553,994,762	3,301,760,659	2,865,843,061	2,671,336,064	2,389,451,341
292,312,551	233,715,204	254,893,568	229,889,792	225,980,667
\$ 3,846,307,313	\$ 3,535,475,863	\$ 3,120,736,629	\$ 2,901,225,856	\$ 2,615,432,008
8.792%	13.290%	7.566%	10.927%	6.966%

\$ 10.35000	\$ 10.75000	\$ 11.65000	\$ 11.75000	\$ 11.85000
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City of Ankeny, Iowa

Property Tax Rates - All Direct and Overlapping Governments ⁽¹⁾

Per \$1,000 Taxable Valuation

Last Ten Fiscal Years

City Direct Rates						
Fiscal Year	General Fund	Aviation Authority	Police & Fire Retirement	Employee Benefits	Debt Service	Total Direct
Ankeny Community School District:						
2016	6.89000	0.15000	0.56000	-	4.25000	11.90000
2017	6.79000	0.15000	0.56000	-	4.25000	11.85000
2018	6.79000	0.15000	0.56000	-	4.15000	11.75000
2019	6.25000	0.15000	0.60000	-	3.75000	11.65000
2020	6.10000	0.15000	0.60000	-	3.50000	10.35000
2021	6.05000	0.15000	0.55000	-	3.25000	10.00000
2022	6.05000	0.15000	0.55000	-	3.20000	9.95000
2023	6.15330	0.14670	0.55000	-	3.05000	9.90000
2024	6.20310	0.14690	0.55000	-	3.00000	9.90000
2025	6.02243	0.13176	0.55000	0.19581	3.00000	9.90000
Saydel Community School District:						
2016	6.89000	0.15000	0.56000	-	4.25000	11.90000
2017	6.79000	0.15000	0.56000	-	4.25000	11.85000
2018	6.79000	0.15000	0.56000	-	4.15000	11.75000
2019	6.25000	0.15000	0.60000	-	3.75000	11.65000
2020	6.10000	0.15000	0.60000	-	3.50000	10.35000
2021	6.05000	0.15000	0.55000	-	3.25000	10.00000
2022	6.05000	0.15000	0.55000	-	3.20000	9.95000
2023	6.15330	0.14670	0.55000	-	3.05000	9.90000
2024	6.20310	0.14690	0.55000	-	3.00000	9.90000
2025	6.02243	0.13176	0.55000	0.19581	3.00000	9.90000
North Polk Community School District:						
2016	6.89000	0.15000	0.56000	-	4.25000	11.90000
2017	6.79000	0.15000	0.56000	-	4.25000	11.85000
2018	6.79000	0.15000	0.56000	-	4.15000	11.75000
2019	6.25000	0.15000	0.60000	-	3.75000	11.65000
2020	6.10000	0.15000	0.60000	-	3.50000	10.35000
2021	6.05000	0.15000	0.55000	-	3.25000	10.00000
2022	6.05000	0.15000	0.55000	-	3.20000	9.95000
2023	6.15330	0.14670	0.55000	-	3.05000	9.90000
2024	6.20310	0.14690	0.55000	-	3.00000	9.90000
2025	6.02243	0.13176	0.55000	0.19581	3.00000	9.90000

⁽¹⁾ Polk County Auditor

School District	Overlapping Rates				Total Direct and Overlapping Rates
	County and Assessor	Regional Transit	Community College	State	
19.77223	10.84198	0.61900	0.67574	0.00330	43.90213
19.36252	10.39630	0.63900	0.72334	0.00330	43.76225
18.51697	10.39541	0.63900	0.67458	0.00310	42.87446
17.95079	10.37554	0.63900	0.69468	0.00290	41.87906
17.52323	10.37537	0.66400	0.65249	0.00280	39.56789
17.41039	10.26623	0.66900	0.63533	0.00270	38.98365
17.31652	9.93801	0.65206	0.67789	0.00260	38.53708
17.05078	9.60691	0.63567	0.69448	0.00240	37.89024
16.99602	9.66460	0.62636	0.74410	0.00180	37.93288
16.04608	9.45410	0.63154	0.75916	0.00180	36.79268
12.76105	10.84198	0.61900	0.67574	0.00330	36.59883
12.76417	10.39630	0.63900	0.72334	0.00330	36.75107
12.89000	10.39541	0.63900	0.67458	0.00310	36.27611
12.89000	10.37554	0.63900	0.69468	0.00290	36.25209
12.89000	10.37537	0.66400	0.65249	0.00280	34.93466
12.89000	10.26623	0.66900	0.63533	0.00270	34.46326
12.89000	9.93801	0.65206	0.67789	0.00260	34.11056
12.89000	9.60691	0.63567	0.69448	0.00240	33.72946
12.99801	9.66460	0.62636	0.74410	0.00180	33.93487
13.07621	9.45410	0.63154	0.75916	0.00180	33.82281
19.94347	10.84198	0.61900	0.67574	0.00330	43.71027
19.30777	10.39630	0.63900	0.72334	0.00330	43.93349
19.16659	10.39541	0.63900	0.67458	0.00310	42.81971
19.07652	10.37554	0.63900	0.69468	0.00290	42.52868
18.99000	10.37537	0.66400	0.65249	0.00280	41.03466
18.54662	10.26623	0.66900	0.63533	0.00270	40.11988
18.58960	9.93801	0.65206	0.67789	0.00260	39.81016
18.74720	9.60691	0.63567	0.69448	0.00240	39.58666
18.77122	9.66460	0.62636	0.74410	0.00180	39.70808
18.77117	9.45410	0.63154	0.75916	0.00180	39.51777

City of Ankeny, Iowa
Principal Property Taxpayers ⁽¹⁾
Current Year and Nine Years Ago

		Fiscal Year 2025			Fiscal Year 2016		
Taxpayer	Type of Business	January 1, 2023	Rank	Percent of	January 1, 2014	Rank	Percent of
		Taxable Valuation		Total Taxable Value	Taxable Valuation		Total Taxable Value
DRA Properties, LC	Real estate development	\$ 77,658,509	1	1.36%	\$ 16,617,943	8	0.64%
Deere & Company	Farm & construction equipment	77,474,533	2	1.35%	28,128,690	2	1.08%
Perishable Distributors of Iowa	Food distribution	67,130,452	3	1.17%	15,340,639	9	0.59%
The Industrial Fund Ankeny	Commercial	41,506,414	4	0.72%			0.00%
DLE Seven LLC	Real estate development	38,405,394	5	0.67%	17,987,037	6	0.69%
Casey's Retail Company ⁽²⁾	Convenience stores	35,747,528	6	0.62%	19,604,700	4	0.75%
Denny Elwell Family LC	Real estate development	33,546,966	7	0.59%	23,288,144	3	0.89%
Harvester Land Holdings LC	Multiresidential	31,930,190	8	0.56%			0.00%
Mid-American Energy	Utility	30,754,881	9	0.54%	30,991,255	1	1.18%
Stag Industrial Holdings LLC	Commercial	29,105,765	10	0.51%			0.00%
Mills Properties Inc.	Real estate				19,494,000	5	0.75%
B & G Foods, Inc ⁽³⁾	Spice distribution				17,550,000	7	0.67%
Ankeny North MOB, LLC ⁽⁴⁾	Real estate development				14,256,000	10	0.55%
		<u>\$ 463,260,632</u>		<u>8.09%</u>	<u>\$ 203,258,408</u>		<u>7.77%</u>

⁽¹⁾ Polk County Assessor

⁽²⁾ Formerly Casey's General Stores

⁽³⁾ Formerly ACH Food Companies, Inc. and Tone Brothers

⁽⁴⁾ Formerly Signature Properties, LLC

City of Ankeny, Iowa
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Total Property Tax Levy	Collected within the Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2016	\$ 36,215,343	\$ 36,141,158	99.80%	-	\$ 36,141,158	99.80%
2017	39,332,135	39,275,113	99.86%	90	39,275,203	99.86%
2018	42,034,439	41,938,329	99.77%	216	41,938,545	99.77%
2019	43,020,403	42,912,290	99.75%	1	42,912,291	99.75%
2020	46,180,386	45,427,041	98.37%	-	45,427,041	98.37%
2021	48,433,501	47,845,644	98.79%	33,082	47,878,727	98.85%
2022	50,967,204	50,783,328	99.64%	(29,178)	50,754,150	99.58%
2023	54,981,817	54,864,943	99.79%	49	54,864,992	99.79%
2024	57,564,056	57,371,022	99.66%	2,286	57,373,308	99.67%
2025	62,252,078	61,925,029	99.47%	64	61,925,093	99.47%

City of Ankeny, Iowa
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities				Business-Type Activities					Total Primary Government	Percentage of Personal Income ⁽¹⁾	Debt Per Capita ⁽¹⁾
	General Obligation	Lease	Subscription	Capital	General	General	Capital	Revenue	Lease			
	Bonds	Agreements ⁽²⁾	Agreements ⁽³⁾	Loan Notes	Bonds	Loan Notes	Notes	Bonds	Agreements ⁽²⁾			
2016	\$ 115,458,768	\$ -	\$ -	\$ 23,006,767	\$ 18,133,602	\$ 783,786	\$ 276,628	\$ 21,977,255	\$ -	\$ 179,636,806	551.96%	\$ 3,112
2017	100,381,940	-	-	20,715,939	16,344,978	400,613	224,103	19,817,812	-	157,885,385	462.77%	2,726
2018	104,800,034	-	-	18,272,550	12,660,510	-	170,577	23,846,088	-	159,749,759	496.64%	2,926
2019	112,079,923	-	-	16,971,295	11,667,100	-	115,051	25,442,589	-	166,275,958	443.81%	3,045
2020	105,485,687	-	-	15,570,040	12,462,648	-	58,526	24,778,973	-	158,355,874	411.44%	2,900
2021	100,542,917	-	-	14,063,785	11,002,707	-	-	22,562,617	-	148,172,026	360.40%	2,227
2022	100,537,768	-	21,176	12,457,530	10,890,411	-	2,747,000	13,983,373	14,235	140,651,493	316.23%	2,072
2023	96,552,649	735,799	33,208	10,746,275	9,556,804	-	5,130,761	12,859,486	-	135,614,982	288.84%	1,878
2024	93,840,003	724,691	9,983	8,930,020	8,787,248	-	13,417,429	15,847,049	-	141,556,423	280.66%	1,901
2025	90,739,195	514,836	27,746	6,963,765	10,361,274	-	16,835,455	14,490,780	-	139,933,051	#VALUE!	1,879

⁽¹⁾ See the Schedule of Historical Economic Data for personal income and population data.

⁽²⁾ As of June 30, 2022, the financial statements include the adoption of GASB Statement No. 87, Leases.

⁽³⁾ As of June 30, 2023, the financial statements include the adoption of GASB Statement No. 96, Subscriptions.

City of Ankeny, Iowa
Ratio of Net General Obligation Bonded Debt to Actual Property Valuation
and Net General Obligation Bonded Debt Per Capita
Last Ten Fiscal Years

Fiscal Year	Actual Property Valuation ⁽¹⁾	General Obligation Bonded Debt ⁽²⁾	Less Debt Service Fund	Net	Percentage of Actual Property Valuation	Per Capita ⁽³⁾
2016	\$ 4,146,398,301	\$ 137,843,470	\$ 2,928,614	\$ 144,980,386	3.50%	\$ 2,655
2017	4,621,919,410	135,733,094	2,928,500	126,233,500	2.73%	2,312
2018	4,911,602,753	135,733,094	2,148,966	133,584,128	2.72%	2,447
2019	5,659,720,457	140,718,318	1,860,091	138,858,227	2.45%	2,543
2020	6,065,361,932	133,518,375	1,506,634	132,011,741	2.18%	2,418
2021	6,757,286,173	125,609,409	1,813,014	123,796,395	1.83%	1,861
2022	7,092,010,544	123,885,709	1,854,100	122,031,609	1.72%	1,798
2023	7,917,095,920	117,624,735	1,908,581	115,716,154	1.46%	1,705
2024	8,329,098,390	112,291,945	2,110,344	110,181,601	1.32%	1,480
2025	10,599,779,037	108,606,816	2,111,707	106,495,109	1.00%	1,430

⁽¹⁾ Polk County Auditor

⁽²⁾ Includes General Obligation Bond Anticipation Notes and General Obligation Capital Loan Notes.

⁽³⁾ Per capita calculations based on data from U.S. Census Bureau

City of Ankeny, Iowa
Computation of Direct and Overlapping Bonded Debt
General Obligation Bonded Debt
June 30, 2025

	General Obligation Debt June 30, 2025	Percent Applicable to City	Direct and Overlapping General Obligation Debt	Underlying General Obligation Debt
Polk County ⁽¹⁾	\$ 231,819,000	16.29%	\$ 37,763,315	\$ 194,055,685
Ankeny Community School District	14,440,000	92.27%	13,323,788	1,116,212
North Polk Community School District	37,825,000	11.46%	4,334,745	33,490,255
Saydel Community School District	17,600,000	19.43%	3,419,680	14,180,320
Des Moines Area Community College	68,145,000	8.62%	5,874,099	62,270,901
Subtotal overlapping debt	<u>\$ 369,829,000</u>		<u>\$ 64,715,627</u>	<u>\$ 305,113,373</u>
City of Ankeny	<u>98,245,542</u>	100.00%	<u>98,245,542</u>	<u>-</u>
Total direct and overlapping debt	<u><u>\$ 468,074,542</u></u>		<u><u>\$ 162,961,169</u></u>	<u><u>\$ 305,113,373</u></u>

⁽¹⁾ Excludes the General Obligation Capital Loan Notes, Series 2025A and the General Obligation Capital Loan Notes, Series 2025B which are expected to close on or around June 5, 2025.

Source: Bond Official Statement May 2025

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Ankeny. This process recognizes that, when considering the government's ability to issue and repay long-term debt the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

City of Ankeny, Iowa
Computation of Legal Debt Margin
Last Ten Fiscal Years

	Fiscal Year					Fiscal Year				
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actual property valuation ⁽¹⁾	\$ 10,599,779,037	\$ 8,329,098,390	\$ 7,917,095,920	\$ 7,092,010,544	\$ 6,757,286,173	\$ 6,065,361,932	\$ 5,659,720,457	\$ 4,911,602,753	\$ 4,621,919,410	\$ 4,146,398,301
Debt limit - 5% of assessed valuation	529,988,952	416,454,920	395,854,796	354,600,527	337,864,309	303,268,097	282,986,023	245,580,138	231,095,971	207,319,915
Amount of debt applicable to limit:										
General obligation bonds	91,255,000	92,095,000	94,660,000	98,690,000	98,920,000	117,948,335	123,747,023	117,460,544	117,460,544	116,726,918
Bond anticipation notes	-	-	-	-	-	-	-	-	-	-
Capital loan notes	6,390,000	8,165,000	9,790,000	11,310,000	12,725,000	15,570,040	16,971,295	18,272,550	18,272,550	21,116,552
Total debt applicable to limit	97,645,000	100,260,000	104,450,000	110,000,000	111,645,000	133,518,375	140,718,318	135,733,094	135,733,094	137,843,470
Legal debt margin	<u>\$ 432,343,952</u>	<u>\$ 316,194,920</u>	<u>\$ 291,404,796</u>	<u>\$ 244,600,527</u>	<u>\$ 226,219,309</u>	<u>\$ 169,749,722</u>	<u>\$ 142,267,705</u>	<u>\$ 109,847,044</u>	<u>\$ 95,362,877</u>	<u>\$ 69,476,445</u>
Percent of debt limit	81.58%	75.93%	73.61%	68.98%	66.96%	55.97%	50.27%	44.73%	41.27%	33.51%

⁽¹⁾ Polk County Auditor

City of Ankeny, Iowa
Revenue Bond Coverage
Last Ten Fiscal Years

Water Fund

Fiscal Year	Gross Revenues	Operating Expenses ⁽¹⁾	Net Revenue Available For Debt Service	Annual Debt Service Requirements ⁽²⁾			Coverage
				Principal	Interest	Total	
2016	\$ 9,880,790	\$ 6,176,047	\$ 3,704,743	\$ 696,000	\$ 204,519	\$ 900,519	4.1140
2017	11,112,072	7,270,526	3,841,546	708,000	190,726	898,726	4.2744
2018	12,780,133	8,443,783	4,336,350	829,000	232,923	1,061,923	4.0835
2019	13,041,853	8,603,639	4,438,214	1,161,000	431,456	1,592,456	2.7870
2020	14,786,458	9,495,815	5,290,643	1,432,000	617,955	2,049,955	2.5809
2021	18,387,461	11,330,446	7,057,015	1,604,000	654,407	2,258,407	3.1248
2022	18,003,262	11,621,805	6,381,457	1,783,000	651,029	2,434,029	2.6218
2023	20,336,984	12,879,938	7,457,046	1,085,000	498,379	1,583,379	4.7096
2024	21,582,675	14,094,691	7,487,984	1,357,000	574,351	1,931,351	3.8771
2025	22,547,098	13,677,494	8,869,604	2,237,000	766,783	3,003,783	2.9528

Sewer Fund

Fiscal Year	Gross Revenues	Operating Expenses ⁽¹⁾	Net Revenue Available For Debt Service	Annual Debt Service Requirements ⁽²⁾			Coverage
				Principal	Interest	Total	
2016	\$ 14,927,432	\$ 8,823,187	\$ 6,104,245	\$ 915,000	\$ 459,894	\$ 1,374,894	4.4398
2017	15,083,679	8,881,687	6,201,992	946,000	438,744	1,384,744	4.4788
2018	15,529,787	9,350,589	6,179,198	830,000	329,199	1,159,199	5.3306
2019	15,960,987	9,901,726	6,059,261	800,000	293,579	1,093,579	5.5408
2020	17,183,205	10,646,788	6,536,417	700,000	214,769	914,769	7.1454
2021	19,035,350	9,471,408	9,563,942	560,000	137,088	697,088	13.7199
2022	17,609,216	8,743,508	8,865,708	580,000	120,288	700,288	12.6601
2023	17,002,880	12,426,393	4,576,487	-	-	-	-
2024	17,672,333	9,756,836	7,915,497	-	-	-	-
2025	17,967,127	10,838,115	7,129,012	-	-	-	-

⁽¹⁾ Total operating expenses exclusive of depreciation.

⁽²⁾ Includes revenue bonds and capital loan notes.

Water Fund issued revenue bonds with coverage requirements in fiscal years 2002, 2014, 2017, 2018, 2019 and 2020.

Sewer Fund issued revenue bonds with coverage requirements in fiscal year 2012 and 2014.

TABLE 14: Use IowaWorkforce.org; bea.gov; iowa.gov; & city website

City of Ankeny, Iowa
Historical Economic Data
Last Ten Years

Calendar Year	Employment		Personal Income ⁽³⁾		Retail Sales ⁽⁴⁾	Building Permits ⁽⁵⁾			
	Population ⁽¹⁾	Unemployment Rate ⁽²⁾	Personal Income (000's)	Per Capita	Taxable Sales (Millions)	Commercial Permits Issued	Dollar Value of Permits Issued	Residential Permits Issued	Dollar Value of Permits Issued
2015	54,598	2.3%	\$ 30,780,533	\$ 49,415	\$ 841.97	31	# \$ 44,367,457	929	\$ 201,259,673
2016	54,598	2.2%	32,166,099	50,677	924.79	18	48,885,982	1,281	294,900,482
2017	54,598	2.3%	33,781,200	52,300	977.78	34	73,499,093	1,106	228,825,648
2018	54,598	2.0%	37,465,600	54,098	972.67	31	71,114,309	897	173,052,575
2019	54,598	2.1%	38,488,124	55,039	1005.78	35	57,733,604	1,076	256,749,469
2020	67,887	4.4%	41,112,908	58,076	1,025.10	22	65,497,340	1,168	297,765,158
2021	67,887	3.3%	44,466,630	61,833	1,144.50	28	116,246,592	956	267,199,991
2022	67,887	2.1%	46,951,654	64,401	1,265.27	34	172,457,117	818	283,937,889
2023	72,222	2.3%	50,437,063	68,420	1,391.59	26	54,679,860	615	206,254,033
2024	74,455	2.4%	N/A ⁽⁶⁾	N/A ⁽⁶⁾	1,462.60	18	81,983,426	661	234,441,796

⁽¹⁾ U.S. Census Bureau

⁽²⁾ Iowa Workforce Development

⁽³⁾ U.S. Bureau of Economic Analysis, Des Moines-West Des Moines, IA Metropolitan Statistical Area

⁽⁴⁾ Iowa Department of Revenue, fiscal year ending March 31

⁽⁵⁾ City of Ankeny Community Development Department

⁽⁶⁾ Data is not available due to U.S. Government budget constraints affecting publication by the U.S. Bureau of Economic Analysis

City of Ankeny, Iowa
Principal Employers ⁽¹⁾
Current Year and Nine Years Ago

Employer ⁽²⁾	Type of Business	Fiscal Year 2025			Fiscal Year 2016		
		Approximate Number of Employees	Rank	Percent of Total City Employment	Approximate Number of Employees	Rank	Percent of Total City Employment
Ankeny Community Schools	Education	2,050	1	4.71%	1,431	1	4.44%
John Deere Des Moines Works	Farm equipment	1,553	2	3.57%	1,286	3	3.99%
Casey's General Stores	Corporate headquarters/distribution	1,200	3	2.76%	1,328	2	4.12%
Perishable Distributors of Iowa	Wholesale meat/bakery distributor	1,000	4	2.30%	608	6	1.89%
City of Ankeny	Municipal government	842	5	1.94%	673	5	2.09%
Baker Group	Mechanical/electrical contractor	800	6	1.84%			
Des Moines Area Community College ⁽³⁾	Higher education	585	7	1.34%	1,113	4	3.45%
Mom's Meals ⁽⁴⁾	Wholesale distribution	575	8	1.32%			
B & G Foods, Inc ⁽⁵⁾	Spice distribution	430	9	0.99%	448	7	1.39%
Hy-Vee	Prepared food production	388	10	0.89%			
SYSCO Food Services of Iowa, Inc.	Wholesale distribution				243	8	0.75%
Accumold	Plastic Micro-molding				247	9	0.77%
Praxair	Industrial gases/welding equipment				194	10	0.60%
Total		<u>9,423</u>		<u>21.66%</u>	<u>7,571</u>		<u>23.47%</u>

⁽¹⁾ City of Ankeny Economic Development Department

⁽²⁾ Does not include retail employers

⁽³⁾ Does not include student employees and adjunct faculty

⁽⁴⁾ Purfoods dba Mom's Meals

⁽⁵⁾ Formerly ACH Food Companies, Inc and Tone Brothers

City of Ankeny, Iowa
Number of Permanent City Employees by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016 (1)
Public Safety:										
Police:										
Police Administration	8.00	8.40	8.40	8.40	2.00	2.00	2.00	2.00	2.00	2.00
Police Operations	63.00	58.00	56.00	55.00	60.00	59.00	56.00	51.00	52.00	47.00
Police Support Services	19.50	21.00	21.00	20.00	19.40	17.40	16.40	18.40	15.40	15.40
Fire:										
Fire Administration	4.50	5.00	5.00	5.00	4.00	4.00	4.00	4.00	4.00	4.00
Fire Suppression	22.00	22.00	22.00	22.00	22.00	22.00	22.00	16.00	7.00	7.00
Emergency Medical Services	53.50	55.50	49.50	44.50	44.50	41.00	35.00	26.00	32.25	29.25
Code Enforcement	16.06	16.06	16.06	16.06	15.06	13.50	13.50	13.00	11.00	9.00
Total Public Safety	186.56	185.96	177.96	170.96	166.96	158.90	148.90	130.40	123.65	113.65
Culture and Recreation:										
Library	22.07	22.86	22.86	22.86	22.86	20.52	17.50	17.50	17.50	17.50
Parks and Recreation:										
Park Administration	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Park Maintenance	10.32	11.00	11.00	11.00	10.00	10.00	9.00	9.00	8.50	8.50
Recreation Programs	2.50	2.50	2.50	3.50	3.50	2.50	2.50	2.50	2.50	2.50
Community Centers	2.81	2.81	2.81	1.81	-	-	-	-	-	-
Aquatic Centers	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.50	0.50
Prairie Ridge Sports Complex	9.08	8.66	8.66	8.33	8.33	7.33	7.33	7.33	7.33	6.66
Total Culture and Recreation	49.78	50.83	50.83	50.50	47.69	43.35	39.33	39.33	38.33	37.66
Public Works:										
Street Cleaning	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Traffic Safety	7.00	6.00	6.00	6.00	6.00	3.00	3.00	3.00	3.00	3.00
Public Works Engineering	11.81	11.81	11.81	10.81	9.81	10.00	10.00	7.00	7.00	6.47
Public Works Operations	18.50	17.50	16.50	15.50	14.50	14.00	13.00	13.00	13.00	12.00
Central Garage	5.00	5.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Total Public Works	43.31	41.31	39.31	37.31	35.31	32.00	31.00	28.00	28.00	26.47
Community and Economic Development:										
Development Engineering	7.25	7.25	7.25	7.25	7.50	5.25	4.25	4.25	3.25	3.25
Planning & Building	-	-	-	-	-	7.00	7.00	7.00	6.00	6.00
Community Development	9.00	9.00	9.00	9.00	9.00	-	-	-	-	-
Economic Development	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Total Community and Economic Development:	18.25	18.25	18.25	18.25	18.50	14.25	13.25	13.25	11.25	11.25
General Government:										
Communications	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Human Resources	3.00	3.00	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00
City Manager	5.38	5.38	5.38	4.38	4.00	3.00	4.00	4.00	3.00	3.00
City Clerk	4.00	4.00	4.00	4.60	4.60	4.60	4.60	4.60	4.60	4.60
Finance	4.63	4.63	4.63	5.00	5.00	5.00	3.50	2.50	3.50	3.50
Information Technology	6.00	6.00	6.00	6.00	6.00	5.00	5.00	4.00	4.00	4.00
Total General Government	25.01	25.01	25.01	24.98	24.60	22.60	22.10	19.10	19.10	19.10
Water										
Water Administration	3.82	3.82	3.32	3.32	3.32	3.07	3.07	2.50	3.00	2.83
Water Maintenance	12.83	12.83	11.83	11.83	11.83	10.00	10.00	10.00	9.00	9.00
Total Water	16.65	16.65	15.15	15.15	15.15	13.07	13.07	12.50	12.00	11.83
Sewer:										
Sewer Administration	3.81	3.81	3.31	3.31	3.31	3.06	3.06	4.83	5.13	5.14
Sewer Maintenance	11.00	11.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
Total Sewer	14.81	14.81	12.31	12.31	12.31	12.06	12.06	13.83	14.13	14.14
Storm water:										
Stormwater Administration	5.00	5.00	5.00	4.00	3.75	2.75	2.75	2.75	2.75	2.45
Otter Creek Golf Course:										
Golf Course Maintenance	6.32	6.32	6.32	6.32	6.08	6.08	5.83	5.83	5.50	5.50
Golf Course Pro Shop	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00
Golf Course Banquet Services	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Otter Creek Golf Course	8.32	8.32	8.32	8.32	8.08	8.08	7.83	7.83	8.50	8.50
Total	367.69	366.14	352.14	341.78	332.35	307.06	290.29	266.99	257.71	245.05

Source: City Records

⁽¹⁾ The 2016 FTE calculation has been adjusted to include all regular part-time and certain seasonal positions

City of Ankeny, Iowa
Operating Indicators by Function
Last Ten Years

Function	CY2024 FY2025	CY2023 FY2024	CY2022 FY2023	CY2021 FY2022	CY2020 FY2021	CY2019 FY2020	CY2018 FY2019	CY2017 FY2018	CY2016 FY2017	CY2015 FY2016
Public safety:										
Police:										
UCR reportable crimes ⁽²⁾	918	978	920	811	938	1,180	1,118	961	884	790
Calls for service ⁽²⁾	49,055	44,934	43,811	40,955	38,465	44,346	42,130	38,568	35,620	39,091
Miles logged by patrol annually ⁽²⁾	542,431	509,037	503,431	415,005	366,692	377,474	362,243	343,090	352,986	399,082
Traffic accidents per 1,000 population ⁽²⁾	23.69	22.97	24.67	22.76	18.73	27.22	25.99	23.41	23.13	27.13
Total training hours, including academy-Operations ⁽²⁾	17,639	15,565	18,871	17,437	10,151	15,918	12,385	9,689	4,523	6,852
Fire:										
Fire calls ⁽²⁾	1,982	2,170	1,953	1,779	1,557	1,379	1,302	1,029	1,117	963
Ambulance calls ⁽²⁾	6,276	5,559	5,385	5,339	4,307	4,431	3,882	3,398	3,137	2,833
Training hours ⁽²⁾	13,037	12,000	12,900	11,000	10,000	16,000	16,000	14,000	13,500	13,248
Fire inspections performed ⁽²⁾	869	1,191	884	1,114	640	429	624	386	381	307
Code Enforcement:										
Building permits issued ⁽²⁾	2,505	2,314	2,639	2,959	3,383	2,954	2,190	2,383	2,858	2,398
Code enforcement cases ⁽²⁾	815	780	805	1,448	1,216	791	1,746	1,789	1,397	1,063
Health and social services:										
Special Populations:										
Number of senior programs and events ⁽³⁾	102	21	20	20	18	13	22	22	22	24
Number of event participants	2,773	8,295	8,020	6,501	6,192	800	7,561	7,198	2,093	2,102
Culture and recreation:										
Library:										
Circulation ⁽¹⁾	706,896	707,447	709,842	577,123	514,425	528,937	616,863	607,082	586,189	583,280
Number of library visitors ⁽¹⁾	373,475	373,604	348,553	304,289	201,589	203,926	264,782	270,193	269,171	268,088
Number of special programs/events ⁽¹⁾	934	936	958	897	169	588	1,174	1,149	1,149	1,150
Program attendance ⁽¹⁾	31,178	25,513	33,102	19,771	19,598	12,559	34,914	36,375	36,486	38,365
Parks and Recreation:										
Recreation program and event participants ⁽²⁾	36,234	35,876	34,625	33,617	30,784	16,757	35,697	34,998	29,558	29,807
Community center rentals ⁽²⁾	513	465	357	368	250	178	458	459	459	477
Aquatic center attendance (88 day season) ⁽²⁾	161,693	156,848	157,253	156,893	18,404	155,079	152,106	147,888	140,000	144,629
Sports complex events (224 days season) ⁽²⁾	16,474	15,144	14,761	11,916	13,917	6,522	13,780	13,510	14,490	11,194
Community and economic development:										
Community Development:										
Additional acres platted ⁽²⁾	509	433	253	635	463	842	437	570	628	734
Economic Development										
Number of development agreements executed ⁽¹⁾	4	-	1	1	6	1	4	5	4	4
Business retention visits ⁽¹⁾	21	20	27	30	30	40	20	30	40	60
General government:										
Communications										
Number of social media followers	64,927	59,037	53,752	49,423	43,243	39,117	34,258	28,642	25,152	21,232
Number of individual users of the Ankeny website	458,722	350,950	445,546	486,178	389,062	349,971	380,777	315,737	287,757	271,258
Human resources:										
Number of W-2's issued ⁽²⁾	839	844	805	738	638	797	786	734	719	673
Number of paychecks issued ⁽²⁾	13,348	13,011	12,563	12,304	10,314	12,305	11,725	11,248	11,222	11,035
Number of employment applications received ⁽²⁾	2,501	1,942	2,032	3,215	2,105	5,249	2,956	2,735	2,116	1,947
City Clerk's Office										
Number of meeting agendas/minutes prepared ⁽²⁾	59	56	56	54	41	53	39	51	53	55
Number of resolutions processed ⁽²⁾	554	517	626	560	529	564	544	515	479	576
Number of open records requests completed ⁽¹⁾	218	183	167	144	71	67	58	NA	NA	NA
Number of license/permit applications received ⁽¹⁾	3,950	4,174	3,548	4,728	2,683	2,715	2,552	2,415	2,246	3,223
Finance Office										
Number of accounts payable claims ⁽²⁾	29,498	30,129	30,182	18,459	28,130	16,350	18,690	18,457	17,871	18,247
Average number of utility billing accounts ⁽¹⁾	30,427	29,518	28,338	27,012	25,514	24,069	23,157	22,199	21,118	20,144
Road Use Tax:										
Planned value of CIP (in millions)	32.19	57.38	46.12	38.89	39.21	42.95	29.40	27.61	16.80	14.85
Water:										
Avg daily water consumption-millions of gallons ⁽¹⁾	6.74	6.86	6.93	6.47	6.62	5.84	5.57	5.78	5.06	4.63
Number of service work orders ⁽¹⁾	8,481	7,912	8,688	9,284	9,223	7,574	7,203	7,439	6,789	6,614
Number of system repairs ⁽¹⁾	154	100	98	80	108	88	112	102	58	52
Number of water main breaks ⁽¹⁾	25	20	16	23	29	21	19	33	10	16
Number of fire hydrants flushed ⁽¹⁾	1,282	765	1,728	2,231	2,063	2,017	1,647	500	1,100	1,467
Sewer:										
Avg daily sewer treatment-MGD ⁽¹⁾	8.374	7.945	7.749	7.772	7.560	7.654	8.840	6.456	7.161	7.517
Number of service work orders ⁽¹⁾	35	35	22	23	21	33	82	45	11	28
Miles of sanitary sewer cleaned ⁽¹⁾	89.4	71.0	55.0	66.2	69.5	54.5	42.2	40.6	28.7	32.8
Miles of sanitary sewer televised ⁽¹⁾	65.6	56.4	46.3	24.5	42.6	45.0	26.3	36.8	23.0	31.4
Storm Water:										
Number of public education programs ⁽¹⁾	31	22	23	7	11	7	8	8	8	8
Tons of debris cleared ⁽¹⁾	340	337	349	428	438	477	362	376	345	506
Number of storm sewer intakes cleared ⁽¹⁾	807	260	360	567	1,770	1,980	783	537	360	130
Number of COSECO permits inspected ⁽¹⁾	535	575	759	746	1,055	141	214	272	255	267
Otter Creek Golf Course:										
Number of rounds played ⁽²⁾	36,265	35,306	33,148	33,629	20,833	26,330	26,544	29,155	29,798	28,790
Number of days open ⁽²⁾	240	234	233	244	212	245	245	245	232	220
Risk Management:										
Number of risk management claims handled ⁽²⁾	30	30	45	32	42	33	42	19	20	20
Days off due to work comp injuries ⁽²⁾	218	48	266	1	20	115	240	73	61	120
Health Insurance:										
Number of employees in the health plan ⁽¹⁾	311	299	292	273	274	265	254	217	212	213
Total amount of claims paid (in millions) ⁽¹⁾	\$ 4.37	\$ 4.08	\$ 4.68	\$ 4.19	\$ 3.39	\$ 3.11	\$ 3.02	\$ 2.77	\$ 2.40	\$ 2.53

⁽¹⁾ Fiscal Year

⁽²⁾ Previous Calendar Year

⁽³⁾ Previously special population events

City of Ankeny, Iowa
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Public safety:										
Police:										
Sworn officers per 1,000 population	0.99	1.02	0.99	0.99	0.91	0.94	0.97	0.95	0.93	1.00
Number of police stations	1	1	1	1	1	1	1	1	1	1
Fire:										
Number of fire stations	3	3	3	3	3	3	3	2	2	2
Number of outdoor warning sirens	22	22	22	24	23	23	23	23	23	23
Culture and recreation:										
Library:										
Number of branches	1	1	1	1	1	1	1	1	1	1
Items in the collection	296,728	295,593	290,851	278,336	224,009	215,319	191,886	182,410	145,086	135,206
Parks and Recreation:										
Park acres developed	1,095	1,074	1,052	1,046	1,038	1,038	827	827	819	813
Community centers	3	3	3	2	2	2	2	2	2	2
Sports complexes	3	2	2	2	2	2	2	2	2	2
Public works:										
Lane miles of streets	603	592	591	586	564	564	555	543	540	524
Number of cul-de-sacs	404	397	397	392	389	389	379	369	365	361
Number of traffic signals	85	85	82	79	74	71	73	72	71	70
Number of street lights	7,640	7,520	7,378	7,185	6,837	6,577	6,523	6,238	5,986	5,733
General government:										
Data Processing										
Number of personal computers	570	574	583	519	530	445	438	413	385	362
Number of printers	110	112	117	112	116	131	131	138	120	123
Number of VoIP phone sets	-	282	278	276	255	249	245	243	290	298
Water:										
Miles of water main	366	359	354	343	339	338	329	319	308	296
Above ground storage-millions of gallons	4.50	4.50	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Number of water valves	5,632	5,483	5,293	4,984	5,133	4,961	4,801	4,604	4,435	4,134
Number of fire hydrants	5,321	5,188	5,040	4,617	4,799	4,678	4,522	4,372	4,227	4,012
Sewer:										
Miles of sanitary sewer	318	312	309	303	294	286	280	269	263	254
Number of sanitary sewer manholes	7,142	6,971	6,886	6,713	6,556	6,395	6,210	5,985	5,860	5,612
Storm Water:										
Miles of storm sewer	341	323	314	313	310	297	295	286	277	261
# of storm sewer intakes, manholes & outlets	16,655	15,976	15,450	15,150	14,680	14,488	14,150	13,685	13,143	12,213
Otter Creek golf course:										
Number of municipal golf courses	1	1	1	1	1	1	1	1	1	1

⁽¹⁾ Updated to reflect only city owned, active water mains
Source: City Records

City of Ankeny, Iowa
Insurance Schedule ⁽¹⁾
June 30, 2025

Insurance Company	Policy Number	Type of Coverage	Liability Limits	Deductible	Policy Expiration
Iowa Communities Assurance Pool					7/16/2025
	408	Liability:			
		Automobile Liability	\$15,000,000	\$0	
		Covered Pollution Cost or Expense for Automobiles	\$15,000,000	\$0	
		Underinsured/Uninsured Motorist	\$500,000/\$500,000	\$0	person/occurrence
		Legal Liability/3rd Party	\$15,000,000	\$25,000	
		Appeal, Bail, Property Release Bonds	Unlimited	\$0	
		Broad Legal Defense Fund	\$25,000/\$25,000	\$0	occurrence/aggregate
		Claim and Defense Expenses	Unlimited	\$0	
		Fire Department Training Activities	\$500,000	\$0	
		Fire Departments	\$500,000	\$0	
		Good Samaritan	\$15,000,000	\$0	
		Medical Expenses - Other than Automobiles	\$10,000	\$0	
		Medical Malpractice	\$15,000,000	\$25,000	
		Member Expenses	\$10,000	\$0	
		Moral Obligation to Pay	\$5,000/\$10,000	\$0	occurrence/aggregate
		Non-Monetary Relief Defense Expense	\$500,000	\$0	
		Post-Judgement/Pre-Judgment Interest	Unlimited	\$0	
		Stop Gap	\$15,000,000	\$25,000	
		Liquor Liability	\$10,000,000	\$0	
		Public Officials Wrongful Acts	\$15,000,000	\$2,500	
		Employment Expense	\$15,000,000	\$0	
		Employee Benefit Liability	\$1,000,000	\$1,000	
		Employment Practices Wrongful Acts	\$15,000,000	\$2,500	
		Law Enforcement Liability	\$15,000,000	\$5,000	per claim
		Pollution Liability:			
		Pesticides	\$10,000,000	\$0	
		Anti-Skid Materials Storage & Application	\$15,000,000	\$25,000	
		Chlorine	\$15,000,000	\$25,000	
		Fungi or Bacteria Injury or Cleanup	\$25,000/\$50,000	\$0	occurrence/aggregate
		Sewer Back-Up	\$1,000,000/\$1,000,000	\$25,000	occurrence/aggregate
		Water Treatment Plants - Clean Up	\$50,000/\$50,000	\$0	occurrence/aggregate
		Water Treatment Plants - Third Party Liability	\$50,000/\$50,000	\$0	occurrence/aggregate
		Property:			
		Buildings	\$183,198,681	80% coinsurance	
		Personal Property	\$10,124,949	80% coinsurance	
		Fine Arts	\$88,550		
		Miscellaneous Property - Scheduled	\$6,275,691	\$25,000	
		Miscellaneous Property - Unscheduled	\$1,787,880		
		Vehicles	\$14,937,229	\$25,000	
Travelers Casualty and Surety Company of America					7/16/2025
	106566801	Crime:			
		Employee Theft	\$500,000	\$5,000	
		Forgery or Alteration	\$1,000,000	\$5,000	
		On Premises	\$1,000,000	\$5,000	
		In Transit	\$1,000,000	\$5,000	
		Money Orders and Couterfeit Money	\$1,000,000	\$5,000	
		Computer Crime, computer fraud	\$1,000,000	\$5,000	
		Computer Crime, computer program and electronic data restoration expense	\$100,000	\$5,000	
		Funds Transfer Fraud	\$1,000,000	\$5,000	
		Personal Accounts Protection	\$1,000,000	\$5,000	
		Claim Expense	\$5,000	\$0	
		Cyber Risk:			
		Privacy and Security	\$2,000,000	\$25,000	
		Payment Card Costs	\$2,000,000	\$0	Subject to Security Retention
		Media	\$2,000,000	\$25,000	
		Regulatory Proceedings	\$2,000,000	\$25,000	
		Privacy Breach Notification	\$1,000,000	\$0	impacted parties threshold 100
		Computer and Legal Experts	\$1,000,000	\$0	
		Betterment	\$100,000	\$0	
		Cyber Exortion	\$2,000,000	\$25,000	
		Data Restoration	\$2,000,000	\$25,000	
		Public Relations	\$2,000,000	\$25,000	
		Computer Fraud	\$2,000,000	\$25,000	
		Funds Transfer Fraud	\$2,000,000	\$25,000	
		Social Engineering Fraud	\$250,000	\$12,500	
		Telecom Fraud	\$100,000	\$5,000	
		Business Interruption	\$100,000	\$0	
		Dependent Business Interruption/System Failure/Outsource Provider	\$100,000	\$0	
Iowa Municipal Workers Compensation Association					
	0643	Worker's Compensation	Statutory	N/A	7/1/2025
Wellmark BCBS of Iowa					
	038	Employee Health Insurance (per member)	Unlimited	\$100,000	6/30/2025
		Minimum Aggregate Deductible		\$6,771,901	

⁽¹⁾ City of Ankeny City Manager's Office and Human Resources Office
N/A - Not applicable

Compliance Section

Information to Comply with *Government Auditing Standards*
and Uniform Guidance

June 30, 2025

City of Ankeny, Iowa



Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the Honorable Mayor and
Members of the City Council
City of Ankeny, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ankeny, Iowa, (City) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 17, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2025, are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City and are reported in Part IV of the accompanying schedule of findings and questioned costs. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Dubuque, Iowa
December 17, 2025



**Independent Auditor's Report on Compliance for the Major Federal Program
and Report on Internal Control Over Compliance Required by the Uniform Guidance**

To the Honorable Mayor and
Members of the City Council
City of Ankeny, Iowa

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited the City of Ankeny, Iowa's (City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended June 30, 2025. The City's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2025.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

The image shows a handwritten signature in cursive script that reads "Eric Bailly LLP". The signature is written in dark ink and is positioned above the printed name and date.

Dubuque, Iowa
December 17, 2025

City of Ankeny, Iowa
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2025

Federal Grantor/Pass-through Grantor/Program or Cluster Title	Federal Financial Assistance Listing	Pass-through Entity Identifying Number	Expenditures	Amounts Passed- through to Subrecipients
U.S. Department of Justice				
Direct programs				
Bulletproof Vest Partnership Program	16.607		\$ 11,962	\$ -
Bulletproof Vest Partnership Program	16.607		<u>2,087</u>	<u>-</u>
Total Bulletproof Vest Partnership Program			<u>14,049</u>	<u>-</u>
U.S. Department of Transportation				
Pass-through program from				
Iowa Department of Transportation				
Highway Planning and Construction	20.205	TAP-T-0187 (640)--8V-77	<u>209,466</u>	<u>-</u>
Highway Safety Cluster				
State and Community Highway Safety	20.600	24-PT-2024 and 402-AL-2024	8,746	-
State and Community Highway Safety	20.600	402-PT-2024 and 402-AL-2024	<u>73,907</u>	<u>-</u>
Total Highway Safety Cluster			<u>82,653</u>	<u>-</u>
Total U.S. Department of Transportation			<u>292,119</u>	<u>-</u>
Environmental Protection Agency				
Pass-through program from				
Iowa Finance Authority				
Drinking Water State Revolving Fund	66.468	D0690R	<u>3,764,442</u>	<u>-</u>
U.S. Department of Homeland Security				
Pass-through program from				
Iowa Department of Homeland Security and				
Emergency Management				
Disaster Grants - Public Assistance				
(Presidentially Declared Disasters)	97.036	FEMA-4784-DR Category A	119,417	-
Disaster Grants - Public Assistance				
(Presidentially Declared Disasters)	97.036	FEMA-4784-DR Category G	6,127	-
Disaster Grants - Public Assistance				
(Presidentially Declared Disasters)	97.036	FEMA-4784-DR Category C	<u>18,750</u>	<u>-</u>
Total U.S. Department of Homeland Security			<u>144,294</u>	<u>-</u>
Total Federal Financial Assistance			<u>\$ 4,214,904</u>	<u>\$ -</u>

See Notes to Schedule of Expenditures of Federal Awards

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the schedule) includes the federal award activity of the City of Ankeny, Iowa, (the City) under programs of the federal government for the year ended June 30, 2025. The information is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, fund balance, or cash flows of the City.

Note 2 - Summary of Significant Accounting Policies

Expenditures reported in the schedule are reported on the modified accrual basis of accounting, except for subrecipient expenditures, which are recorded on the cash basis. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3 - Indirect Cost Rate

The City has not elected to use the 10% de minimis cost rate.

Part I: Summary of the Independent Auditor's Results

FINANCIAL STATEMENTS

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None reported
Noncompliance material to financial statements noted?	No

FEDERAL AWARDS

Internal control over major programs:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516:	No

Identification of major program:

<u>Name of Federal Program</u>	<u>Federal Financial Assistance Listing</u>
Drinking Water State Revolving Fund	66.468
Dollar threshold used to distinguish between type A and type B programs	\$750,000
Auditee qualified as low-risk auditee?	Yes

Part II: Financial Statement Findings

There were no findings to report.

Part III: Federal Award Findings and Questioned Costs

There were no findings and questioned costs to report.

Part IV: Other Findings Related to Required Statutory Reporting

- 2025-IA-A Certified Budget** – Disbursements during the year ended June 30, 2025 did not exceed the amounts budgeted.
- 2025-IA-B Questionable Expenditures** – We noted no expenditures that we believe may not meet the requirements of public purpose as defined in an Attorney General’s opinion dated April 25, 1979.
- 2025-IA-C Travel Expense** – No expenditures of City money for travel expenses of spouses of City officials or employees were noted.
- 2025-IA-D Business Transactions** – No business transactions between the City and City officials or employees were noted.
- 2025-IA-E Restricted Donor Activity** – No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.
- 2025-IA-F Bond Coverage** – Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure the coverage is adequate for current operations.
- 2025-IA-G Council Minutes** – No transactions were found that we believe should have been approved in the Council minutes but were not.
- 2025-IA-H Deposits and Investments** – No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City’s investment policy were noted.
- 2025-IA-I Revenue Bonds and Notes** – No instances of noncompliance with the revenue bond and note resolutions were noted.
- 2025-IA-J Annual Urban Renewal Report** – The annual urban renewal report was approved and certified to the Iowa Department of Management on or before December 1, 2024.
- 2025-IA-K Tax Increment Financing** – The Special Revenue Tax Increment Financing Fund properly disbursed payments for TIF loans and rebates. Also, the City properly completed the Tax Increment Debt Certificate forms to request TIF property taxes.



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ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve the revised classification position descriptions for Permit Technician I, Permit Technician II, and Permit Supervisor in the Community Development Department.

ORIGINATING DEPARTMENT

Human Resources

COUNCIL GOAL

Become the Employer of Choice

ACTION REQUESTED

Motion

LEGAL

No review required

EXECUTIVE SUMMARY

The job descriptions were revised to reflect title changes from Permits Clerk to Permit Technician I and from Permit Technician to Permit Technician II. In addition, the entry requirements and skills for Permit Technician II and Permit Supervisor were updated to include required International Code Council (ICC) certifications.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommend approving the revised classification position descriptions for Permit Technician I, Permit Technician II, and Permit Supervisor in the Community Development Department.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

None

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Permit Technician I
2. Permit Technician II
3. Permit Supervisor



POSITION DESCRIPTION

POSITION:	PERMIT TECHNICIAN I	CIVIL SERVICE:	YES-FT NO-PT
DEPARTMENT:	COMMUNITY DEVELOPMENT	FLSA EXEMPT:	NO
DIVISION:	BUILDING AND ZONING	UNION:	N/A
REPORTS TO:	PERMIT SUPERVISOR	PAY GRADE:	N06

FUNCTION:

Under direction performs a wide variety of responsible clerical duties in support of functions and programs within the permitting and inspection activities of the building division and does related work as required.

SUPERVISES:

None

EQUIPMENT USED:

Standard office equipment, reference materials, department policies and guidelines, and related department equipment including LAMA permits software system.

PRINCIPAL DUTIES AND RESPONSIBILITIES:

- Receives and performs data entry for a large variety of permit applications and reviews for accuracy and completion.
- Reviews and interprets applicable codes for the approval of permit applications acceptance.
- Assists with plan check of minor plans such as fences, decks, sheds, garages and swimming pools.
- Reviews and issues permits for electrical, mechanical and plumbing trades.
- Assists the public in understanding Division processes and procedures.
- Performs electronic archival of division hard-copy files.
- Schedules a wide variety of inspections for multiple building division staff.
- Figures square footage, calculates fees, and issues permits upon approval.
- Reviews case files for final completion and issues Certificates of Occupancy.

- Assists the general public in answering inquiries, listening to complaints, or referring to appropriate personnel inquiries pertaining to zoning and building.
- Researches and follows up with State of Iowa and Workforce Development databases to ensure contractors are licensed and registered.
- Receives incoming phone calls and emails, takes messages, responds to inquiries, or forwards to appropriate personnel.
- Receives incoming phone calls to coordinate inspection activities.
- Schedules testing provided for homeowners.
- Assists with creation of and maintaining of address files.
- Issues records, collects fees, files and prepares a variety of reporting documents for permits and licenses.
- Processes permit payments and balance daily revenue summary report for permits issued.
- Makes phone calls to inform individuals of meetings, acquire additional information or relay messages.
- Assists with preparation of the monthly report summarizing permits and licenses issued.
- Prepares agendas, attends, takes minutes and types proceedings for Board meetings.
- Assists with deposit and financial records for the Community Development Department.
- Assists with front desk reception when needed.
- Other duties as assigned.

ENTRY REQUIREMENTS AND SKILLS:

High School diploma or GED and three (3) years clerical or general office experience, preferably in the specialized area of building, zoning or community development.

Knowledge of: Standard office procedures and equipment and ability to operate a computer efficiently and accurately.

Ability to: understand and carry out oral and written instructions as well as departmental policies and routines; deal tactfully with the public; establish and maintain effective working relationships with co-workers; work independently in carrying out position responsibilities.

WORKING CONDITIONS:

- Works in office environment.
-

PHYSICAL REQUIREMENTS:

- Must be insurable.
- Must be sighted.
- Must be able to hear a normal conversation.
- Must be able to speak clearly at normal rate of conversation.
- Must keep regular and reliable attendance at work.

POSITION DESCRIPTION

POSITION:	PERMIT TECHNICIAN II	CIVIL SERVICE:	YES
DEPARTMENT:	COMMUNITY DEVELOPMENT	FLSA EXEMPT:	NO
DIVISION:	BUILDING AND ZONING	UNION:	N/A
REPORTS TO:	PERMIT SUPERVISOR	PAY GRADE:	N08

FUNCTION:

Under direction performs a wide variety of responsible clerical duties in support of functions and programs within the permitting and inspection activities of the building division and does related work as required.

SUPERVISES:

None

EQUIPMENT USED:

Standard office equipment, reference materials, code books, department policies, guidelines and handouts and related department equipment including LAMA permits software system.

PRINCIPAL DUTIES AND RESPONSIBILITIES:

- Receives and performs data entry for a large variety of permit applications and reviews for accuracy and completion.
- Reviews and interprets applicable construction and zoning codes for the issuance of permits
- Reviews site plans and construction plans for single-family and two-family residential accessory buildings and structures to determine compliance with the codes and ordinances.
- Performs point of service over-the-counter plan check of minor plans such as fences, decks, sheds, garages and swimming pools.
- Assists Permits Supervisor in the review of simple residential projects and plan checks to confirm codes' compliance.
- Schedules a wide variety of inspections for multiple building division staff.
- Figures square footage, calculates fees, and issues permits upon approval.

- Reviews case files for final completion and issues Certificates of Occupancy.
- Assists the general public in answering inquiries, listening to complaints, or referring to appropriate personnel inquiries pertaining to zoning and building.
- Researches and follows up with State of Iowa and Workforce Development databases to ensure contractors are licensed and registered as needed.
- Receives incoming phone calls and emails, takes messages, responds to inquiries, or forwards to appropriate personnel.
- Meets with contractors and residents to explain the functions, policies and operations of the division and responds to questions concerning simple residential plan and permit submittals and code issues.
- As applicable ensures that actions of the Boards and Commission are addressed in applications for construction permits and represents the department in organizations and committees as requested and communicates and coordinates with Board members to assist them in carrying out their duties.
- Oversees creation of and maintenance of address files.
- Issues records, collects fees, files and prepares a variety of reporting documents for permits, and licenses.
- Processes permit payments and balance daily revenue summary report for permits issued.
- Completes a variety of reports, letters, charts, and documents by operating computer and entering data into various programs.
- Makes phone calls to inform individuals of meetings, acquire additional information or relay messages as needed.
- Assists with preparation of the monthly report summarizing permits and licenses issued.
- Prepares agendas, attends, takes minutes and types proceedings for Board meetings.
- Other duties as assigned.

ENTRY REQUIREMENTS AND SKILLS:

High School diploma or GED and three (3) years' work experience in the specialized area of building, zoning or community development.

Must possess certification by the International Code Council (ICC) as a Permit Technician.

Knowledge of: Standard office procedures and equipment and ability to operate a computer efficiently and accurately.

Ability to: understand and carry out oral and written instructions as well as departmental policies and routines; deal tactfully with the public; establish and maintain effective working relationships with co-workers; work independently in carrying out position responsibilities; and in partnership with the Permits Supervisor to deliver seamless service to the building division.

WORKING CONDITIONS:

- Works in office environment.
-

PHYSICAL REQUIREMENTS:

- Must be insurable.
- Must be sighted.
- Must be able to hear a normal conversation.
- Must be able to speak clearly at normal rate of conversation.
- Must keep regular and reliable attendance at work.



POSITION DESCRIPTION

POSITION:	PERMIT SUPERVISOR	CIVIL SERVICE:	YES
DEPARTMENT:	COMMUNITY DEVELOPMENT	FLSA EXEMPT:	NO
DIVISION:	BUILDING AND ZONING	UNION:	N/A
REPORTS TO:	DEPUTY BUILDING OFFICIAL	PAY GRADE:	N11

FUNCTION:

Under general supervision and direction: performs a wide variety of responsible code administration, clerical functions, routine and technical residential code review and approval; plans, organizes, directs and participates in the coordination of the permitting and inspection activities; participates in the management of departmental affairs; and does related work as required.

SUPERVISES:

Permit Technician I & II
Administrative Clerks

EQUIPMENT USED:

Standard office equipment, reference materials, code books, departmental policies, guidelines and handouts and related department equipment including LAMA permits software system.

PRINCIPAL DUTIES AND RESPONSIBILITIES:

- Reviews site plans and construction plans for new single-family and two-family residential construction, additions and remodels to determine compliance with the codes and enforce ordinances that ensure life safety.
- Reviews site plans and construction plans for new multi-family row homes/townhomes to determine compliance with the codes and enforce ordinances that ensure life safety.
- Supervises, assigns, monitors and evaluates the work of permits staff for completeness, accuracy, timeliness and adherence to professional and mandated standards and prepares performance improvement plans as necessary.
- Reviews and interprets applicable construction and zoning codes for the issuance of permits.

- Assists the general public in answering inquiries, listening to complaints, or referring to appropriate personnel inquiries pertaining to zoning, building and housing.
- Consults and partners with staff to resolve interdepartmental issues and enhance customer service.
- Provides recommendations to the Deputy Building Official for alternative solutions to technical issues and problems.
- Participates in the recruitment and hiring process of division staff.
- Implements technology and maintains and improves processes to enhance work efficiency and the delivery of services.
- Represents the department in organizations and committees as requested.
- Meets with contractors and residents to explain the functions, policies and operations of the division and respond to questions concerning plan and permit submittals and code issues.
- Assists in mediating/resolving building code related conflicts.
- Reviews policies, correspondence, regulations, and reports to determine necessary operational changes.
- As applicable ensures that actions of the Boards and Commission are addressed in applications for construction permits and represents the department in organizations and committees as requested and communicates and coordinates with Board members to assist them in carrying out their duties.
- Issues records, collects fees, files and prepares variety of reporting documents for permits, licenses, registrations, rental housing, and fire inspections.
- Figures square footage, calculates fees, issues building permits for construction projects.
- Completes a variety of reports, letters, charts, and documents by operating computer and entering data into various programs.
- Counts cash, balances receipts, and oversees the preparation of bank deposit tickets for daily revenues.
- Calculates, prepares, and distributes monthly reports summarizing permits and licenses issued.
- Prepares agendas, attends, takes minutes and types proceedings for Board meetings.
- Other duties as assigned.

ENTRY REQUIREMENTS AND SKILLS:

High School diploma or GED and five (5) years' work experience in the specialized area of building, zoning or community development; or any combination of education and experience which provides the required knowledge, skills and abilities.

Must possess certification by the International Code Council (ICC) as a Permit Technician and as a Residential Plans Examiner.

Knowledge of: Plan review of single family detached residential projects in accordance with adopted codes and standards and in particular the International Residential Code; permit issuance operations; building inspection processes; the characteristics, qualities, and properties of residential building construction materials and methods; report writing; project and workload planning; principles and practices of supervision; the development and implementation of procedures; construction and life safety codes and regulations; forms, permits and plans used in building construction.

Ability to: Read and understand plans and specifications and make detailed plan check reviews; interpret applicable codes, standards and ordinances with accuracy; determine and evaluate levels of achievement and performance; understand, interpret and explain codes, regulations and policies; operate a computer efficiently and accurately; work independently in carrying out position responsibilities; determine and implement the appropriate course of action in stressful situations; manage meetings effectively; communicate effectively with others both orally and in writing, including technical reports; resolve disputes; take the initiative to keep important work progressing to completion within prescribed time limits; resourcefulness; foster a teamwork atmosphere among staff; lead and guide team members to excel; motivate staff to explore their potential within the scope of their work; deal with others in a tactful, courteous manner; evaluate situations, identify problems, and arrive at logical decisions; and seek out avenues for providing professional development; and in partnership with the Deputy Building Official to deliver seamless service to the building division.

WORKING CONDITIONS:

- Works in office environment.

PHYSICAL REQUIREMENTS:

- Must be insurable.
- Must be sighted.
- Must be able to hear a normal conversation.
- Must be able to speak clearly at normal rate of conversation.
- Must keep regular and reliable attendance at work.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to adopt **RESOLUTION** amending the 401 Plan Document Adoption Agreement for the City of Ankeny, Iowa.

ORIGINATING DEPARTMENT

Human Resources

COUNCIL GOAL

ACTION REQUESTED

Resolution

LEGAL

EXECUTIVE SUMMARY

The MissionSquare Retirement Money Purchase Plan Adoption Agreement needs to be revised due to the new city manager employment agreement.

CITY MANAGER/STAFF RECOMMENDATIONS:

Recommends to adopt **RESOLUTION** amending the 401 Plan Document Adoption Agreement for the City of Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. 401 Plan Document

RESOLUTION NO.

**A RESOLUTION AMENDING THE 401 PLAN DOCUMENT ADOPTION AGREEMENT
FOR THE CITY OF ANKENY, IOWA**

Plan #108924

WHEREAS, the Employer has employees rendering valuable services; and

WHEREAS, the City of Ankeny, Iowa ("Employer") has established and maintains a qualified retirement plan for employees that serves the interest of the Employer by enabling it to provide reasonable retirement security for its employees, by providing increased flexibility in its personnel management system, and by assisting in the attraction and retention of competent personnel; and

WHEREAS, the Employer has determined that the continuance of the qualified retirement plan will serve these objectives; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Employer hereby amends and restates the qualified plan (the "Plan") in the form of

MissionSquare Retirement Governmental Money Purchase Plan

BE IT FURTHER RESOLVED, that the assets of the Plan shall be held in trust, with the Employer serving as trustee for the exclusive benefit of the Plan participants and their beneficiaries, and the assets of the Plan shall not be diverted to any other purpose prior to the satisfaction of all liabilities of the Plan. The Employer has executed the Adoption Agreement for the City of Ankeny in the form of the MissionSquare Retirement Governmental Money Purchase Plan.

BE IT FURTHER RESOLVED, that the Human Resources Director shall be the coordinator for the Plan; shall receive reports, notices, etc. from MissionSquare Retirement or the VantageTrust; shall cast, on behalf of the Employer, any required votes under the VantageTrust, may delegate any administrative duties relation to the Plan to appropriate departments; and the Employer hereby authorizes the Human Resources Director to execute all necessary agreements with MissionSquare Retirement incidental to the administration of the Plan.

PASSED AND APPROVED this 5th day of January, 2026.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk



December 29, 2025

Dawn Gean
City Of Ankeny

Re: City Of Ankeny (Plan ID: 108924)

Dear Valued Client,

Thank you for your recent request to amend the above-mentioned plan's document(s). We've attached a draft of an amended version, including your request to:

Adoption Agreement- Updated Adoption agreement with an Amendment date of January 1, 2026 and attached City Manager Employment Agreement to reflect a change in the Employer Contribution. (Section VI.1)

The amended document is effective January 1, 2026. To complete the process, please review and sign the amended document(s) via DocuSign. Alternatively, you may sign and return the document(s) by returning scans of the full document package with wet signatures to:

Email to:

MSQPLND@SSCINC.COM

Please Note: The amended document supersedes prior versions; however, you should retain prior versions should the Internal Revenue Service ever request a copy. These documents are important legal documents and should be carefully reviewed with your legal counsel prior to adoption.

After receipt of the executed document(s), a copy of the document(s) will be posted to your plan sponsor website. Our recordkeeping system won't be updated to reflect your changes until your signed and dated document is returned.

If you have any questions, please contact your Retirement Plan Account Manager, Donna Davis. Thank you for entrusting us with your retirement plan administration. We look forward to continuing to serve you.

Sincerely,

MissionSquare Plan Services

Enclosures

ICMA Retirement Corporation
doing business as

MissionSquare Retirement Governmental Money Purchase Plan Adoption Agreement

MissionSquare
RETIREMENT

MissionSquare Retirement
Governmental Money Purchase Plan Adoption Agreement

Plan Number: 108924

The Employer hereby establishes a Money Purchase Plan to be known as CITY OF ANKENY (the “Plan”) in the form of the MissionSquare Retirement Governmental Money Purchase Plan.

New Plan or Amendment and Restatement (Check One):

[X] Amendment and Restatement

This Plan is an amendment and restatement of an existing defined contribution Money Purchase Plan. Please specify the name of the defined contribution Money Purchase Plan which this Plan hereby amends and restates:
CITY OF ANKENY

Effective Date of Restatement. The effective date of the Plan shall be:
01/01/2026

(Note: The effective date can be no earlier than the first day of the Plan Year in which this restatement is adopted. If no date is provided, by default, the effective date will be the first day of the Plan Year in which the restatement is adopted.)

[] New Plan

Effective Date of New Plan. The effective date of the Plan shall be the first day of the Plan Year during which the Employer adopts the Plan, unless an alternate effective date is hereby specified:
(Note: An alternate effective date can be no earlier than the first day of the Plan Year in which the Plan is adopted.)

I. EMPLOYER: CITY OF ANKENY
(The Employer must be a governmental entity under Internal Revenue Code § 414(d))

II. SPECIAL EFFECTIVE DATES

Please note here any elections in the Adoption Agreement with an effective date that is different from that noted above.
(Note provision and effective date.)

III. PLAN YEAR

The Plan Year will be:
[X] January 1 – December 31 (Default)
[] The 12 month period ending _____
Month Day

IV. Normal Retirement Age shall be age 65 (not less than 55 nor in excess of 65).

Important Note to Employers: Normal Retirement Age is significant for determining the earliest date at which the Plan may allow for in-service distributions. Normal Retirement Age also defines the latest date at which a Participant must have a fully vested right to his/her Account. There are IRS rules that limit the age that may be specified as the Plan's Normal Retirement Age. The Normal Retirement Age cannot be earlier than what is reasonably representative of the typical retirement age for the industry in which the covered workforce is employed.

In 2016, the Internal Revenue Service proposed regulations that would provide rules for determining whether a governmental pension plan's normal retirement age satisfies the Internal Revenue Code's qualification requirements. A normal retirement age that is age 62 or later is deemed to be not earlier than the earliest age that is reasonably representative of the typical retirement age for the industry in which the covered workforce is employed. Whether an age below 62 satisfies this requirement depends on the facts and circumstances, but an Employer's good faith, reasonable determination will generally be given deference. A special rule, however, says that a normal retirement age that is age 50 or later is deemed to be not earlier than the earliest age that is reasonably representative of the typical retirement age for the industry in which the covered workforce is employed if the participants to which this normal retirement age applies are qualified public safety employees (within the meaning of section 72(t)(10)(B)). These regulations are proposed to be effective for employees hired during plan years beginning on or after the later of: (1) January 1, 2017; or (2) the close of the first regular legislative session of the legislative body with the authority to amend the plan that begins on or after the date that is 3 months after the final regulations are published in the Federal Register. In the meantime, however, governmental plan sponsors may rely on these proposed regulations.

In lieu of age-based Normal Retirement Age, the Plan shall use the following age and service-based Normal Retirement Age _____

Important Note to Employers: Before using a Normal Retirement Age based on age and service, a plan sponsor should review the proposed regulations (81 Fed. Reg. 4599 (Jan. 27, 2016)) and consult counsel.

V. COVERED EMPLOYMENT CLASSIFICATIONS

1. The following group or groups of Employees are eligible to participate in the Plan:

- ☐ All Employees
- ☐ All Full Time Employees
- ☐ Salaried Employees
- ☐ Non union Employees
- ☐ Management Employees
- ☐ Public Safety Employees
- ☐ General Employees
- ☒ Other Employees (Specify the group(s) of eligible Employees below. Do not specify Employees by name. Specific positions are acceptable.) City Manager

The group specified must correspond to a group of the same designation that is defined in the statutes, ordinances, rules, regulations, personnel manuals or other material in effect in the state or locality of the Employer. The eligibility requirements cannot be such that an Employee becomes eligible only in the Plan Year in which the Employee terminates employment.

Note: As stated in Sections 4.08 and 4.09, the Plan may, however, provide that Final Pay Contributions or Accrued Leave Contributions are the only contributions made under the Plan.

2. Period of Service required for participation

☒ N/A – The Employer hereby waives the requirement of a Period of Service for participation. Employees are eligible to participate upon employment. (*'N/A' is the default provision under the Plan if no selection is made.*)

☐ Yes. The required Period of Service shall be _____ months (not to exceed 12 months).

The Period of Service selected by the Employer shall apply to all Employees within the Covered Employment Classification.

3. Minimum Age (Select One) – A minimum age requirement is hereby specified for eligibility to participate.

☐ Yes. Age _____ (*not to exceed age 21*).

☒ N/A – No minimum age applies (*'N/A' is the default provision under the Plan if no selection is made.*)

VI. CONTRIBUTION PROVISIONS

1. **The Employer shall contribute as follows:** (Choose all that apply, but at least one of Options A or B. If Option A is not selected, Employer must pick up Mandatory Participant Contributions under Option B.)

Fixed Employer Contributions With or Without Mandatory Participant Contributions. (If Option B is chosen, please complete section C.)

☒ A. Fixed Employer Contributions. The Employer shall contribute on behalf of each Participant _____ % of Earnings or \$_____ for the Plan Year (subject to the limitations of Article V of the Plan).

Mandatory Participant Contributions (See City Manager Employment Agreement)

☐ are required ☒ are not required

to be eligible for this Employer Contribution.

☐ B. Mandatory Participant Contributions for Plan Participation

Required Mandatory Contributions. A Participant is required to contribute (subject to the limitations of Article V of the Plan) the specified amounts designated in items (i) through (iii) of the Contribution Schedule below:

☐ Yes ☐ No

Employee Opt-In Mandatory Contributions. To the extent that Mandatory Participant Contributions are not required by the Plan, each Employee eligible to participate in the Plan shall be given the opportunity, when first eligible to participate in the Plan or any other plan or arrangement of the Employer described in Code section 219(g)(5)(A) to irrevocably elect to contribute Mandatory Participant Contributions by electing to contribute the specified amounts designated in items (i) through (iii) of the Contribution Schedule below for each Plan Year (subject to the limitations of Article V of the Plan):

☐ Yes ☐ No

Contribution Schedule. (Any percentage or dollar amount entered below must be greater than 0% or \$0.)

i. _____ % of Earnings,

ii. \$ _____, or

iii. a whole percentage of Earnings between the range of _____ (*insert range of percentages between 1% and 20% inclusive (e.g., 3%, 6%, or 20%; 5% to 7%)*), as designated by the Employee in accordance with guidelines and procedures established by the Employer for the Plan Year as a condition of participation in the Plan. A Participant must pick a single percentage and shall not have the right to discontinue or vary the rate of such contributions after becoming a Plan Participant.

Employer "Pick up". The Employer hereby elects to "pick up" the Mandatory Participant Contributions¹ (pickup is required if Option A is not selected)

☐ Yes ☐ No (*"Yes" is the default provision under the Plan if no selection is made.*)

☐ C. Election Window (Complete if Option B is selected):

Newly eligible Employees shall be provided an election window of _____ days (no more than 60 calendar-days) from the date of initial eligibility during which they may make the election to participate in the Mandatory Participant Contribution portion of the Plan. Participation in the Mandatory Participant Contribution portion of the Plan shall begin the first of the month following the end of the election window.

An Employee's election is irrevocable and shall remain in force until the Employee terminates employment or ceases to be eligible to participate in the Plan. In the event of re-employment to an eligible position, the Employee's original election will resume. In no event does the Employee have the option of receiving the pick-up contribution amount directly.

2. The Employer may also elect to make Employer Matching Contributions as follows:

☐ **Fixed Employer Match of After-Tax Voluntary Participant Contributions.** (Do not complete this section unless the Plan permits after-tax Voluntary Participant Contributions under Section VI.3 of the Adoption Agreement.)

The Employer shall contribute on behalf of each Participant _____ % of Earnings for the Plan Year (subject to the limitations of Article V of the Plan) for each Plan Year that such Participant has contributed _____ % of Earnings or \$ _____. Under this option, there is a single, fixed rate of Employer Contributions, but a Participant may decline to make the Voluntary Participant Contributions in any Plan Year, in which case no Employer Contribution will be made on the Participant's behalf in that Plan Year.

¹Neither an IRS opinion letter nor a determination letter issued to an adopting Employer is a ruling by the Internal Revenue Service that Participant contributions that are "picked up" by the Employer are not includable in the Participant's gross income for federal income tax purposes. Pick-up contributions are not mandated to receive private letter rulings; however, if an adopting Employer wishes to receive a ruling on pick-up contributions they may request one in accordance with Revenue Procedure 2012-4 (or subsequent guidance).

[] Variable Employer Match of After-Tax Voluntary Participant Contributions. (Do not complete unless the Plan permits after-tax Voluntary Participant Contributions under Section VI.3 of the Adoption Agreement.)

The Employer shall contribute on behalf of each Participant an amount determined as follows (subject to the limitations of Article V of the Plan):

_____ % of the Voluntary Participant Contributions made by the Participant for the Plan Year (not including Voluntary Participant Contributions exceeding _____ % of Earnings or \$ _____);

PLUS _____ % of the contributions made by the Participant for the Plan Year in excess of those included in the above paragraph (but not including Voluntary Participant Contributions exceeding in the aggregate _____ % of Earnings or \$ _____).

Employer Matching Contributions on behalf of a Participant for a Plan Year shall not exceed \$ _____ or _____ % of Earnings, whichever is [] more or [] less.

[] Fixed Employer Match of Participant 457(b) Plan Deferrals. The Employer shall contribute on behalf of each Participant _____ % of Earnings for the Plan Year (subject to the limitations of Article V of the Plan) for each Plan Year that such Participant has deferred _____ % of Earnings or \$ _____ to the Employer's 457(b) deferred compensation plan. Under this option, there is a single, fixed rate of Employer Contributions, but a Participant may decline to make the required 457(b) deferrals in any Plan Year, in which case no Employer Contribution will be made on the Participant's behalf in that Plan Year.

[] Variable Employer Match of Participant 457(b) Plan Deferrals.

The Employer shall contribute on behalf of each Participant an amount determined as follows (subject to the limitations of Article V of the Plan):

_____ % of the elective deferrals made by the Participant to the Employer's 457(b) plan for the Plan Year (not including Participant contributions exceeding _____ % of Earnings or \$ _____);

PLUS _____ % of the elective deferrals made by the Participant to the Employer's 457(b) plan for the Plan Year in excess of those included in the above paragraph (but not including elective deferrals made by a Participant to the Employer's 457(b) plan exceeding in the aggregate _____ % of Earnings or \$ _____).

Employer Matching Contributions on behalf of a Participant for a Plan Year shall not exceed \$ _____ or _____ % of Earnings, whichever is [] more or [] less.

3. Each Participant may make a Voluntary Participant Contribution, subject to the limitations of Section 4.06 and Article V of the Plan

[] Yes [X] No (*'No' is the default provision under the Plan if no selection is made.*)

4. Employer contributions for a Plan Year shall be contributed to the Trust in accordance with the following payment schedule (no later than the 15th day of the tenth calendar month following the end of the calendar year or fiscal year (as applicable depending on the basis on which the Employer keeps its books) with or within which the particular Limitation Year ends, or in accordance with applicable law):

[] Weekly [] Biweekly [] Monthly [X] Annually in _____ (*specify month*)

5. Participant contributions for a Plan Year shall be contributed to the Trust in accordance with the following payment schedule (no later than the 15th day of the tenth calendar month following the end of the calendar year or fiscal year (as applicable depending on the basis on which the Employer keeps its books) with or within which the particular Limitation Year ends, or in accordance with applicable law):

☐ Weekly ☐ Biweekly ☐ Monthly ☐ Annually in _____ (*specify month*)

6. In the case of a Participant performing qualified military service (as defined in Code section 414(u)) with respect to the Employer:

A. Plan contributions will be made based on differential wage payments:

☒ Yes ☐ No (*'Yes' is the default provision under the Plan if no selection is made.*)

B. Participants who die or become disabled will receive Plan contributions with respect to such service:

☐ Yes ☒ No (*'No' is the default provision under the Plan if no selection is made.*)

VII. Earnings

Earnings, as defined under Section 2.09 of the Plan, shall include:

1. Overtime

☐ Yes ☒ No (*'No' is the default provision under the Plan if no selection is made.*)

2. Bonuses

☐ Yes ☒ No (*'No' is the default provision under the Plan if no selection is made.*)

3. Other Pay (specifically describe any other types of pay to be included below)

VIII. ROLLOVER PROVISIONS

1. The Employer will permit Rollover Contributions in accordance with Section 4.13 of the Plan:

☒ Yes ☐ No (*'Yes' is the default provision under the Plan if no selection is made.*)

IX. LIMITATION ON ALLOCATIONS

If the Employer maintains or ever maintained another qualified plan in which any Participant in this Plan is (or was) a participant or could possibly become a participant, the Employer hereby agrees to limit contributions to all such plans as provided herein, if necessary in order to avoid excess contributions (as described in Section 5.02 of the Plan).

1. If the Participant is covered under another qualified defined contribution plan maintained by the Employer, the provisions of Section 5.02(a) through (e) of the Plan will apply, unless another method has been indicated below.

[] Other Method. (Provide the method under which the plans will limit total Annual Additions to the Maximum Permissible Amount, and will properly reduce any Excess Amounts, in a manner that precludes Employer discretion.) _____
2. The Limitation Year is the following 12 consecutive month period: _____

X. VESTING PROVISIONS

The Employer hereby specifies the following vesting schedule, subject to (1) the Code's vesting requirements in effect on September 1, 1974 and (2) the concurrence of the Plan Administrator. (For the blanks below, enter the applicable percentage - from 0 to 100 (with no entry after the year in which 100% is entered), in ascending order.)

The following vesting schedule may apply to a Participant's interest in his/her Employer Contribution Account. The vesting schedule does not apply to Elective Deferrals, Catch-up Contributions, Mandatory Participant Contributions, Rollover Contributions, Voluntary Participant Contributions, Deductible Employee Contributions, Employee Designated Final Pay Contributions, and Employee Designated Accrued Leave Contributions, and the earnings thereon.

Period of Service Completed	Percent Vested
Zero	100%
One	%
Two	%
Three	%
Four	%
Five	%
Six	%
Seven	%
Eight	%
Nine	%
Ten	%

XI. WITHDRAWALS AND LOANS

1. In-service distributions are permitted under the Plan after a Participant attains (select one of the below options):
☐ Normal Retirement Age
☒ 70 ½ (*'70 ½' is the default provision under the Plan if no selection is made.*)
☐ Alternate age (after Normal Retirement Age): _____
☐ Not permitted at any age

2. A Participant shall be deemed to have a severance from employment solely for purposes of eligibility to receive distributions from the Plan during any period the individual is performing service in the uniformed services for more than 30 days.
☒ Yes ☐ No (*'Yes' is the default provision under the Plan if no selection is made.*)

3. Tax-free distributions of up to \$3,000 for the direct payment of Qualified Health Insurance Premiums for Eligible Retired Public Safety Officers are available under the Plan.
☐ Yes ☒ No (*'No' is the default provision under the Plan if no selection is made.*)

4. In-service distributions of the Rollover Account are permitted under the Plan as provided in Section 9.07
☐ Yes ☒ No (*'No' is the default provision under the Plan if no selection is made.*)

5. Loans are permitted under the Plan, as provided in Article XIII of the Plan:
☐ Yes ☒ No (*'No' is the default provision under the Plan if no selection is made.*)

XII. SPOUSAL PROTECTION

The Plan will provide the following level of spousal protection (select one):

- ☐ 1. Participant Directed Election. The normal form of payment of benefits under the Plan is a lump sum.
 The Participant can name any person(s) as the Beneficiary of the Plan, with no spousal consent required.
- ☒ 2. Beneficiary Spousal Consent Election (Article XII of the Plan will apply if option 2 is selected).
 The normal form of payment of benefits under the Plan is a lump sum. Upon death, the surviving spouse is the Beneficiary, unless he or she consents to the Participant's naming another Beneficiary. (*"Beneficiary Spousal Consent Election" is the default provision under the Plan if no selection is made.*)
- ☐ 3. QJSA Election (Article XVII). The normal form of payment of benefits under the Plan is a 50% qualified joint and survivor annuity with the spouse (or life annuity, if single). In the event of the Participant's death prior to commencing payments, the spouse will receive an annuity for his or her lifetime. (If option 3 is selected, the spousal consent requirements in Article XII of the Plan also will apply.)

XIII. FINAL PAY CONTRIBUTIONS

(Under the Plan's definitions, Earnings automatically include leave cashouts paid by the later of 2 ½ months after severance from employment or the end of the calendar year. If the Plan will provide additional contributions based on the Participant's final paycheck attributable to Accrued Leave, please provide instructions in this section. Otherwise, leave this section blank.)

The Plan will provide for Final Pay Contributions if either 1 or 2 below is selected. The following group of Employees shall be eligible for Final Pay Contributions:

☒ 1. Employees within the Covered Employment Classification identified in section V of the Adoption Agreement.

☐ 2. Other: _____

(This must be a subset of the Covered Employment Classification identified in section V of the Adoption Agreement.)

Final Pay shall be defined as (select one):

☐ A. Accrued unpaid vacation

☐ B. Accrued unpaid sick leave

☒ C. Accrued unpaid vacation and sick leave

☐ D. Other *(insert definition of Final Pay - must be leave that Employee would have been able to use if employment had continued and must be bona fide vacation and/or sick leave):*

☐ **1. Employer Final Pay Contribution.** The Employer shall contribute on behalf of each Participant _____% of their Final Pay to the Plan (subject to the limitations of Article V of the Plan).

☒ **2. Employee Designated Final Pay Contribution.** Each Employee eligible to participate in the Plan shall be given the opportunity at enrollment to irrevocably elect to contribute _____% (insert fixed percentage of Final Pay to be contributed) or up to 100% (insert maximum percentage of Final Pay to be contributed) of Final Pay to the Plan (subject to the limitations of Article V of the Plan).

Once elected, an Employee's election shall remain in force and may not be revised or revoked.

XIV. ACCRUED LEAVE CONTRIBUTIONS

The Plan will provide for unpaid Accrued Leave Contributions annually if either 1 or 2 is selected below. The following group of Employees shall be eligible for Accrued Leave Contributions:

☐ 1. Employees within the Covered Employment Classification identified in section V of the Adoption Agreement.

☐ 2. Other: _____

(This must be a subset of the Covered Employment Classification identified in section V of the Adoption Agreement.)

Accrued Leave shall be defined as (select one):

☐ A. Accrued unpaid vacation

☐ B. Accrued unpaid sick leave

☐ C. Accrued unpaid vacation and sick leave

☐ D. Other (insert definition of Accrued Leave that is bona fide vacation and/or sick leave):

[] 1. Employer Accrued Leave Contribution. The Employer shall contribute as follows

(choose one of the following options):

[] For each Plan Year, the Employer shall contribute on behalf of each eligible Participant the unused Accrued Leave in excess of _____ (insert number of hours/days/weeks (circle one)) to the Plan (subject to the limitations of Article V of the Plan).

[] For each Plan Year, the Employer shall contribute on behalf of each eligible Participant _____% of un- used Accrued Leave to the Plan (subject to the limitations of Article V of the Plan).

[] 2. Employee Designated Accrued Leave Contribution

Each eligible Participant shall be given the opportunity at enrollment to irrevocably elect to annually contribute _____% (insert fixed percentage of unpaid Accrued Leave to be contributed) or up to _____% (insert maximum percentage of unpaid Accrued Leave to be contributed) of unpaid Accrued Leave to the Plan (subject to the limitations of Article V of the Plan). Once elected, an Employee's election shall remain in force and may not be revised or revoked.

XV. The Employer hereby attests that it is a unit of state or local government or an agency or instrumentality of one or more units of state or local government.

XVI. The Employer understands that this Adoption Agreement is to be used with only the MissionSquare Retirement Money Purchase Plan. This MissionSquare Retirement Governmental Money Purchase Plan is a restatement of a previous plan, which was submitted to the Internal Revenue Service for approval on December 31, 2018 and received approval on June 30, 2020.

The Plan Administrator will inform the Employer of any amendments to the Plan made pursuant to Section 14.05 of the Plan or of the discontinuance or abandonment of the Plan. The Employer understands that an amendment(s) made pursuant to Section 14.05 of the Plan will become effective within 30 days of notice of the amendment(s) unless the Employer notifies the Plan Administrator, in writing, that it disapproves of the amendment(s). If the Employer so disapproves, the Plan Administrator will be under no obligation to act as Administrator under the Plan.

XVII. The Employer hereby appoints the ICMA Retirement Corporation, doing business as MissionSquare Retirement, as the Plan Administrator pursuant to the terms and conditions of the MISSIONSQUARE RETIREMENT GOVERNMENTAL MONEY PURCHASE PLAN.

The Employer hereby agrees to the provisions of the Plan.

XVIII. The Employer understands that it must complete a new Adoption Agreement upon first adoption of the Plan. Additionally, upon any modifications to a prior election, making of new elections, or restatements of the Plan, a new Adoption Agreement must be completed. The Employer hereby acknowledges it understands that failure to properly fill out this Adoption Agreement may result in disqualification of the Plan.

XIX. An adopting Employer may rely on an Opinion Letter issued by the Internal Revenue Service as evidence that the Plan is qualified under section 401 of the Internal Revenue Code only to the extent provided in Rev. Proc. 2017-41. The Employer may not rely on the Opinion Letter in certain other circumstances or with respect to certain qualification requirements, which are specified in the Opinion Letter issued with respect to the Plan and in Rev. Proc. 2017-41.

In Witness Whereof, the Employer hereby causes this Money Purchase Plan Adoption Agreement to be executed.

EMPLOYER SIGNATURE & DATE

Signature of Authorized Plan Representative: _____

Print Name: Dawn Gean

Title: Human Resources Director

Attest: N/A

Date: ____/____/____.

For inquiries regarding adoption of the plan, the meaning of plan provisions, or the effect of the Opinion Letter, contact:

MissionSquare Retirement
777 N. Capitol St. NE Suite 600
Washington, DC 20002
800-326-7272

52582-0621-W1304

EMPLOYMENT AGREEMENT

THIS AGREEMENT made and entered effective the 15th day of December, 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 f 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

Signed by:
Bobbi Bentz
By: D4FA23105D40460
Bobbi B. Bentz, Mayor

Dated: 12/15/25

Attest:
DocuSigned by:
Michelle Yuska
7E497FC63C464A0...
Michelle Yuska, City Clerk

Certificate Of Completion

Envelope Id: 91DA3ED8-F1C4-419D-B53F-CD5417082801

Status: Sent

Subject: Plan ID: 108924- Plan Name: City Of Ankeny

Source Envelope:

Document Pages: 21

Signatures: 0

Envelope Originator:

Certificate Pages: 4

Initials: 0

Steven Doherty

AutoNav: Enabled

sdohertry@missionsq.org

Envelopeld Stamping: Enabled

IP Address: 170.40.176.1

Time Zone: (UTC-06:00) Central Time (US & Canada)

Record Tracking

Status: Original

Holder: Steven Doherty

Location: DocuSign

12/29/2025 7:58:07 AM

sdohertry@missionsq.org

Signer Events

Signature

Timestamp

Dawn Gean

Sent: 12/29/2025 8:01:48 AM

dgean@ankenyiowa.gov

Viewed: 12/29/2025 8:19:04 AM

Human Resources Director

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 12/29/2025 8:19:04 AM

ID: 318bff73-2ef8-4867-9845-c1adbe573c36

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

MSQ- AWD

msqplnd@sscinc.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

12/29/2025 8:01:49 AM

Certified Delivered

Security Checked

12/29/2025 8:19:04 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, SS&C - Retirement Solutions (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact SS&C - Retirement Solutions:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: dcsplandesign@dstsystems.com

To advise SS&C - Retirement Solutions of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at dcsplandesign@dstsystems.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from SS&C - Retirement Solutions

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to dcsplandesign@dstsystems.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with SS&C - Retirement Solutions

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to dscplandesign@dstsystems.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions will take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify SS&C - Retirement Solutions as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SS&C - Retirement Solutions during the course of your relationship with SS&C - Retirement Solutions.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to streets, subdivision bonds for seeding and silt fence, platted easements, and authorizing cost participation for 8' sidewalk for Ash Crossing Plat 1.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

MidAmerican Energy Company is proposing Ash Crossing Plat 1 Final Plat and the NW Ash Drive Substation Site Plan, an approximate 9.01-acre (+/-) final plat and site plan that calls for the development of an electrical utility substation. The proposed final plat creates one buildable lot, while the site plan depicts an electrical substation, one access drive, a detention basin for stormwater runoff, a ten-foot-tall security wall, and extensive landscaping around the perimeter.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve and accept **RESOLUTION**.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan & Zoning Commission recommended approval on December 2nd, 2025.

FISCAL IMPACT

Cost participation for sidewalk oversizing along NW Ash Drive.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. PZ Minutes
3. Ash Crossing Plat 1 FP
4. Staff Report
5. Aerial Map
6. Applicant Letter

WHEN RECORDED RETURN TO:

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

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

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, WARRANTY DEED TO STREETS, SUBDIVISION BONDS FOR SEEDING AND SILT FENCE, PLATTED EASEMENTS, AND AUTHORIZING COST PARTICIPATION FOR 8' SIDEWALK FOR ASH CROSSING PLAT 1

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended City Council approval of the final plat for Ash Crossing Plat 1 on the 2nd day of December, 2025; and

WHEREAS, the attorney's title opinion, warranty deed to streets, and subdivision bonds for seeding and silt fence 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 Ash Crossing Plat 1 is hereby approved; and
2. That the warranty deed to streets is hereby accepted; and
3. That the subdivision bonds for seeding and silt fence are hereby accepted; and
4. That the public utility easement, public gas easement, and storm water management facility maintenance covenant and permanent easement agreement are hereby accepted.
5. That the cost participation for 8' sidewalk along NW Ash Drive be authorized in an amount estimated to be \$6,027.00 is hereby approved.

PASSED AND APPROVED this 5th day of January, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 2, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the December 2, 2025, meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Laura Hutzell, Ryan Kirschman, Megan Flynn, 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 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #2. Ash Crossing Plat 1 Final Plat

Motion to recommend City Council approval of Ash Crossing Plat 1 Final Plat.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #6. Second by P.Tuning. All voted aye. Motion carried 7 – 0.

FINAL PLAT
OF
ASH CROSSING PLAT I
ANKENY, IOWA

RECORDER'S
STAMP

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date December 2, 2025
Ayes 7 Nays 0 Abstain 0 Absent 0
APPROVED
T. Rapp Chairperson
Megan Jynn Secretary

PROPERTY OWNER/PREPARED FOR:
MIDAMERICAN ENERGY COMPANY
P.O. BOX 651
DES MOINES, IA 50306-0651
OWNER PH: 515-281-2604
PROFESSIONAL LAND SURVEYOR
CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J. SHEPARD, PLS
2400 86TH STREET, UNIT 12
DES MOINES, IOWA 50322
PH. 515-276-4884

BASIS OF BEARINGS

- THE EAST LINE OF SE 1/4 NW 1/4 IS ASSUMED TO HAVE A BEARING OF 500°55'10"E.

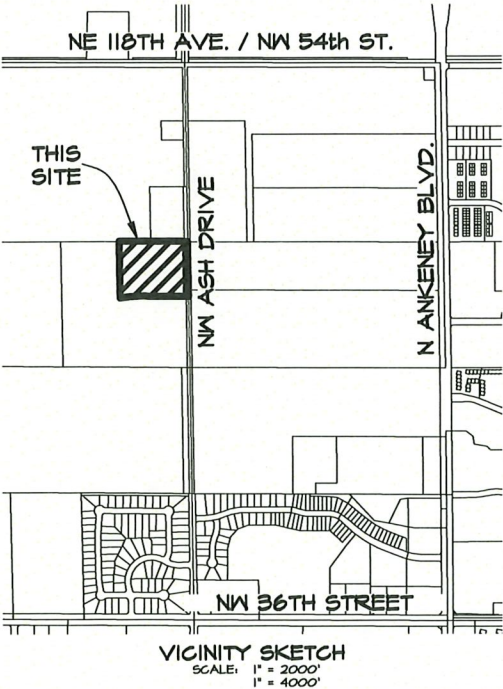
SURVEYOR NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- LOT A WILL BE DEDICATED TO THE CITY FOR R.O.W. PURPOSES.
- STREET LIGHTS AND TRAIL WILL BE INSTALLED AT SUCH TIME THAT NW ASH DRIVE IS IMPROVED AND/OR THE CITY DEEMS THEM NECESSARY.
- ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS EXISTING.
- ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY.
- THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.
- THE ELECTRIC OVERHANG EASEMENT RECORDED IN BOOK 4035, PAGE 144 IS A 60 FEET WIDE EASEMENT WHOSE CENTERLINE IS APPROXIMATELY 1,845 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 2, T-80N, R-24W. THE EASEMENT DOCUMENT ALSO STATES THAT THE CENTERLINE OF THE EASEMENT IS APPROXIMATELY 30 FEET NORTH OF THE 1/4, 1/4 SECTION LINE. HOWEVER, ACCORDING TO THE SURVEY OF PARCEL 2023-135 RECORDED IN BOOK 19631, PAGE 383, IT WAS ASSUMED THAT AN EXISTING FENCE LINE WAS THE 1/4, 1/4 SECTION LINE FOR THE PURPOSES OF THE EASEMENT.
- THE TRANSMISSION LINE EASEMENT RECORDED IN BOOK 3017, PAGE 531 CITES A POLE LINE WITHIN A RAILWAY RIGHT-OF-WAY THAT WAS VACATED IN BOOK 5827, PAGE 308. THE EASEMENT STATES THAT THE RAILROAD RIGHT-OF-WAY VARIES FROM 50 TO 100 FEET. ACCORDING TO THE PLAT OF SURVEY FOR PARCEL 2021-279 RECORDED IN BOOK 19166, PAGE 562, THE VACATED RIGHT-OF-WAY ENCOMPASSES THE WEST 60 FEET OF THE EAST 85 FEET OF PARCEL 2021-249.

INDEX LEGEND					
COUNTY: POLK					
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALIQUOT PART:	2	80	24	SE 1/4	NW 1/4
PARCELS: 2021-249, 2023-135, 2025-11					
GEOPARCELS: 802402100011, 802402176002					
CITY: ANKENY					
PROPRIETOR: MIDAMERICAN ENERGY COMPANY					
REQUESTED BY: MIDAMERICAN ENERGY COMPANY					
PROFESSIONAL LAND SURVEYOR: PATRICK J. SHEPARD, PLS					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC. ATTN: PATRICK J. SHEPARD 2400 86TH STREET, URBANDALE, IA 50322					
RETURN TO:					

DRAWING INDEX

Sheet #	TITLE
1	COVER
2	FINAL PLAT



LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 2, T-80N, R-24W OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA THAT CONSISTS OF PARCEL 2021-249 AS RECORDED IN BOOK 19166, PAGE 562, PARCEL 2023-135 AS RECORDED IN BOOK 19631, PAGE 383, AND PARCEL 2025-11 AS RECORDED IN BOOK 20069, PAGE 452, ALL RECORDED IN THE POLK COUNTY RECORDER'S OFFICE WITH SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF THE S 1/2, NW 1/4 OF SAID SECTION 2, SAID POINT ALSO BEING THE NE CORNER OF SAID PARCEL 2021-249; THENCE 500°55'10"E, 574.01 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SE CORNER OF SAID PARCEL; THENCE N89°50'58"W, 523.35 FEET ALONG THE SOUTH LINE OF PARCELS 2021-249, 2023-135, AND 2025-11 TO A POINT; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1035.00 FEET AND A CHORD BEARING OF S84°46'25"W, AN ARC LENGTH OF 194.57 FEET TO THE SW CORNER OF SAID PARCEL 2025-11; THENCE N00°55'43"W, 592.14 FEET ALONG THE WEST LINE OF SAID PARCEL 2025-11 TO THE NW CORNER OF SAID PARCEL 2025-11; THENCE S89°51'21"E, 717.21 FEET ALONG THE NORTH LINE OF SAID PARCELS 2025-11, 2023-135, AND 2021-249 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 9.47 ACRES, MORE OR LESS.

PURPOSE OF SURVEY:

- THIS FINAL PLAT IS BEING PREPARED TO COMBINE MULTIPLE PARCELS INTO A SINGLE LOT FOR DEVELOPMENT.

LAND AREA
9.47 ACRES

CURRENT ZONING
R-1 ONE-FAMILY RESIDENCE DISTRICT

ZONING REQUIREMENTS
FRONT YARD: 35 FEET.
SIDE YARD: 35 FEET.
REAR YARD: 35 FEET.

FLOOD ZONE DESIGNATION
ZONE X (AREA OF MINIMAL FLOOD HAZARD)
PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL
19153C0065F EFF. 2/1/2019
*** FEMA INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
SEE FEMA MAP SERVICE CENTER FOR CURRENT INFORMATION***



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
12-18-25
PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE
MY LICENSE RENEWAL DATE 15 DECEMBER 31, 2025
SHEETS 1 & 2 OF 2

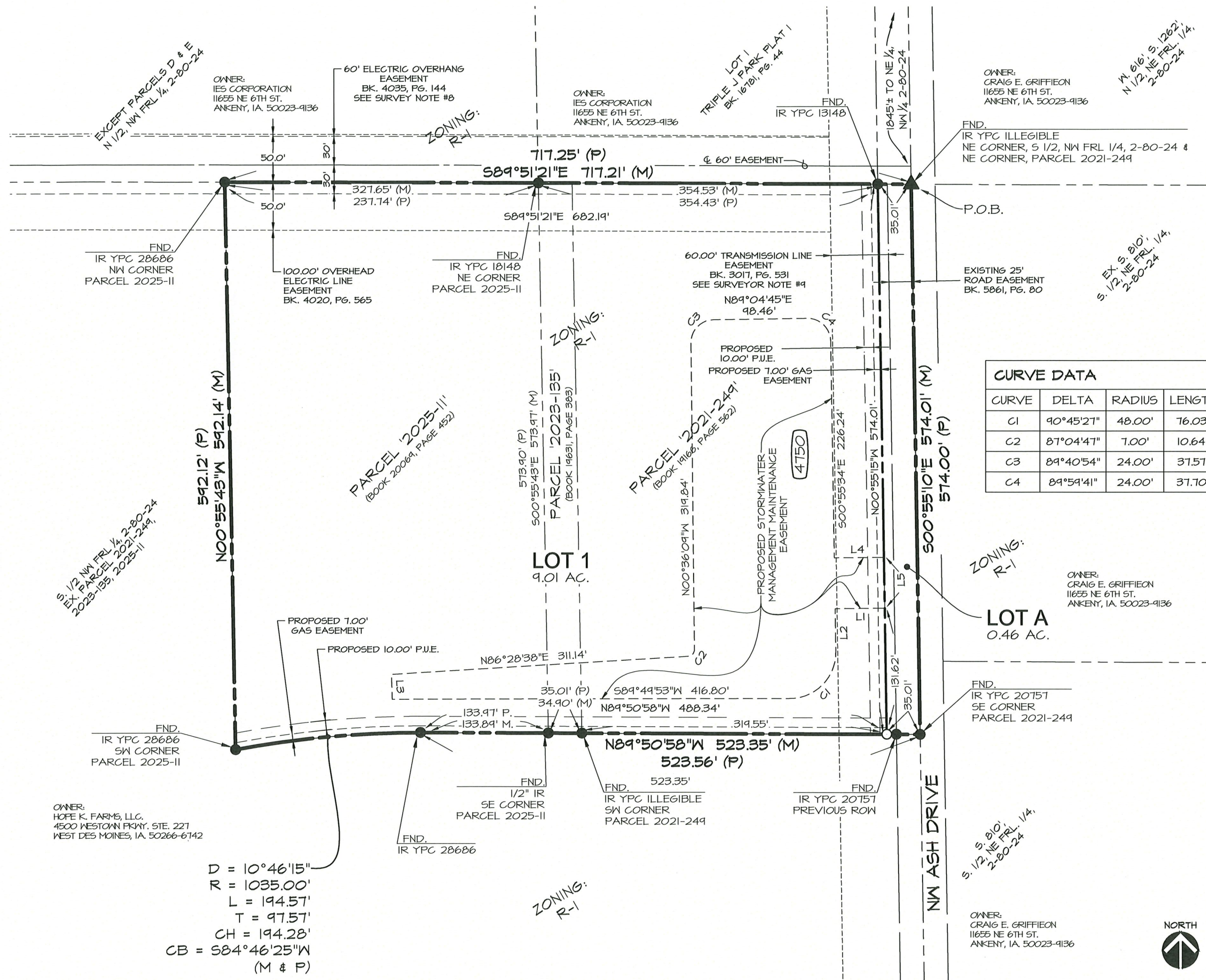
CERTIFICATION
RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: PATRICK J. SHEPARD, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: SHEPARD@CECLAC.COM

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com



DATE	REVISIONS	COMMENTS
12-18-2025	1	
	2	
	3	
	4	
	5	
	6	

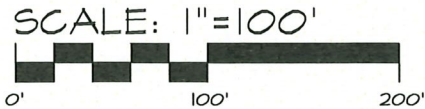
ASH CROSSING PLAT I
ANKENY, IOWA
COVER SHEET
SHEET
1
OF 2
E-9071



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°45'27"	48.00'	76.03'	48.64'	68.33'	S44°27'09"W
C2	87°04'47"	7.00'	10.64'	6.65'	9.64'	N42°56'14"E
C3	89°40'54"	24.00'	37.57'	23.87'	33.85'	N44°14'18"E
C4	89°59'41"	24.00'	37.70'	24.00'	33.94'	S45°55'24"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S00°55'15"E	53.00'
L1	S89°26'45"W	51.96'
L2	S00°55'34"E	45.00'
L3	N01°43'34"W	25.99'
L4	N89°26'45"E	51.97'

D = 10°46'15"
R = 1035.00'
L = 194.57'
T = 97.57'
CH = 194.28'
CB = S84°46'25"W
(M & P)



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

CEC

DATE	12-18-2025	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
		5	
		6	

ASH CROSSING PLAT 1
ANKENY, IOWA

FINAL PLAT

SHEET
2
OF 2

Page 350 of 473

Agenda Item: Ash Crossing Plat 1 Final Plat & NW Ash Drive Substation Site Plan

Report Date: November 25, 2025

Prepared by: Bryan Morrissey,
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Ash Crossing Plat 1 Final Plat.

That the Plan and Zoning Commission approve the NW Ash Drive Substation Site Plan, subject to the applicant using at least two earth-toned colors for the security wall and recordation of Ash Crossing Plat 1 Final Plat.

Project Summary:

MidAmerican Energy Company is proposing Ash Crossing Plat 1 Final Plat and the NW Ash Drive Substation Site Plan, an approximate 9.01-acre (+/-) final plat and site plan that calls for the development of an electrical utility substation. The proposed final plat creates one buildable lot, while the site plan depicts an electrical substation, one access drive, a detention basin for stormwater runoff, a ten-foot-tall security wall, and extensive landscaping around the perimeter. Please note that the Ankeny Municipal Code requires that a Special Use Permit be issued by the Zoning Board of Adjustment prior to development of an electrical substation. The applicant has a public hearing scheduled for the required Special Use Permit on December 2nd, 2025.

Project Report:

The subject property is generally located south of NW 54th Street and west of NW Ash Drive. The property is zoned R-1, One-Family Residence District as are the neighboring properties surrounding the site. The vast majority of properties in the area are undeveloped at this time. *The Ankeny Plan 2040 Figure 12.10 Future Land Use Map* classifies the project site and the surrounding areas as being suitable for Low Density development in the future. The general layout of the project site depicts the electrical substation equipment centered on the site, surrounded by a 10.5' tall solid security wall. The on-site equipment will be installed over base rock, as is standard for these kinds of utility substations. The lone access point on the site will be paved for maintenance vehicle access, while the developed portion of the site will be covered with a loose surfaced material. A detention basin is located on the eastern portion of the property to handle any potential stormwater runoff, while extensive landscaping is provided around the perimeter of the site to help screen the substation as best possible. Utility connections are not a part of this proposal.

Given that the area surrounding the proposed substation is likely to be developed for low density residential purposes, staff would like to see a more aesthetically pleasing security wall than the wall shown on the first page of the site plan. With that in mind, staff is recommending that the applicant use at least two earth-toned colors for the wall instead of the single gray color that is shown. The multiple earth-toned colors combined with the perimeter landscaping should help provide an aesthetically pleasing utility substation while being considerate of any future residential development.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: Ash Crossing Plat 1
NAME OF OWNER: MidAmerican Utility Company
NAME OF DEVELOPER: MidAmerican Utility Company

GENERAL INFORMATION:

PLAT LOCATION: South of NW 54th Street, east of NW Ash Street
SIZE OF PLAT(S): 9.01 acres
ZONING: R-1, One Family Residence District

LOTS:

NUMBER: 1 Developable Lot
SIZE/DENSITY: N/A
USE: Utility
BUILDING LINES:
Front: 35 feet
Side: 35 feet
Rear: 35 feet

PARK SITE DEDICATION: N/A

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: R-1, One-Family Residence District
EAST: Polk County (Not Incorporated)
WEST: R-1, One-Family Residence District

STREET DEVELOPMENT:

N/A

WASTE WATER:

PROJECTED FLOWS: N/A
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

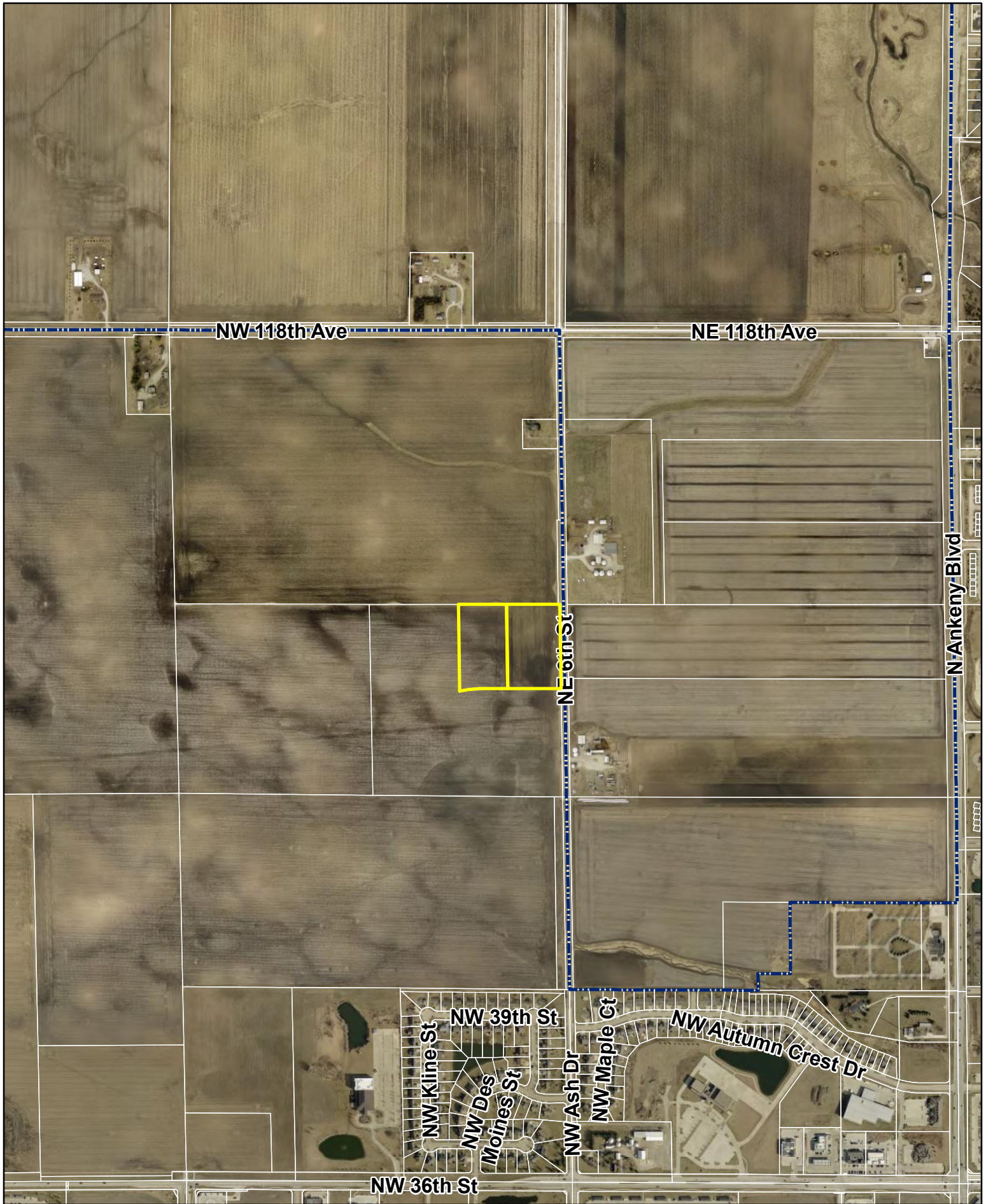
BASIN FLOWS: This plat lies in the Upper Four Mile Creek Subwatershed

WATER SYSTEM:

USAGE: N/A
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.





Civil Engineering Consultants, Inc.

December 19, 2025

City of Ankeny City Council
City Hall
410 W First Street
Ankeny, IA 50023

Re: MidAmerican Energy Substation - 4750 NW Ash Drive & Ash Crossing Plat 1.

Dear Mayor and City Council Members,

On behalf of the owner and applicant, MidAmerican Energy Company, we are requesting approval of the final plat for Ash Crossing Plat 1 as well as the site plan for an electric substation at 4750 NW Ash Drive. The property is a 9.01 acre lot on which a 390' x 350' electric substation is proposed to support the development of the surrounding properties. A 10.5' high solid screen wall will be constructed to reduce the view of the interior equipment. Storm water detention will be provided in the area between NW Ash Drive and the substation.

Thank you for your consideration.

Sincerely,
Civil Engineering Consultants, Inc.

Martin Dostalík P.L.A.

Cc: Craig Kimble, MidAmerican Energy Company
Hunter Grabeel, MidAmerican Energy Company



Civil Engineering Consultants, Inc.

December 17, 2025

City of Ankeny City Council
City Hall
410 W 1st Street
Ankeny, IA 50023

Attn: Bobbi Bentz, Mayor, and Members of the City Council

RE: NW Ash Drive Substation, 8' sidewalk cost participation

Dear Mayor and City Council Members:

On behalf of MidAmerican Energy Company, we ask for the City's cost participation in the 8' trail adjacent to the proposed development at 4750 NW Ash Drive. We are requesting the cost participation of \$3.50/SF for the additional 3 feet in sidewalk width beyond the standard 5 feet walk (\$10.50/LF). The total amount of proposed sidewalk is 574 LF (\$6,027.00). Thank you very much for your consideration. Do not hesitate to contact us if you have any questions or comments.

Sincerely,

Civil Engineering Consultants, Inc.

Marty Dostal P.L.A.

Cc: Craig Kimble, MidAmerican Energy Co.
Hunter Grabeel, MidAmerican Energy Co.



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to adopt **RESOLUTION** approving contract and bonds for the Westlawn Place Area Utility Improvements - Phase 1, with S.M. Hentges & Sons, Inc. in the amount of \$5,869,000.00.

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. RES - approving contract

2. Contract - Westlawn Place Area Utility Imp
3. COI

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE WESTLAWN PLACE AREA UTILITY IMPROVEMENTS - PHASE 1", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

**RESOLUTION APPROVING CONSTRUCTION CONTRACT
AND BOND FOR THE WESTLAWN PLACE AREA UTILITY
IMPROVEMENTS - PHASE 1**

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the Westlawn Place Area Utility Improvements - Phase 1, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor:	<u>S.M. Hentges & Sons, Inc.</u> of <u>Jordan, MN</u>
Amount of bid:	<u>\$5,869,000.00</u>
Bond surety:	<u>Liberty Mutual Insurance Company</u>
Date of bond:	<u>January 5, 2026</u>
Portion of project:	<u>All construction work</u>

PASSED AND APPROVED this 5th day of January, 2026.

Mayor

ATTEST:

City Clerk

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 5th day of January, 2026, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and **S.M. Hentges & Sons, Inc.**, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the Ankeny Public Services Building. This Contract includes all Contract Documents. The work under this Contract shall be constructed in accordance with the SUDAS Standard Specifications, Most Recent Edition, and as further modified by the Supplemental Specifications and Special Provisions included in said Contract Documents. The Contractor further agrees to complete the work in strict accordance with said Contract Documents, and to guarantee the work as required by law, for the time required in said Contract Documents, after its acceptance by the Jurisdiction.

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices shown on the Contract Attachment: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvement:

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS – PHASE 1

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, fish habitat, 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 Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Five Million, Eight Hundred Sixty-nine Thousand and 00/100 DOLLARS (\$5,869,000.00), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as

described in the Notice to Bidders and Notice of Public Hearing as noted below:

The Contractor shall fully complete **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. Should the Contractor fail to fully complete Stage 0 work within this timeframe, liquidated damages of **Two Thousand Dollars (\$2,000.00) per calendar day** will be assessed for Stage 0 work not fully completed within the designated Contract term(s).

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. Should the Contractor fail to fully complete Stage 1 work within this timeframe, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for Stage 1 work not fully completed within the designated Contract term(s).

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. Should the Contractor fail to fully complete Stage 2 work within this timeframe, liquidated damages of **Two Thousand Dollars (\$2,000.00) per calendar day** will be assessed for Stage 2 work not fully completed within the designated Contract term(s).

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. Should the Contractor fail to fully complete Stage 3 work within this timeframe, liquidated damages of **Two Thousand Dollars (\$2,000.00) per calendar day** will be assessed for Stage 3 work not fully completed within the designated Contract term(s).

Stages 2 and 3 are not permitted to be under construction until Stage 1 is fully completed. Stages 2 and 3 are permitted to be under construction simultaneously, but not without prior approval by the Engineer. Sub-stages within and across Stages 2 and 3 are permitted to be under construction simultaneously, but not without prior approval by the Engineer. Working days will be tracked separately for each Stage.

A mandatory six-day work week is not required; however, working days will be charged on Saturdays and Sundays if the Contractor elects to perform bid item work on Saturdays or Sundays for Stages 1, 2, or 3.

An enhancement of payment in the amount of Seventy-five Thousand Dollars (\$75,000.00) will be issued to the Contractor if full completion for Stage 2 is achieved within one hundred twenty (120) working days, full completion for Stage 3 is achieved within forty (40) working days, and Stages 0, 2, and 3 work are completed on or before October 2, 2026.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument on the date first shown written.

JURISDICTION:

By _____

(Seal)

ATTEST:

CONTRACTOR:

S.M. Hentges & Sons, Inc.
Contractor

By

[Signature]
Signature

Executive Vice President
Title

650 Quaker Ave
Street Address

Jordan, MN 55352
City, State, Zip Code

952-492-5700
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number 131029 - ____ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the Division of Labor Services of the Iowa Department of Workforce Development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE:

1. All signatures on this Contract must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.
2. This Contract must be notarized by a Notary Public commissioned by the Secretary of State to serve the public as an impartial and unbiased witness by identifying persons who come before the Notary.

CORPORATE ACKNOWLEDGMENT

State of Minnesota)
) SS
Scott County)

On this 17th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Minnesota, personally appeared Nate Hentges and NA, to me known, who, being by me duly sworn, did say that they are the Executive Vice President, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Nate Hentges and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Donna Koiman
Notary Public in and for the State of Minnesota
My commission expires January 31, 2026

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices tabulated below as proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to 20% or less of the amount bid shall not affect the unit bid price.

Item No.	Item	Unit	Total	Unit Price	Total Price
	EARTHWORK				
2.01	Clearing and Grubbing	UNIT	386	\$100.00	\$38,600.00
2.02	Clearing and Grubbing (Basin)	ACRE	0.67	\$15,000.00	\$10,050.00
2.03	Topsoil, On-site	CY	6,669	\$9.00	\$60,021.00
2.04	Topsoil, Off-site	CY	505	\$86.00	\$43,430.00
2.05	Excavation, Class 10	CY	1,538	\$50.00	\$76,900.00
2.06	Excavation, Class 10 (Waste)	CY	37,926	\$23.00	\$872,298.00
2.07	Excavation, Class 13 (Waste)	CY	5,632	\$23.00	\$129,536.00
2.08	Subgrade Preparation, 6" Depth	SY	4,502	\$4.00	\$18,008.00
2.09	Subgrade Treatment, Geogrid, Multiaxial, Type 3	SY	500	\$5.00	\$2,500.00
2.10	Subbase, Modified, Virgin Aggregate, 6" Depth	SY	4,502	\$15.00	\$67,530.00
2.11	Compaction Testing	LS	1	\$4,000.00	\$4,000.00
2.12	Basin Dewatering	LS	1	\$45,000.00	\$45,000.00
2.13	Granular Shoulders, Type B	TON	126	\$75.00	\$9,450.00
2.14	Removal of Electrical Box and Service	EA	1	\$1,800.00	\$1,800.00
	TRENCH AND TRENCHLESS CONSTRUCTION				
3.01	Trench Compaction Testing	LS	1	\$9,000.00	\$9,000.00
	SEWERS AND DRAINS				
4.01	Sanitary Sewer Gravity Main, Trenched, Truss PVC, 8" Diameter	LF	64	\$340.00	\$21,760.00
4.02	Sanitary Sewer Gravity Main, Trenched, Truss PVC, 12" Diameter	LF	37	\$485.00	\$17,945.00
4.03	Removal of Sanitary Sewer, PVC or VCP, Less than or equal to 12" Diameter	LF	208	\$38.00	\$7,904.00
4.04	Concrete Encasement of Existing Sanitary Sewer, 15" Diameter	LF	60	\$800.00	\$48,000.00
4.05	Storm Sewer, Trenched, Class III RCP, 12" Diameter	LF	60	\$168.00	\$10,080.00
4.06	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	74	\$145.00	\$10,730.00

4.07	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	142	\$153.00	\$21,726.00
4.08	Storm Sewer, Trenched, Class III RCP, 24" Diameter	LF	1,049	\$155.00	\$162,595.00
4.09	Storm Sewer, Trenched, Class III RCP, 30" Diameter	LF	176	\$202.00	\$35,552.00
4.10	Storm Sewer, Trenched, Class III RCP, 36" Diameter	LF	23	\$358.00	\$8,234.00
4.11	Storm Sewer, Trenched, Class III RCP, 48" Diameter	LF	126	\$235.00	\$29,610.00
4.12	Storm Sewer, Trenched, Class A-IV RCAP, 54" Equivalent Diameter	LF	116	\$376.00	\$43,616.00
4.13	Removal of Storm Sewer, HDPE, Less than or equal to 8" Diameter	LF	419	\$12.00	\$5,028.00
4.14	Removal of Storm Sewer, RCP, Less than or equal to 36" Diameter	LF	2,001	\$16.00	\$32,016.00
4.15	Pipe Apron, Concrete, 12" Diameter	EA	2	\$1,000.00	\$2,000.00
4.16	Pipe Apron, Concrete, 18" Diameter	EA	1	\$1,200.00	\$1,200.00
4.17	Pipe Apron, Concrete, 24" Diameter	EA	2	\$1,400.00	\$2,800.00
4.18	Pipe Apron, Concrete, 30" Diameter	EA	2	\$1,600.00	\$3,200.00
4.19	Pipe Apron, Concrete, 48" Diameter	EA	1	\$2,800.00	\$2,800.00
4.20	Footing for Concrete Pipe Apron, 12" Diameter, 2'-10 1/2" Width	EA	2	\$1,300.00	\$2,600.00
4.21	Footing for Concrete Pipe Apron, 18" Diameter, 3'-5" Width	EA	1	\$1,500.00	\$1,500.00
4.22	Footing for Concrete Pipe Apron, 24" Diameter, 4'-6" Width	EA	2	\$1,600.00	\$3,200.00
4.23	Footing for Concrete Pipe Apron, 30" Diameter, 5'-7" Width	EA	2	\$2,300.00	\$4,600.00
4.24	Footing for Concrete Pipe Apron, 48" Diameter, 7'-10" Width	EA	1	\$3,100.00	\$3,100.00
4.25	Pipe Apron Guard, Concrete, 12" Diameter	EA	2	\$950.00	\$1,900.00
4.26	Pipe Apron Guard, Concrete, 18" Diameter	EA	1	\$1,000.00	\$1,000.00
4.27	Pipe Apron Guard, Concrete, 24" Diameter	EA	2	\$1,200.00	\$2,400.00
4.28	Pipe Apron Guard, Concrete, 30" Diameter	EA	2	\$1,500.00	\$3,000.00
4.29	Pipe Apron Guard, Concrete, 48" Diameter	EA	1	\$2,500.00	\$2,500.00
4.30	Footing Drain Collector/Subdrain, Corrugated PVC, Type 2, Case F, 8" Diameter	LF	833	\$40.00	\$33,320.00
4.31	Footing Drain/Subdrain Cleanout, Type B, 24" Diameter	EA	1	\$1,600.00	\$1,600.00
4.32	Footing Drain/Subdrain Outlets and Connections, RCP/Intake/Manhole, 8" Diameter	EA	22	\$500.00	\$11,000.00
4.33	Storm Sewer Service Stub, Solid Wall PVC, 1.5" Diameter	LF	241	\$60.00	\$14,460.00
	WATER MAINS AND APPURTENANCES				
5.01	Water Main, Trenched, PVC, 8" Diameter	LF	674	\$260.00	\$175,240.00
5.02	Water Main, Trenched, DIP, 8" Diameter	LF	31	\$260.00	\$8,060.00
5.03	Water Main with 16" Diameter Casing Pipe, Trenched, DIP, 8" Diameter	LF	62	\$382.00	\$23,684.00

5.04	Water Service Stub, Polyethylene, 0.75" Diameter, Near Side	EA	6	\$3,700.00	\$22,200.00
5.05	Water Service Stub, Polyethylene, 0.75" Diameter, Far Side	EA	1	\$6,200.00	\$6,200.00
5.06	Water Service Stub, Copper, 1" Diameter, Partial Replacement	EA	5	\$2,600.00	\$13,000.00
5.07	Water Service Stub, Polyethylene, 2" Diameter, Partial Replacement	EA	1	\$3,000.00	\$3,000.00
5.08	Water Main Abandonment, Cap, Less than or equal to 8" Diameter	LF	68	\$40.00	\$2,720.00
5.09	Water Main Removal, Less than or equal to 8" Diameter	LF	863	\$28.00	\$24,164.00
5.10	Water Main, Temporary, PEX, 1" Diameter	LF	147	\$50.00	\$7,350.00
5.11	Valve, Gate, 8" Diameter	EA	5	\$3,300.00	\$16,500.00
5.12	Fire Hydrant Assembly	EA	3	\$9,800.00	\$29,400.00
5.13	Alternate Fire Hydrant Assembly	EA	2	\$13,700.00	\$27,400.00
5.14	Fire Hydrant Assembly Removal	EA	5	\$750.00	\$3,750.00
5.15	Valve Removal	EA	4	\$350.00	\$1,400.00
5.16	Water Service Curb Stop and Box, Adjustment	EA	6	\$400.00	\$2,400.00
	STRUCTURES FOR SANITARY AND STORM SEWERS				
6.01	Manhole, SW-301, 48" Diameter	EA	1	\$7,500.00	\$7,500.00
6.02	Manhole, SW-303, 48" Diameter	EA	2	\$10,300.00	\$20,600.00
6.03	Manhole, SW-401, 48" Diameter	EA	5	\$5,500.00	\$27,500.00
6.04	Manhole, SW-401, 60" Diameter	EA	2	\$5,900.00	\$11,800.00
6.05	Manhole, SW-402, 4'-0" x 4'-0"	EA	1	\$12,600.00	\$12,600.00
6.06	Intake, SW-503, 3'-0" x 6'-0"	EA	2	\$7,500.00	\$15,000.00
6.07	Intake, SW-504, 3'-0" x 7'-0"	EA	1	\$11,200.00	\$11,200.00
6.08	Intake, SW-505, 6'-8" x 2'-0"	EA	2	\$9,400.00	\$18,800.00
6.09	Intake, SW-506, 6'-8" x 6'-0"	EA	5	\$10,900.00	\$54,500.00
6.10	Intake, SW-513, 4'-0" x 4'-0"	EA	3	\$5,800.00	\$17,400.00
6.11	Intake, SW-513, 5'-0" x 5'-0"	EA	1	\$6,400.00	\$6,400.00
6.12	Intake, SW-513, 6'-0" x 6'-0"	EA	1	\$9,200.00	\$9,200.00
6.13	Intake, SW-516, 6'-8" x 6'-8"	EA	1	\$21,100.00	\$21,100.00
6.14	Intake, SW-545, 4'-0" x 4'-0" with 7' Curb Extension Each Side	EA	2	\$28,200.00	\$56,400.00
6.15	Intake, SW-545, 4'-0" x 4'-0" with 13' Curb Extension Right Side	EA	1	\$23,800.00	\$23,800.00
6.16	Manhole Adjustment, Minor	EA	2	\$1,800.00	\$3,600.00
6.17	Remove Manhole, Storm	EA	6	\$500.00	\$3,000.00

6.18	Remove Manhole, Sanitary	EA	4	\$600.00	\$2,400.00
6.19	Remove Intake	EA	10	\$500.00	\$5,000.00
6.20	Sliding Aluminum Orifice Plate	EA	1	\$8,000.00	\$8,000.00
	STREETS AND RELATED WORK				
7.01	Pavement, PCC, Class C-SUD, 7" Thick	SY	1,145	\$76.00	\$87,020.00
7.02	Pavement, PCC, Class C-SUD, 8" Thick	SY	1,140	\$88.00	\$100,320.00
7.03	Pavement, PCC, Class C-SUD, 8" Thick (Double Reinforced)	SY	1,379	\$135.00	\$186,165.00
7.04	Curb and Gutter, PCC, 2.5' Wide, 9" Thick	LF	135	\$105.00	\$14,175.00
7.05	PCC Pavement Samples and Testing	LS	1	\$16,500.00	\$16,500.00
7.06	Removal of Sidewalk	SY	815	\$10.00	\$8,150.00
7.07	Removal of Shared Use Path	SY	998	\$10.00	\$9,980.00
7.08	Removal of Driveway	SY	605	\$10.00	\$6,050.00
7.09	Shared Use Path, PCC, Class C, 5" Thick	SY	1,370	\$47.30	\$64,801.00
7.10	Shared Use Path, PCC, Class C, 6" Thick	SY	1,264	\$50.40	\$63,705.60
7.11	Shared Use Path, PCC, Class C, 8" Thick (Reinforced)	SY	22	\$184.00	\$4,048.00
7.12	Special Subgrade Preparation for Shared Use Path	SY	3,257	\$4.60	\$14,982.20
7.13	Sidewalk, PCC, Class C, 4" Thick	SY	899	\$45.40	\$40,814.60
7.14	Sidewalk, PCC, Class C, 6" Thick	SY	54	\$68.30	\$3,688.20
7.15	Detectable Warnings, Galvanized Steel	SF	118	\$53.00	\$6,254.00
7.16	Driveway, Paved, PCC, Class C, 6" Thick	SY	625	\$57.80	\$36,125.00
7.17	Full Depth Patches, PCC, Class C-SUD, 7" Thick	SY	204	\$126.00	\$25,704.00
7.18	Pavement Removal	SY	3,168	\$10.00	\$31,680.00
	TRAFFIC CONTROL				
8.01	Painted Pavement Markings, Durable	STA	17.62	\$470.00	\$8,281.40
8.02	Grooves Cut for Pavement Markings	STA	17.62	\$470.00	\$8,281.40
8.03	Temporary Traffic Control	LS	1	\$42,000.00	\$42,000.00
8.04	Portable Dynamic Message Signs (PDMS)	CDA Y	30	\$105.00	\$3,150.00
8.05	Traffic Signs	EA	31	\$105.00	\$3,255.00
8.06	Perforated Square Steel Tube Posts For Traffic Signs	LF	120	\$36.00	\$4,320.00
8.07	Perforated Square Steel Tube Post Anchors, Break-away, Soil Installation	LF	15	\$36.00	\$540.00
8.08	Remove and Reinstall Traffic Signs	EA	1	\$420.00	\$420.00

8.09	Remove and Salvage Traffic Sign Assembly	EA	10	\$110.00	\$1,100.00
	SITE WORK AND LANDSCAPING				
9.01	Conventional Seeding, Fertilizing, and Mulching, Type 1	AC	1.93	\$4,200.00	\$8,106.00
9.02	Conventional Seeding and Fertilizing, Type 4	AC	11.05	\$350.00	\$3,867.50
9.03	Conventional Seeding, Native Grass	AC	3.53	\$1,390.00	\$4,906.70
9.04	Filter Sock, 12" Diameter	LF	8,056	\$2.60	\$20,945.60
9.05	Filter Sock, Removal	LF	8,056	\$0.45	\$3,625.20
9.06	Temporary Rolled Erosion Control Products, Type 2.D, Double Net Blanket	SY	17,101	\$1.00	\$17,101.00
9.07	Rip Rap, Class E	TON	1,415	\$105.00	\$148,575.00
9.08	Track-out Control	SY	95	\$35.00	\$3,325.00
9.09	Erosion Control Mulching, Hydromulching, Bonded Fiber Matrix	AC	11.05	\$2,730.00	\$30,166.50
9.10	Turf Reinforcement Mat, Type 5.B	SY	275	\$5.80	\$1,595.00
9.11	Inlet Protection Device, Surface-applied	EA	9	\$70.00	\$630.00
9.12	Inlet Protection Device, Drop-in	EA	29	\$130.00	\$3,770.00
9.13	Inlet Protection Device, Maintenance	EA	76	\$30.00	\$2,280.00
9.14	Outlet Erosion Control, Grouted Rip-Rap, Class 'E'	TON	650	\$180.00	\$117,000.00
9.15	Rip Rap Base, Macadam Crushed Stone	TON	560	\$65.00	\$36,400.00
9.16	Chain Link Fence, Residential, Galvanized, 48" Height	LF	76	\$50.00	\$3,800.00
9.17	Removal of Fence, Chain Link	LF	76	\$15.00	\$1,140.00
9.18	Temporary Fence, Orange Mesh Safety Fence	LF	3,579	\$3.00	\$10,737.00
	MISCELLANEOUS				
11.01	Mobilization	LS	1	\$247,085.87	\$247,085.87
11.02	Maintenance of Solid Waste Collection	LS	1	\$14,000.00	\$14,000.00
11.03	Temporary Granular Sidewalk	SY	613	\$12.00	\$7,356.00
11.04	Temporary Pedestrian Ramp	EA	7	\$350.00	\$2,450.00
11.05	Concrete Washout	LS	1	\$8,000.00	\$8,000.00
11.06	Pre & Post Foundation Inspection	LS	1	\$8,500.00	\$8,500.00
11.07	Fish Habitat, Rip-Rap Structure	EA	9	\$1,600.00	\$14,400.00
11.08	Fish Habitat, Brush Pile	EA	9	\$2,100.00	\$18,900.00
11.09	Fishing Node	EA	3	\$2,800.00	\$8,400.00
11.10	Spawning Beds	EA	3	\$5,800.00	\$17,400.00

	CONCRETE BOX CULVERTS				
0.01	Precast Concrete Box Culvert, Single Cell 4' x 10'	LF	124	\$1,310.00	\$162,440.00
0.02	Cast-in-Place Concrete Box Culvert, Single Cell 4' x 10'	LF	16	\$3,420.00	\$54,720.00
0.03	Precast Concrete Box Culvert, Dual Cell 4' x 10'	LF	423	\$2,400.00	\$1,015,200.00
0.04	Cast-in-Place Concrete Box Culvert, Dual Cell 4' x 10'	LF	30	\$5,460.00	\$163,800.00
0.05	Dual Cell 4' x 10' Headwall Structure	EA	1	\$40,800.00	\$40,800.00
0.06	Cast-In-Place Concrete Box Culvert End Cap, 4' x 10'	EA	2	\$14,700.00	\$29,400.00
0.07	Area Intake and Beam Curb	EA	1	\$17,800.00	\$17,800.00
0.08	Steel Fence, Galvanized, Powder Coated Black	LS	1	\$6,800.23	\$6,800.23
0.09	SW-602 RCB Access Riser, 24" Diameter	EA	2	\$1,100.00	\$2,200.00
0.10	SW-404 Manhole, Top Only Riser Section, 48" Diameter	EA	1	\$5,100.00	\$5,100.00
0.11	12" Tall Concentric Cone RCB Access Riser, 48" Diameter	EA	4	\$2,300.00	\$9,200.00
0.12	RCB Intake Riser Section, SW-604 Type 7 Casting	EA	3	\$15,400.00	\$46,200.00
0.13	Culvert Safety Fence	LF	40	\$200.00	\$8,000.00
0.14	Temporary Shoring	SF	3,600	\$30.00	\$108,000.00

TOTAL CONTRACT AMOUNT =

\$5,869,000.00

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, **S.M. Hentges & Sons, Inc.**, as Principal (hereinafter the “Contractor” or “Principal”) and **Liberty Mutual Insurance Company, 175 Berkeley St., ***, as Surety, are held and firmly bound unto the **City of Ankeny, Iowa**, as Obligee, (hereinafter referred to as the “Jurisdiction”), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum **Five Million, Eight Hundred Sixty-nine Thousand and 00/100 DOLLARS (\$5,869,000.00)**, lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 5th day of January, 2026, (hereinafter the “Contract”) wherein said Contractor undertakes and agrees to construct the following described improvement:

WESTLAWN PLACE AREA UTILITY IMPROVEMENTS – PHASE 1

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, fish habitat, 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.

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvement, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor’s default or failure to perform as required. The Contractor shall also be responsible for the default or

***Boston, MA 02116**

failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.

2. **PAYMENT:** The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **four (4)** years from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this Bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
 - D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

- E. That as used herein, the phrase “all outlay and expense” is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, “all outlay and expense” would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorneys’ fees (including overhead expenses of the Jurisdiction’s staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor’s failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any “outlay and expense” in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety’s obligation under this Bond shall not exceed 125% of the penal sum of this Bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be **Polk** County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all of the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a word, term, or phase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Witness our hands this 5th day of January, 2026.

PRINCIPAL:

S.M. Hentges & Sons Inc.

Contractor

By



Signature

Executive Vice President

Title

SURETY:

Liberty Mutual Insurance Company

Surety Company

By



Signature Attorney-in-Fact Officer

Brian J. Oestreich, Attorney-in-Fact

Printed Name of Attorney-in-Fact Officer

Holmes, Murphy and Associates, LLC

Company Name

1601 Utica Ave. S., Suite 700

Company Address

St. Louis Park, MN 55416

City, State, Zip Code

612-349-2400

Company Telephone Number

NOTE:

1. All signatures on this Performance, Payment, and Maintenance Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.



POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8213401-190054**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Kristine M. Becks; Melinda C. Blodgett; R. C. Bowman; Joseph Cardinal; Tina Domask; Sandra M. Engstrom; R. W. Frank; Ted Jorgensen; Joshua R. Loftis; Ryan-Olivia E. Lundy; Michelle Morrison; Austin Muehlschlegel; Brian J. Oestreich; Sarah Robinson; Ross S. Squires; Nicole Stillings; Nathan Weaver; Colby D. White

all of the city of St. Louis Park state of MN each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of March, 2025.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 19th day of March, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 5th day of January, 2026.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 6160 Golden Hills Drive Minneapolis MN 55416	CONTACT NAME: Wendy Kurtz PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: Wendy.Kurtz@marshmma.com
INSURED S.M. Hentges & Sons, Inc. 650 Quaker Avenue Jordan MN 55352	INSURER(S) AFFORDING COVERAGE INSURER A: Western National Mutual Insurance Co INSURER B: Western National Assurance Company INSURER C: Arch Insurance Company INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1024161328**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual Liab ☒ XCU GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC ☐ OTHER:			CPP1117243	5/23/2025	5/23/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ Hired Car ☒ Physical Dam			CPP1116033	5/23/2025	5/23/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired Car Phys Dam \$ Actual Cash Val.
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000			UMB1019135	5/23/2025	5/23/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	WCV1028665	5/23/2025	5/23/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Excess Liability			UXP3000257	5/23/2025	5/23/2026	Excess of \$10,000,000 \$10,000,000

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

Re: Job #0125-01522, Westlawn Place Area Utility Improvements - Phase 1, Contract Amount: \$5,869,000.00

City of Ankeny and Westlawn Place Area Utility Improvements - Phase 1 are included as Additional Insured as required by written contract or agreement limited to the General Liability.

CERTIFICATE HOLDER**CANCELLATION**City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Watercrest Park Expansion: Consider motion to approve: a) Certificate of Completion; b) **RESOLUTION** accepting the public improvements with Graphite Construction Group in the amount of \$529,352.69; and c) Final Payment #6 in the amount of \$0, and Release of Retainage in the amount of \$26,467.63.

ORIGINATING DEPARTMENT

Parks & Recreation

COUNCIL GOAL

Enhance Quality of Life

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The actions before the Council are the acceptance of the Certificate of Completion, passage of a Resolution accepting the public improvements, and approval of the final and retainage payments for the Watercrest Park Expansion project.

The Watercrest Park Expansion project is now complete. A series of actions are needed in order to close out this construction project:

1) 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 \$529,352.69.

2) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the Watercrest Park Expansion project and establishes the final contract amount to be \$529,352.69.

3) Final Payment: Graphite Construction Group = \$0
Retainage Payment: Graphite Construction Group = \$26,467.63

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:

1. Accept the Certificate of Completion from the project engineer for the Watercrest Park Expansion project.
2. Adopt the Resolution accepting the Watercrest Park Expansion project with Graphite Construction Group, in the final contract amount of \$529,352.69; and
3. Authorize final payment to Graphite Construction Group, in the amount of \$0 and release of retainage payment in the amount of \$26,467.63 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

July 1, 2024: The council approved a motion to adopt a Resolution accepting the proposal from Graphite Construction Group, in the amount of \$516,207.00 for the construction of the Watercrest Park Expansion project.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Pay App #6_Final
2. Certificate of Completion - Watercrest
3. Resolution

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: WATERCREST PARK EXPANSION
Contractor: GRAPHITE CONSTRUCTION GROUP
Address: 1955 NE 58TH AVENUE, SUITE 100, DES MOINES, IA 50313
Finance Budget Code: 973.2973.4408 **Finance Project #**
Vendor Project or Invoice #: 6 **PO #** n/a
Original Contract Date: July 1, 2024 **Vendor #** n/a

Date of Council Meeting: January 5, 2026 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: 9/2/2025 Through: 12/15/2025

Contract Summary

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

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 26,467.63

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval: GRAPHITE CONSTRUCTION GROUP
Firm Name
Signature: *[Signature]* Date: 12/17/25

Engineer / Consultant Approval: Snyder & Associates Inc.
Firm Name
Signature: *[Signature]* Date: 12-17-2025

City of Ankeny Staff Approval:
Signature: *[Signature]* Date: 12/17/25

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

Date Printed: 12/17/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # If Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
GENERAL PROVISIONS											
1.1	Mobilization / Construction Fence	LS	1		1	\$59,532.95	\$ 59,532.95	1	\$ 59,532.95	-	100.00%
EARTHWORK											
2.1	Demolition	LS	1		1	\$ 1,638.00	\$ 1,638.00	1	\$ 1,638.00	-	100.00%
2.2	Earthwork	LS	1		1	\$40,225.00	\$ 40,225.00	1	\$ 40,225.00	-	100.00%
2.3	Grading - Import	LS	1		1	\$52,745.00	\$ 52,745.00	1	\$ 52,745.00	-	100.00%
STORM SEWER											
3.1	8" HDPE Pipe	LF	20		20	\$ 162.00	\$ 3,240.00	20	\$ 3,240.00	-	100.00%
3.2	12" HDPE Pipe	LF	100		100	\$ 55.00	\$ 5,500.00	100	\$ 5,500.00	-	100.00%
3.3	12" CMP Apron & Guard	EA	4		4	\$ 648.00	\$ 2,592.00	4	\$ 2,592.00	-	100.00%
3.4	Storm Sewer Structure	EA	1		1	\$10,800.00	\$ 10,800.00	1	\$ 10,800.00	-	100.00%
3.5	6" Subdrain	LF	76		76	\$ 22.00	\$ 1,672.00	76	\$ 1,672.00	-	100.00%
SANITARY SEWER SERVICE											
4.1	4" Sanitary Sewer Line	LF	162		162	\$ 32.00	\$ 5,184.00	162	\$ 5,184.00	-	100.00%
4.2	Connection to Existing	LS	1		1	\$10,800.00	\$ 10,800.00	1	\$ 10,800.00	-	100.00%
4.3	2" Sanitary Sewer Line	LF	70		70	\$ 33.00	\$ 2,310.00	70	\$ 2,310.00	-	100.00%
4.4	Sanitary Cleanout	EA	4		4	\$ 162.00	\$ 648.00	4	\$ 648.00	-	100.00%
WATER SERVICE											
5.1	Connection to Existing	LS	1		1	\$ 1,620.00	\$ 1,620.00	1	\$ 1,620.00	-	100.00%
5.2	2" Water Line	LF	265		265	\$ 32.00	\$ 8,480.00	265	\$ 8,480.00	-	100.00%
5.3	3/4" Water Line	LF	108		108	\$ 33.00	\$ 3,564.00	108	\$ 3,564.00	-	100.00%
5.4	Curb Stop	LS	1		1	\$ 1,080.00	\$ 1,080.00	1	\$ 1,080.00	-	100.00%
5.5	Winterization Pit	LS	1		1	\$ 1,620.00	\$ 1,620.00	1	\$ 1,620.00	-	100.00%
5.6	Backflow Preventor & Enclosure	LS	1		1	\$ 4,320.00	\$ 4,320.00	1	\$ 4,320.00	-	100.00%
PAVEMENT											
6.1	5" Depth PCC Sidewalk	SF	20950		20,950	\$ 5.70	\$ 119,415.00	20,950	\$ 119,415.00	-	100.00%
6.2	5" Depth PCC Colored Pavement	SF	1260		1,260	\$ 8.40	\$ 10,584.00	1,260	\$ 10,584.00	-	100.00%
6.3	6" Depth PCC Parking	SF	8315		8,315	\$ 4.70	\$ 39,080.50	8,315	\$ 39,080.50	-	100.00%
6.4	7" Depth PCC Entrance Drive Approach	SF	425		425	\$ 6.25	\$ 2,656.25	425	\$ 2,656.25	-	100.00%
SPLASH PAD INSTALLATION											
7.1	Splash Pad Installation	LS	1		1	\$20,198.00	\$ 20,198.00	1	\$ 20,198.00	-	100.00%
SITE AMENITIES											
8.1	Drinking Fountain Installation	LS	1		1	\$ 756.00	\$ 756.00	1	\$ 756.00	-	100.00%
8.2	Limestone Benches	EA	3		3	\$ 1,028.00	\$ 3,078.00	3	\$ 3,078.00	-	100.00%
SHADE STRUCTURE											
9.1	Open Shade Structure	LS	1		1	\$45,889.00	\$ 45,889.00	1	\$ 45,889.00	-	100.00%
SURFACE RESTORATION											
10.1	Standard Seed Mix	AC	6.5		6.5	\$ 3,425.00	\$ 22,262.50	6.5	\$ 22,262.50	-	100.00%
10.2	Prairie Seed Mix	AC	2.8		2.8	\$ 3,458.00	\$ 9,676.80	2.80	\$ 9,676.80	-	100.00%
10.3	Trees	EA	38		38	\$ 316.00	\$ 12,008.00	38	\$ 12,008.00	-	100.00%
10.4	Shrubs/Grasses	EA	43		43	\$ 173.00	\$ 7,439.00	43	\$ 7,439.00	-	100.00%
10.5	Erosion Control	LS	1		1	\$ 5,595.00	\$ 5,595.00	1	\$ 5,595.00	-	0.00%

ORIGINAL CONTRACT

\$ 516,207.00

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

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 529,352.69

\$ 529,352.69

100.00%

CERTIFICATE OF COMPLETION

WATERCREST PARK EXPANSION

Ankeny, Iowa

January 5, 2026

This is to certify that the construction improvements on the *Watercrest Park Expansion project* have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is **\$529,352.69**. I hereby recommend acceptance of the project.

Respectfully submitted,



*Clay R. Schneckloth, PLA
Project Manager
Snyder & Associates, Inc.
Iowa License Number 512*

ITEM TO INCLUDE ON AGENDA

CITY OF ANKENY, IOWA

- Resolution accepting the Watercrest Park Expansion.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

January 5, 2026

The City Council of the City of Ankeny, State of Iowa, met in **regular** session, in the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, at 5:30 P.M., on the above date. There were present Mayor **Bobbi Bentz**, in the chair, and the following named Council Members:

M. Davis, D. Graber, J. Hollinrake, J. Perry, T. Shafer

Absent: **None**_____

Vacant: **None**_____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION ACCEPTING THE WATERCREST PARK EXPANSION", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ACCEPTING THE WATERCREST PARK EXPANSION

WHEREAS, on the 1st day of July, 2024, the Mayor and Clerk of the City of Ankeny, Iowa, entered into a construction contract with Graphite Construction Group of Des Moines, Iowa, for the construction of certain public improvements generally described as the Watercrest Park Expansion; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on January 5, 2026:

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, and the public improvements are hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract and the total final construction cost thereof is hereby determined to be \$529,352.69, as shown in the report of the Engineer.

PASSED AND APPROVED this 5th day of January, 2026.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

WITNESS my hand and the seal of the City hereto affixed this **5th** day of **January**, 2026.

(SEAL)



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Prairie Ridge Softball Batting Cages: Consider motion to approve: a) Change Order #1 increasing the contract amount by \$2,200.00; b) Certificate of Completion; c) **RESOLUTION** accepting the public improvements with Howser Concrete Unlimited in the amount of \$89,854.00; and d) Final Payment #1 in the amount of \$85,361.30, and Release of Retainage in the amount of \$4,492.70.

ORIGINATING DEPARTMENT

Parks & Recreation

COUNCIL GOAL

Enhance Quality of Life

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 Prairie Ridge Softball Batting Cages project.

The Prairie Ridge Softball Batting Cages 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 \$2,200.00.
- 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 \$89,854.00.
- 3) Resolution accepting the public improvements: This Resolution approves and adopts the Engineer's Certificate of Completion for the Prairie Ridge Softball Batting Cages project and establishes the final contract amount to be \$89,854.00.
- 4) Final Payment: Howser Concrete Unlimited = \$85,361.30

Retainage Payment: Howser Concrete Unlimited = \$4,492.70

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 \$2,200.00.
2. Accept the Certificate of Completion from the project engineer for the Prairie Ridge Softball Batting Cages project.
3. Adopt the Resolution accepting the Prairie Ridge Softball Batting Cages project with Howser Concrete Unlimited, in the final contract amount of \$89,854.00; and
4. Authorize final payment to Howser Concrete Unlimited, in the amount of \$85,361.30 and release of retainage payment in the amount of \$4,492.70 in accordance with the terms of the contract.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

August 4, 2025, 2025: The council approved a motion to adopt a Resolution accepting the proposal from Howser Concrete Unlimited, in the amount of \$87,654.00 for the construction of the Prairie Ridge Softball Batting Cages 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. Change Order #1
2. Pay App #1 (Final)
3. Certificate of Completion
4. Resolution

CHANGE ORDER FORM



Project Title: PRAIRIE RIDGE BATTING CAGES
Contractor: HOWSER CONCRETE UNLIMITED
Address: 3230 99TH STREET
Finance Budget Code: 902.2902.4408 **Finance Project #** 902.4408
Vendor Project or Invoice #: **PO #**
Original Contract Date: August 4, 2025 **Vendor #**

Change Order Number: 1

Change Order Date: January 5, 2026

Purpose of Change Order:

During the staking of existing utilities, there was a conflict between the existing electrical lines and the proposed batting cage footings at two locations. The electrical line locations needed to be located for footing installation.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Electrical location exploration at footing locations	LS	1.00	\$ 2,200.00	\$ 2,200.00
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -

Change Order Number: 1 makes the following adjustments to the contract: \$ 2,200.00

Contractor Accepted: HOWSER CONCRETE


Signature

Firm Name
12/17/2025
Date

Engineer Approved: Snyder & Associates, Inc.


Signature

Firm Name
12/18/2025
Date

Owner Accepted: City of Ankeny

Signature

Title

Date

Attest for Owner:

Signature

Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 87,654.00
1	August 19, 2025	\$ 2,200.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 89,854.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: PRAIRIE RIDGE SOFTBALL BATTING CAGES
Contractor: HOWSER CONCRETE UNLIMITED
Address: 3230 99TH STREET, URBANDALE, IA 50322
Finance Budget Code: 902.2902.4408 **Finance Project #** 902.4408
Vendor Project or Invoice #: 1 **PO #** n/a
Original Contract Date: August 4, 2025 **Vendor #** n/a

Date of Council Meeting: January 5, 2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: August 5, 2025 Through: December 17, 2025

Contract Summary

Original Contract Amount:	\$	87,654.00	
Net change by Change Orders:	\$	2,200.00	
Contract Amount to Date: (line 1 ± 2)	\$	89,854.00	
Total completed and stored to date:	\$	89,854.00	
Retainage: 5 % of Completed Work:	\$	4,492.70	
Total Earned less Retainage:	\$	85,361.30	
Less previous applications for payment:	\$	-	
SUBTOTAL	\$	85,361.30	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 85,361.30

Balance to finish, including retainage: \$ 4,492.70

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: HOWSER CONCRETE UNLIMITED

Signature Digitally signed by Shannon Gaskill
DN: cn=US,
email=shannon@howserconcrete.com,
ou=Howser Concrete Unlimited LLC,
ou=Shannon Gaskill
Date: 2025.12.22 15:17:58-0500 Firm Name Date 12/22/2025

Engineer / Consultant Approval: Snyder & Associates Inc.

Signature Firm Name Date 12/22/2025

City of Ankeny Staff Approval:

Signature Date 12/23/25

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

Date Printed: 12/22/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	GENERAL PROVISIONS										
1.1	Mobilization / Construction Fence	LS	1		1	\$ 1,530.00	\$ 1,530.00	1	\$ 1,530.00	-	100.00%
	EARTHWORK										
2.1	PCC Demolition	SF	480		480	\$ 2.00	\$ 960.00	480	\$ 960.00	-	100.00%
2.2	Granular Infill Removal & Minor Grading	SF	4010		4,010	\$ 2.00	\$ 8,020.00	4,010	\$ 8,020.00	-	100.00%
	PAVEMENT										
3.1	5" Depth PCC Sidewalk	SF	8276		8,276	\$ 6.00	\$ 49,656.00	8,276	\$ 49,656.00	-	100.00%
	BATTING TUNNEL										
4.1	Batting Tunnel Installation (double tunnel)	EA	3		3	\$ 6,785.00	\$ 20,355.00	3	\$ 20,355.00	-	100.00%
	ELECTRICAL										
5.1	Electrical Outlet Removal & Relocation	EA	3		3	\$ 610.00	\$ 1,830.00	3	\$ 1,830.00	-	100.00%
	SURFACE RESTORATION										
6.1	Standard Seed Mix	LS	1		1.0	\$ 3,428.00	\$ 3,428.00	1	\$ 3,428.00	-	100.00%
6.2	Erosion Control	LS	1		1.0	\$ 1,875.00	\$ 1,875.00	1	\$ 1,875.00	-	100.00%

ORIGINAL CONTRACT

\$ 87,654.00

	CHANGE ORDER										
1	Electrical location exploration	LS		1	1.0	\$ 2,200.00	\$ 2,200.00	1	\$ 2,200.00	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 89,854.00

\$ 89,854.00

0.00%

CERTIFICATE OF COMPLETION

PRAIRIE RIDGE SOFTBALL BATTING CAGES

Ankeny, Iowa

January 5, 2026

This is to certify that the construction improvements on the ***Prairie Ridge Softball Batting Cages project*** have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is ***\$89,854.00***. I hereby recommend acceptance of the project.

Respectfully submitted,



Clay R. Schneckloth, PLA
Project Manager
Snyder & Associates, Inc.
Iowa License Number 512

RESOLUTION

RESOLUTION ACCEPTING THE PRAIRIE RIDGE SOFTBALL BATTING CAGES

WHEREAS, on the 4th day of August, 2025, the City of Ankeny entered into contract with Howser Concrete Unlimited of Urbandale, Iowa, for the construction of certain public improvements generally described as construction of the Prairie Ridge Softball Batting Cages 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 January 5, 2026.

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 \$89,854.00 as shown in the report of the Engineer.

PASSED AND APPROVED on this 5th day of January, 2026.

Mayor

ATTEST:

City Clerk



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the West First Street Widening and Improvements — Phase 2 project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 1/21/26 @ 10:00 A.M. (Iowa DOT) / date of hrg: 2/2/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT

Public Works

COUNCIL GOAL

Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the West First Street Widening and Improvements — Phase 2 project which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract), estimated total cost, and enhancement of payment; and setting a date for the filing of bids on the project.

The West First Street Widening and Improvements – Phase 2 project consists of the reconstruction of West First Street from approximately 250' east of NW Greenwood Street to just west of State Street, from an existing four-lane urban street into a new five-lane urban street with dedicated left turn lanes. A new traffic signal will be installed at the intersection of West First Street and Linden Street.

Paving improvements include approximately 17,500 SY of pavement removal, 8,000 CY of Class 10 excavation, 4,100 CY of modified subbase, 1,850 SY of 7" PCC pavement, 1,275 SY of 8" PCC pavement, 19,000 SY of 9" PCC pavement, 1,675 SY of temporary pavement, 2,700 SY of sidewalk removal, 3,000 SY of PCC sidewalk, 3,100 SY of driveway removal, 2,600 SY of PCC driveway, and traffic signalization at one intersection.

Utility improvements include approximately 450 LF of sanitary sewer, 3,700 LF of water main, 3,800 LF of storm sewer, 3,225 LF of storm sewer removal, 5 sanitary sewer structures, 45 storm sewer structures, 10 structure adjustments, 10 fire hydrant assemblies, and 5,400 LF of subdrain.

Other improvements include mobilization, traffic control, erosion control, temporary and permanent surface restoration, pavement markings, signing, and miscellaneous associated work.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start Stage 1 (2026) construction no later than April 13, 2026 and will have 130 working days to complete this work. The contractor will be required to start Stage 2 (2027) construction no later than April 12, 2027 and will have 130 working days to complete this work. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: January 5, 2026
2. Post Notice to Bidders: December 16, 2025
3. Publish Notice of Public of Hearing: January 16, 2026
4. Bid Opening (10:00 A.M., Iowa DOT Contracts Bureau): January 21, 2026
5. Public Hearing and Contract Award: February 2, 2026

(Hold Public Hearing on the plans, specifications, form of contract, estimated total cost, and enhancement of pavement; review bids, award contract, and approve contract and bonds.)

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the public hearing date as February 2, 2026 for the West First Street Widening and Improvements — Phase 2 project, in accordance with the Notice of Public Hearing to be published in the Des Moines Register on January 16, 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

February 17, 2025: The agreement with the Iowa DOT to facilitate the partial funding of this project through the Surface Transportation Block Grant Program (STBG) in the amount of \$2,846,500 was approved by City Council.

February 17, 2025: The agreement with the Iowa DOT to facilitate the partial funding of this project through the Traffic Safety Improvement Program (TSIP) in the amount of \$500,000 was approved by City Council.

FISCAL IMPACT

This project is included in the City's current Capital Improvement Program with construction scheduled for 2026 and 2027.

PUBLIC OUTREACH EFFORTS

Property owners and residents were invited to a Project Information Meeting that was held on May 27, 2025, and will receive periodic update letters throughout the duration of the project.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. W 1st Widening and Improvements - Phase 2 - Notice of Public Hearing
3. W 1st Widening and Improvements - Phase 2 exhibit

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE WEST FIRST STREET WIDENING AND IMPROVEMENTS - PHASE 2, AND RATIFYING, CONFIRMING AND APPROVING POSTING OF NOTICE TO BIDDERS AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE WEST FIRST STREET WIDENING AND IMPROVEMENTS - PHASE 2, AND RATIFYING, CONFIRMING AND APPROVING POSTING OF NOTICE TO BIDDERS AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the West First Street Widening and Improvements - Phase 2; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, final grades have been established by ordinance, consistent with the plans for all street improvements included in the proposed construction;

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids; and

WHEREAS, on or about December 17, 2025, a Notice to Bidders was posted on a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation and on an internet site of a statewide association that represents the City establishing 10:00 A.M. on January 21, 2026 as the deadline for submission of bids.

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

That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the West First Street Widening and Improvements - Phase 2, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The West First Street Widening and Improvements – Phase 2 project consists of the reconstruction of West First Street from approximately 250' east of NW Greenwood Street to just west of State Street, from an existing four-lane urban street into a new five-lane urban street with dedicated left turn lanes. A new traffic signal will be installed at the intersection of West First Street and Linden Street.

Paving improvements include approximately 17,500 SY of pavement removal, 8,000 CY of Class 10 excavation, 4,100 CY of modified subbase, 1,850 SY of 7" PCC pavement, 1,275 SY of 8" PCC pavement, 19,000 SY of 9" PCC pavement, 1,675 SY of temporary pavement, 2,700 SY of sidewalk removal, 3,000 SY of PCC sidewalk, 3,100 SY of driveway removal, 2,600 SY of PCC driveway, and traffic signalization at one intersection.

Utility improvements include approximately 450 LF of sanitary sewer, 3,700 LF of water main, 3,800 LF of storm sewer, 3,225 LF of storm sewer removal, 5 sanitary sewer structures, 45 storm sewer structures, 10 structure adjustments, 10 fire hydrant assemblies, and 5,400 LF of subdrain.

Other improvements include mobilization, traffic control, erosion control, temporary and permanent surface restoration, pavement markings, signing, and miscellaneous associated work.

That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders.

That the actions of the City Clerk to advertise for bids for the construction of the improvements by posting a Notice to Bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City are hereby ratified, confirmed and approved. Pursuant to joint agreement with the Highway Division, Department of Transportation, the bids will be received and opened under the supervision of the Division at Office of Contracts, 800 Lincoln Way, in the City of Ames, Iowa, at 10:00 A.M. on January 21, 2026. The Contracts Engineer, Office of Contracts, Iowa Department of Transportation or his authorized representative is hereby named to attend at the opening of bids on behalf of the City. Thereupon the bids will be referred to the City Council for action upon the bids at a meeting to be held at the City Council, Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, on the 2nd day of February, 2026, at 5:30 P.M.

That the City Council hold a public hearing on the matter of the adoption of proposed plans, specifications and form of contract for the making of the improvements, which documents are now on file in the office of the City Clerk, the hearing to be held at the Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, on the 2nd day of February, 2026, at 5:30 P.M., and that the City Clerk give notice of the hearing by publication once in a local legal newspaper, printed wholly in the English language, not less than four clear days nor more than twenty days prior to the date fixed therefor.

PASSED AND APPROVED this 5th day of January, 2026.

Mayor

ATTEST:

City Clerk

NOTICE OF PUBLIC HEARING

WEST FIRST STREET WIDENING AND IMPROVEMENTS – PHASE 2 **CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT**

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), estimated cost, and enhancement of payment for the **West First Street Widening and Improvements – Phase 2** project at its meeting at **5:30 P.M. on the 2nd day of February, 2026**, in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.

City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:

1. Join Meeting Electronically:
<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pd09>
Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
Dial: +1 312 626 6799
Meeting ID: 973 1299 2966 Passcode: 1234

General Nature of the Public Improvement

WEST FIRST STREET WIDENING AND IMPROVEMENTS – PHASE 2

The West First Street Widening and Improvements – Phase 2 project consists of the reconstruction of West First Street from approximately 250' east of NW Greenwood Street to just west of State Street, from an existing four-lane urban street into a new five-lane urban street with dedicated left turn lanes. A new traffic signal will be installed at the intersection of West First Street and Linden Street.

Paving improvements include approximately 17,500 SY of pavement removal, 8,000 CY of Class 10 excavation, 4,100 CY of modified subbase, 1,850 SY of 7" PCC pavement, 1,275 SY of 8" PCC pavement, 19,000 SY of 9" PCC pavement, 1,675 SY of temporary pavement, 2,700 SY of sidewalk removal, 3,000 SY of PCC sidewalk, 3,100 SY of driveway removal, 2,600 SY of PCC driveway, and traffic signalization at one intersection.

Utility improvements include approximately 450 LF of sanitary sewer, 3,700 LF of water main, 3,800 LF of storm sewer, 3,225 LF of storm sewer removal, 5 sanitary sewer structures, 45 storm sewer structures, 10 structure adjustments, 10 fire hydrant assemblies, and 5,400 LF of subdrain.

Other improvements include mobilization, traffic control, erosion control, temporary and permanent surface restoration, pavement markings, signing, and miscellaneous associated work.

This Notice is given by authority of the City Council of the City of Ankeny, Iowa.

Dated at Ankeny, Iowa, this **5th day of January, 2026.**

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Published in the Des Moines Register the **16th day of January, 2026.**



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the 2026 PCC Reconstruction Program - NE Chambers Parkway project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 1/27/26 @ 10:30 A.M. / date of hrg: 2/2/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT
Public Works

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the 2026 PCC Reconstruction Program - NE Chambers Parkway project which involves ordering construction, **setting a public hearing date** on the Contract Documents (plans, specifications, form of contract), and estimated total cost; and setting a date for the filing of bids on the project.

The 2026 PCC Reconstruction Program – NE Chambers Parkway project includes pavement reconstruction, pedestrian ramp improvements, and minor utility improvements along NE Chambers Parkway from 200 feet south of NE Williamsburg Drive to NE 16th Street in the City of Ankeny.

The construction improvements include the truss screed and/or laser screed paving of approximately 3,900 SY of 8" thick PCC Class C-SUD street pavement and approximately 450 SY of 8" thick PCC Class C-SUD patching handwork. Other associated improvements include Class 10 excavation, subgrade preparation, special backfill, minor adjustments to existing storm sewer and sanitary sewer structures, ADA compliant sidewalk ramps, temporary surface restoration, compost amendment of existing topsoil, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than March 30, 2026 and no later than

April 27, 2026. The contractor will have 90 Working Days to substantially complete and 10 Working Days to fully complete the overall project. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: January 5, 2026
2. Post Notice to Bidders and Notice of Public Hearing: January 7, 2026
3. Publish Notice to Bidders and Notice of Public of Hearing: January 16, 2026
4. Bid Opening (10:30 A.M., Public Services Building): January 27, 2026
5. Public Hearing and Contract Award: February 2, 2026

(Hold Public Hearing on the plans, specifications, form of contract, and estimated total cost; review bids, award contract, and approve contract and bonds.)

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt Resolution ordering construction and setting the bid opening date as January 27, 2026 and setting the public hearing date as February 2, 2026 for the 2026 PCC Reconstruction Program - NE Chambers Parkway project, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted on the Iowa League of Cities and Master Builders of Iowa websites on January 7, 2026 and to be published in the Des Moines Register on January 16, 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

A project information meeting was held on December 16, 2025 with the Deer Creek Estates Home Owners Association. During construction, property owners and residents will be updated via letters.

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Notice to Bidders and Notice of Public Hearing
3. Location Map

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2026 PCC RECONSTRUCTION PROGRAM - NE CHAMBERS PARKWAY, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE 2026
PCC RECONSTRUCTION PROGRAM - NE CHAMBERS
PARKWAY, AND FIXING A DATE FOR HEARING THEREON
AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the 2026 PCC Reconstruction program - NE Chambers Parkway; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, final grades have been established by ordinance, consistent with the plans for all street improvements included in the proposed construction; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

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

That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the 2026 PCC Reconstruction program - NE Chambers Parkway, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The 2026 PCC Reconstruction Program – NE Chambers Parkway project includes pavement reconstruction, pedestrian ramp improvements, and minor utility improvements along NE Chambers Parkway from 200 feet south of NE Williamsburg Drive to NE 16th Street in the City of Ankeny.

The construction improvements include the truss screed and/or laser screed paving of approximately 3,900 SY of 8” thick PCC Class C-SUD street pavement and approximately 450 SY of 8” thick PCC Class C-SUD patching handwork. Other associated improvements include Class 10 excavation, subgrade preparation, special backfill, minor adjustments to existing storm sewer and sanitary sewer structures, ADA compliant sidewalk ramps, temporary surface restoration, compost amendment of existing topsoil, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to January 27, 2026, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on February 2, 2026, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on February 2, 2026.

PASSED AND APPROVED this 5th day of January, 2026.

Mayor

ATTEST:

City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

2026 PCC RECONSTRUCTION PROGRAM – NE CHAMBERS PARKWAY CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost for the **2026 PCC Reconstruction Program – NE Chambers Parkway** project at its meeting at **5:30 P.M. on the 2nd day of February, 2026**, in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.

City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:

1. Join Meeting Electronically:
<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9PdZ09>
Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
Dial: +1 312 626 6799
Meeting ID: 973 1299 2966 Passcode: 1234

Time and Place for Filing Sealed Proposals

Sealed proposals for the work comprising the improvement as stated below must be filed before **10:30 A.M.** according to the clock in the City of Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **27th day of January, 2026**, at the reception desk in said Ankeny Public Services Building. Proposals received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened and bids tabulated at **10:30 A.M. on the 27th day of January, 2026**, in said City of Ankeny Public Services Building. Proposals will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 2nd day of February, 2026**, in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than March 30, 2026 and no later than April 27, 2026**, and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in March 2026.

Contract Documents

An electronic copy of the Contract Documents is available at www.ankenyiowa.gov/bid-documents for no cost. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from the City of Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023. The initial set is free of charge to prospective bidders, i.e. qualified general contractors. A fee of Fifty Dollars (\$50.00) per set will apply to additional sets and to bidding documents requested by other than prospective bidders. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a good usable condition. (2) They are returned within fourteen (14) calendar days after the award of the project. An individual must call 515-963-3520 in advance to reserve a paper copy.

Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

General Nature of the Public Improvement

2026 PCC RECONSTRUCTION PROGRAM – NE CHAMBERS PARKWAY

The 2026 PCC Reconstruction Program – NE Chambers Parkway project includes pavement reconstruction, pedestrian ramp improvements, and minor utility improvements along NE Chambers Parkway from 200 feet south of NE Williamsburg Drive to NE 16th Street in the City of Ankeny.

The construction improvements include the truss screed and/or laser screed paving of approximately 3,900 SY of 8” thick PCC Class C-SUD street pavement and approximately 450 SY of 8” thick PCC Class C-SUD patching handwork. Other associated improvements include Class 10 excavation, subgrade preparation, special backfill, minor adjustments to existing storm sewer and sanitary sewer structures, ADA compliant sidewalk ramps, temporary surface restoration, compost amendment of existing topsoil, permanent surface restoration, temporary traffic control, mobilization, and miscellaneous associated work necessary to complete the project.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Ankeny, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder’s security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier’s check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Ankeny. The bid shall contain no condition except as provided in the specifications.

The City of Ankeny reserves the right to defer acceptance of any bid for a period of thirty (30) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Ankeny and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Ankeny from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

Insurance Requirements

Each successful Bidder will be required to furnish its Certificate of Insurance. The Certificate of Insurance shall meet the requirements of Part 3 of Section 1070 of the SUDAS Standard Specifications. The Description section of the Certificate of Insurance shall be specific to the public improvement and list the City of Ankeny as an additional insured for the public improvement.

Title VI Compliance

The City of Ankeny, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released thirty-one (31) days following acceptance of the project by the City of Ankeny as per provisions in the Iowa Code.

Sales Tax Exemption

The City of Ankeny will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Sales tax exemption certificates are applicable only for the specific project for which the sales tax exemption certificate is issued.

Completion of Work

The Contractor shall substantially complete the overall project within **ninety (90) working days**. Substantial completion for the overall project shall be defined as all utility, grading, pavement construction, and compost amendment of existing topsoil completed with the new streets, driveways, and sidewalks fully open to traffic. **A mandatory six-day work week is not required; however, working days will be charged on Saturdays if the Contractor elects to perform bid item work on Saturdays.** Should the Contractor fail to substantially complete the work in this timeframe, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project within **ten (10) working days** after the punch list has been provided to the Contractor following substantial completion of the overall project. Full completion for the overall project shall be defined as all work including permanent surface restoration and punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Five Hundred Dollars (\$500.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Ankeny, Iowa.

Dated at Ankeny, Iowa, this **5th day of January, 2026.**

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **7th day of January, 2026.**

Published in the Des Moines Register the **16th day of January, 2026.**





ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to adopt **RESOLUTION** ordering construction on the Deer Creek Trunk Sewer Extension — Phase 1 project and fixing a date for hearing thereon and taking of bids therefor. (date of bid opening: 1/27/26 @ 10:30 A.M. / date of hrg: 2/2/26 @ 5:30 P.M.)

ORIGINATING DEPARTMENT
Municipal Utilities

COUNCIL GOAL
Upgrade Essential Infrastructure

ACTION REQUESTED

Resolution

LEGAL

Item reviewed by legal counsel

EXECUTIVE SUMMARY

The action before the Council is the adoption of a Resolution regarding the Deer Creek Trunk Sewer Extension — Phase 1 project, which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract), estimated total cost, and setting a date for the filing of bids on the project.

The Deer Creek Trunk Sewer Extension — Phase 1 project includes the installation of approximately 3,000 LF of 30" diameter trunk sewer continuing north along Deer Creek from an existing sewer just south of NE 18th Street.

The construction improvements include roughly 550 lineal feet of trenchless sanitary sewer installation, 2,500 lineal feet of trenched sanitary sewer, manholes, and connection to an existing manhole. Additional improvements include excavation, erosion control, final surface restoration, and miscellaneous work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award by the City Council, the contractor will be required to start the project no earlier than March 2, 2026, and no later than April 13, 2026. The contractor will have 65 Working Days to fully complete the overall project. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: January 5, 2026

2. Post Notice to Bidders and Notice of Public Hearing: January 7, 2026
3. Publish Notice to Bidders and Notice of Public Hearing: January 16, 2026
4. Bid Opening (10:30 A.M., Public Services Building): January 27, 2026
5. Public Hearing and Contract Award: February 2, 2026

(Hold a Public Hearing on the plans, specifications, form of contract, estimated total cost, review bids, award contract, and approve contract and bonds.)

CITY MANAGER/STAFF RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Adopt a Resolution ordering construction and setting the bid opening date as January 27, 2026, and setting the public hearing date as February 2, 2026, for the Deer Creek Trunk Sewer Extension - Phase 1 project, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted on the Iowa League of Cities and Master Builders of Iowa websites on January 7, 2026, and to be published in the Des Moines Register on January 16, 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. Resolution
2. Deer Creek Trunk Sewer Extension - LocationMap
3. Deer Creek Sanitary Trunk Sewer Extension Phase 1 - NBH

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE DEER CREEK SANITARY TRUNK SEWER EXTENSION PHASE 1, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION

RESOLUTION ORDERING CONSTRUCTION OF THE DEER CREEK SANITARY TRUNK SEWER EXTENSION PHASE 1, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the Deer Creek Sanitary Trunk Sewer Extension Phase 1; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

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

That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the Deer Creek Sanitary Trunk Sewer Extension Phase 1, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The Deer Creek Sanitary Trunk Sewer Extension Phase 1 project includes the extension of a 30-in diameter sanitary trunk sewer from an existing manhole, 120 LF south of NE 102nd avenue and will continue north to approximately 2,600 LF north of NE 102nd Avenue, following Fourmile Creek.

The construction improvements include roughly 550 LF of trenchless sanitary sewer installation, 2,500 LF of trenched sanitary sewer installation, installation of sanitary manholes ranging in diameter from 48-in to 72-in, and connection to an existing manhole. Additional improvements include excavation, erosion control, final surface restoration, and miscellaneous associated work necessary to complete the project.

That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to January 27, 2026, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on February 2, 2026, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on February 2, 2026.

PASSED AND APPROVED this 5th day of January, 2026.

Mayor

ATTEST:

City Clerk



Deer Creek Trunk Sewer Extension Map is for Locational Purposes Only

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

Deer Creek Sanitary Trunk Sewer Extension Phase 1 CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Cost for Improvement

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost for the **Deer Creek Sanitary Trunk Sewer Extension Phase 1** project at its meeting at **5:30 P.M. on the 2nd day of February, 2026**, in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.

City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:

1. Join Meeting Electronically:
<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtnVHNxcWZFak9Pd09>
Meeting ID: 973 1299 2966 Passcode: 1234
2. Join Meeting by Phone:
Dial: +1 312 626 6799
Meeting ID: 973 1299 2966 Passcode: 1234

Time and Place for Filing Sealed Proposals

Sealed proposals for the work comprising the improvement as stated below must be filed before **10:30 A.M.** according to the clock in the Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **27th day of January, 2026**, at the reception desk in said Ankeny Public Services Building. Proposals received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened and bids tabulated at **10:30 A.M. on the 27th day of January, 2026**, in said Ankeny Public Services Building. Proposals will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 2nd day of February, 2026**, in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than March 2nd, 2026 and no later than April 13th, 2026**, and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in February, 2026.

Contract Documents

An electronic copy of the Contract Documents is available at www.ankenyiowa.gov/bid-documents for no cost. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from the Nilles Associates, Inc. office, 1933 SW Magazine Road, Ankeny, Iowa, 50023. The initial set is free of charge to prospective bidders, i.e. qualified general contractors. A fee of Fifty Dollars (\$50.00) per set will apply to additional sets and to bidding documents requested by other than prospective bidders. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a good usable condition. (2) They are returned within fourteen (14) calendar days after the award of the project. An individual must call 515-965-0123 in advance to reserve a paper copy.

Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

General Nature of the Public Improvement

DEER CREEK SANITARY TRUNK SEWER EXTENSION PHASE 1

The Deer Creek Sanitary Trunk Sewer Extension Phase 1 project includes the extension of a 30-in diameter sanitary trunk sewer from an existing manhole, 120 LF south of NE 102nd avenue and will continue north to approximately 2,600 LF north of NE 102nd Avenue, following Fourmile Creek.

The construction improvements include roughly 550 LF of trenchless sanitary sewer installation, 2,500 LF of trenched sanitary sewer installation, installation of sanitary manholes ranging in diameter from 48-in to 72-in, and connection to an existing manhole. Additional improvements include excavation, erosion control, final surface restoration, and miscellaneous associated work necessary to complete the project.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Ankeny, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Ankeny. The bid shall contain no condition except as provided in the specifications.

The City of Ankeny reserves the right to defer acceptance of any bid for a period of thirty (30) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Ankeny and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Ankeny from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

Title VI Compliance

The City of Ankeny, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released thirty-one (31) days following acceptance of the project by the City of Ankeny as per provisions in the Iowa Code.

Sales Tax Exemption

The City of Ankeny will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Sales tax exemption certificates are applicable only for the specific project for which the sales tax exemption certificate is issued.

Completion of Work

The Contractor shall fully complete the overall project within **sixty-five (65) working days**. Full completion for the overall project shall be defined as all work including surface restoration, sewer testing and punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Eight Hundred Dollars (\$800.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Ankeny, Iowa.

Dated at Ankeny, Iowa, this **5th January, 2026**.

Bobbi Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **7th day of January, 2026**.

Published in the Des Moines Register the **16th day of January, 2026**



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Consider motion to approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$85,577.00 with Civil Design Advantage (CDA) for construction 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

Civil Design Advantage (CDA) has completed the design phase of the Otter Creek Trunk Sewer Extension - Phase 4 project. The Municipal Utilities Department proposes to continue to use CDA for the construction services.

The scope of Amendment No. 1 includes construction administration, construction staking, survey, record drawings and limited construction observation. A complete scope of the construction services is included in the attached Amendment No. 1. A copy of the professional services agreement that was approved on May 15, 2023, is also attached for reference.

The fee for construction services is not to exceed \$85,577.00. The original Professional Services Agreement was for design and cost \$148,500.00. Adding Amendment No. 1 to the Professional Services Agreement increases the total contract amount to \$234,077.00.

It is recommended that the City Council approve Amendment No. 1 to the Professional Services Agreement with CDA in the amount of \$85,577.00 for the Otter Creek Trunk Sewer Extension - Phase 4 project.

CITY MANAGER/STAFF RECOMMENDATIONS:

Approve Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$85,577.00 with CDA for construction services for the Otter Creek Trunk Sewer Extension - Phase 4 project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

May 15, 2023: City Council approved the Professional Services Agreement with CDA for construction services for the Otter Creek Trunk Sewer Extension - Phase 4 project.

FISCAL IMPACT

The project is included in the City's 2026 - 2030 Capital Improvement Program.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

1. CDA Amendment for Construction Services
2. PSA with CDA

AMENDMENT NO. 1 TO THE CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

Otter Creek Trunk Sewer Extension – Phase 4 City of Ankeny, Iowa

THIS Amendment is made and entered into this 5th day of January, 2026, to the Contract for Professional Engineering Services dated May 15th, 2023 between the City of Ankeny, Iowa, hereinafter referred to as the “Owner”, and Civil Design Advantage hereinafter referred to as the “Consultant”.

This Amendment is associated with additional services for the Otter Creek Trunk Sewer Extension – Phase 4 project. This amendment is intended to cover construction related services.

NOW THEREFORE;

The parties hereto, for consideration hereinafter set forth, mutually agree to amend the Contract for Professional Engineering Services as follows:

III. SCOPE OF SERVICES, SECTION B, BASIC ENGINEERING SERVICES

Add Section C to the original Agreement as follows:

C. Construction Phase Services:

Task 10 – Preconstruction Meeting

- a. Prior to the contractor beginning work, the Consultant shall conduct a preconstruction meeting to be attended by the City, Consultant, Sub-consultant, Contractors, Subcontractors, and other affected entities. The Consultant shall attend one pre-construction meeting on behalf of the City.

Task 11 – Shop Drawing Review

- a. The Consultant & Subconsultant shall review shop drawings, material submittals and other submissions of the contractor for general compliance with the construction contract.

Task 12 – Construction Staking

- a. The Consultant shall provide staking to support the construction of the improvements. Stakes shall be established in the field to construct the utility improvements. Stakes shall be provided to locate site features, centerline alignment, structures, and other design elements. The Consultant shall also provide limited stakes to assist franchise utility companies with existing utility relocates (if needed) and stake temporary construction easements. The Consultant shall work with the prime contractor to provide stakes in a timely fashion. Any staking that is destroyed due to construction and needs to be replaced, will be at the Contractor's expense. Construction staking only includes areas that are final designed.
- b. The Consultant shall prepare a Monument Preservation Certificate in accordance with Iowa Code 355.6A. This document may include, but not be limited to, identifying the existing monuments within the project corridor and shall replace any monument disturbed or removed at its preserved position. The results of this survey will be provided to the Owner for their record and recorded with the Polk County Recorder's Office.

Task 13 – Construction Administration

- a. The Consultant shall make periodic visits to the site to observe, as an experienced and qualified design professional, the progress and quality of executed work, and to determine if the work is proceeding in accordance with the contract documents. The Consultant shall notify the Owner of any work which does not comply with the contract documents, make recommendations to the Owner for the correction of non-conforming work, and at the request of the Owner, that those recommendations are implemented by the Contractor.
- b. The Consultant shall conduct construction meetings on a bi-weekly basis (every other week) during construction. The Consultant shall document the decisions made during construction meetings and transmit to attendees via meeting minutes.
- c. The Consultant shall prepare and make recommendations on change orders and claims of the Contractor for extra time and/or compensation. The Consultant shall also prepare and

approve progress schedules, pay estimates, final quantities, and the final payment to the Contractor. The Consultant shall conduct an inspection to determine if the project is substantially complete, prepare a punch list of uncompleted items for the contractor, determine that the punch list items have been resolved and if final acceptance of the project can be recommended to the City along with approval for the final payment to the Contractor.

Task 14 – Construction Observation

- a. The Consultant shall provide at least one part-time (25%) observer at the construction site to (1) monitor the contractor's progress, and (2) determine if the results comply with the drawings and specifications. Any materials testing (density testing, etc.) shall be a requirement of the contractor. The Consultant shall review television and inspection reports for new utilities prior to submittal to City. The Consultant shall attend bi-weekly (every other week) construction meetings to inform the City and other interested parties of the progress of the work (if required).

Task 15 – Record Drawings

- a. The Consultant shall furnish final reproducible record drawings per Owner requirements based on information supplied by the Contractor and/or Owner as well as as-built survey of accessible utilities by the Consultant. The Consultant shall strive to submit record drawings within one (1) month of final acceptance of the project by the City. Such record documents may contain a waiver of liability phrase regarding unknown changes made by the Contractor without Consultant/Owner approval.

Task 16 – Sub-consultant Construction Services

- a. The Consultant shall coordinate with the sub-consultant for construction services associated with the sheet piling. Sub-consultant services shall be as outlined in attached Exhibit 'F'.

IV. TIME OF BEGINNING AND COMPLETION, shall be amended as follows:

The Consultant completed the Basic Engineering Services to accommodate an upcoming bid letting. Construction Services as outlined in Article III(C) shall be completed based on a planned five-day work week with 95 working days anticipated to commence on or before April 15, 2026. If changes are made to this schedule, the Consultant shall submit changes to the Owner for approval.

V. FEES AND PAYMENTS

Replace Section A, Paragraph 3 with the following:

The sum to be paid to the Consultant for tasks in Section III, Scope of Services of this Contract and Amendment, shall be a maximum not-to-exceed fee of \$ 234,077 (two hundred thirty-four thousand seventy-seven dollars). Refer to Exhibit G for Staff hour/Fee Estimate for contract amendment #1.

• Original Design Contract (Not-to-exceed)	\$148,500
• Amendment #1 (Construction Phase Services)	<u>\$ 85,577</u>
Total Revised Contract Amount	\$234,077

The Contract (dated May 15, 2023) and this Amendment expresses the entire agreement between the parties, and no representations, promises, or warranties have been made by either of the parties that are not fully expressed herein.

All other terms of the Contract dated May 15, 2023 shall remain unchanged and unaffected by this Amendment.

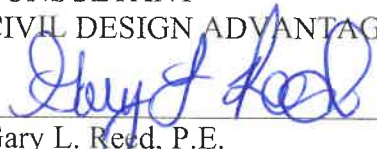
IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their proper officials thereunto duly authorized as of the dates below indicated:

OWNER
CITY OF ANKENY, IOWA

Mayor

ATTEST:

CONSULTANT
CIVIL DESIGN ADVANTAGE



Gary L. Reed, P.E.
President

Exhibit "G"

Amendment No. 1 - Otter Creek Trunk Sewer Extension - Phase 4

Estimate of Hours by Task/Employee Classification

		Principal	Project Manager	Project Engineer	Design Technician	Quality Control	Construction Observer	Survey Field Crew	Clerical	Subconsultant Fee	Total Fee
<u>Construction Phase Services</u>											
Task 10 - Preconstruction Meeting		4	4	4							\$2,100
Task 11 - Shop Drawing Review			8	32							\$5,744
Task 12 - Construction Staking	a							65			\$12,025
Task 13 - Construction Administration	b	10	90	135							\$36,170
Task 14 - Construction Observation	b						190				\$19,190
Task 15 - Record Drawings	a			8				16			\$4,048
Task 16 - Subconsultant Construction Services	c									\$5,800	\$5,800
										Construction Phase Expenses	\$500
										Construction Phase Total	\$85,577

- a. Staking and record drawings for approximately 3700 lineal feet of trunk sewer main
- b. Based on 95 working days and 25% observation level.
- c. Subconsultant scope of services per Exhibit F.

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
Otter Creek Trunk Sewer Extension - Phase 4

THIS AGREEMENT is made and entered into this 15th day of MAY, 2023, between the City of Ankeny, Iowa, hereinafter referred to as the "Owner", and Civil Design Advantage hereinafter referred to as the "Consultant".

WITNESSETH:

WHEREAS the Owner has decided to proceed with the design of the following project:

Otter Creek Trunk Sewer – Phase 4

Proposed trunk sanitary sewer extension from the existing termini (just north of Costco) to the south right-of-way at NE 54th Street.

WHEREAS the Owner desires to employ the Consultant to provide design engineering and bidding phase services in connection with the project; and

WHEREAS the Consultant is willing to perform such engineering work in accordance with the terms hereinafter provided, and represents that it is in compliance with Iowa statutes relating to the registration of Professional Engineers;

NOW THEREFORE;

The parties hereto, for consideration hereinafter set forth, mutually agree as follows;

I. DEFINITIONS

Whenever in this Contract the following terms or pronouns used in their stead occur, they shall have the meaning here given;

Owner – the City of Ankeny, Iowa, or its authorized representative acting as liaison officer for the Owner for the purpose of coordinating and administering the work under the Contract.

Consultant – the firm of Civil Design Advantage, Urbandale, Iowa

Iowa DOT – Iowa Department of Transportation

IDNR – Iowa Department of Natural Resources

Corps – the United States Army Corps of Engineers

EPA – the Environmental Protection Agency

EDA – the Economic Development Agency

Project Manager – the principal project manager assigned to the project, and employed by and working directly under the authority of the Consultant.

Project Engineer – the design engineer assigned to the project and employed by the Consultant, working directly under the authority of the Project Manager.

Construction Observer – the construction observer assigned to the project and employed by the Consultant, working directly under the authority of the Project Manager or Project Engineer.

II. GENERAL

- A. The Owner has decided to proceed with the design of the Otter Creek Trunk Sewer Extension – Phase 4 project. The project includes a gravity sewer extension from the existing termini (just north of Costco) to the south right-of-way at NE 54th Street. This Contract does not include any construction related services; however, these can be added by addendum.

A description of the necessary tasks to accomplish the above goals is itemized in Section III, Scope of Services.

- B. The work under this Contract shall at all times be subject to the general supervision and direction of the Owner and shall be subject to the approval of the Owner. Design and construction documents shall conform to the Owner's requirements.
- C. Obligations of the Owner to the Consultant: All existing information, including previous construction plans, record drawings, utility information, previous studies, drainage maps, drainage design support, etc. applicable to the project will be made available to the Consultant without cost.
- D. Submittal of documents: During the progress of the project design, various PDF of the preliminary, check and final plans and other documents prepared by the Consultant will be required by the Owner. Unless specified elsewhere in this Contract, five (5) half-size copies of final plans and two (2) bound front-end documents/project manuals shall be provided by the Consultant to the Owner at the final submittal.
- E. This Contract shall be subject to the Standard Fee Schedule billing rates as established in Exhibit A and hereby made a part of this Contract.

III. SCOPE OF SERVICES

- A. General – The Consultant shall provide Basic Design Services and Additional Design Services (if required) for the design of the project in accordance with general engineering principles. The work to be performed under this Contract by the Consultant shall consist of the following Scope of Services. Additional engineering services beyond the Contract Scope of Services shall be authorized in writing by the Owner before the Consultant shall proceed. Additional fees shall be based on the hourly rates by employee classification as established in Exhibit A to this Contract.
- B. Basic Engineering Services

Design Phase Services:

Task 1 – Topographic/Boundary Survey

The Consultant shall acquire survey data to support the preliminary design for the project. The field survey shall include the trunk sewer corridor as depicted within Exhibit B. Surface features, break lines, creek bank top, channel bottom, trees greater than 6" in diameter, utility poles and adjacent streets shall be located for the topographic survey. LIDAR (Light Detection and Ranging) contours shall be utilized for areas outside of the trunk sewer corridor. Elevations on a 50-foot grid will be acquired and contours drawn to 1-foot contour grid. Utility information will be shown from field locates and mapping. The Consultant shall complete boundary work to support the preparation of acquisition plat(s).

Task 2 – Soils Investigation

The Consultant plans to utilize the services of a sub consultant for the soils investigation and analysis for the project design. Soils investigation shall follow the scope as outlined in Exhibit C.

Task 3 – Joint Application Form Preparation

The Consultant shall prepare a Joint Application (Corps/DNR) associated with the trunk sewer construction. The permit application will be prepared and submitted to the appropriate jurisdictional authority.

Task 4 – Wetland Services (if needed)

The Consultant plans to utilize the services of a sub consultant for any wetland services associated with the project. Wetland services shall follow the scope as outlined in Exhibit D.

Task 5 – Existing Utility Information

Where possible, existing utility information shall be furnished by the City. This existing utility information shall be incorporated into the plans, and the effects of the sanitary trunk sewer upon each utility shall be determined.

Task 6 – Construction Drawing Preparation (Final Design)

The Consultant shall prepare construction drawings for approximately 4150 lineal feet (from ex. termini north of Costco to the 54th Street corridor) of 24-inch sanitary trunk sewer main improvements. Preliminary plan sheet layout shall generally consist of the following:

- Title Sheet (1)
- Details and Typical Sections (1)
- Tabulations of Project Quantities and General Notes (1)
- Plan & Profile Sheets (4)
- Survey Reference Information (1)
- Erosion Control/Pollution Prevention Plan (1)

The Consultant shall prepare an “initial” Storm Water Pollution Prevention Plan (SWPPP) for the project, submit the Notice of Intent and General Permit #2 to the Iowa DNR. The City shall be responsible for implementation/monitoring. The Consultant shall also prepare and submit the Iowa DNR sanitary sewer construction permit application on behalf of the City of Ankeny.

The Consultant shall prepare and submit preliminary, check and final plans during design development. A construction cost opinion shall also be prepared at each milestone submittal. The estimates shall be based on engineering judgment and do not represent a guarantee of the actual construction costs.

Task 7 – Permanent/Temporary Sanitary Sewer Easement Plat

The Consultant shall prepare up to two permanent sanitary sewer easement plats and two temporary construction easement plats for the final design portion of the project (approximately 4000 lineal feet). Easement plats shall be prepared using industry standard procedures and suitable for recording at the County courthouse. The Consultant understands the City will provide a “standard” permanent and temporary easement verbiage document to coincide with each plat document.

Task 8 – Project Manual Preparation

The Consultant shall prepare a project manual that consists of the City of Ankeny front end contract documents modified to support the Trunk Sewer Construction project. The SUDAS technical specifications and Ankeny supplemental specifications shall be referenced for construction and soils information shall be included in the appendix.

Task 9 – Bidding Services/Construction Letting

The Consultant shall advertise the project for the construction letting and handle all plan distribution to potential bidders via Quest CDN. The Consultant shall attend one public letting for the project. Once bids are open, the Consultant will confirm the as-bid prices, prepare a bid tabulation and recommend award of contract to the City, if applicable.

IV. TIME OF BEGINNING AND COMPLETION

Work under this Contract to be performed by the Consultant for the Owner shall commence immediately upon execution of this Agreement by both the Consultant and the Owner. This fully executed Agreement will authorize the Scope of Services in Section III. The intent of the Owner and the Consultant is to complete the final design of the Otter Creek Trunk Sewer Extension – Phase 4 project by Fall/Winter 2023, bid the project in Jan/Feb. 2024, and construct the project during the 2024 or 2025 construction season.

Following is a general timeline for the trunk sewer plans anticipated for the project:

Preliminary Plans	June – July 2023
Check Plans	August – Sept. 2023
Final Plans	Sept – Oct. 2023
Letting	Jan.-Feb. 2024

The schedule is intended to be target dates for tasks identified. Consultant (or their sub-consultants) is not responsible/liable for schedule delays outside of their control, including but not limited to access to project site, unanticipated site conditions, weather, etc.

V. FEES AND PAYMENTS

A. Fees

The Owner shall pay the Consultant for engineering services rendered under this Contract an amount based on the Consultant's labor costs and direct labor cost burden. The Consultant-incurred reimbursable expenses will be passed through directly to the Owner. A definition of each of the above follows:

1. Labor costs – salary and wages paid to all personnel engaged directly on the project including, but not limited to, engineers, project managers, planners, surveyors, designers, CADD technicians, estimators, observers, other technical personnel, typists and administrative staff.
2. Labor cost burden – customary and statutory benefits including, but not limited to, social security and Medicare contributions, unemployment taxes, excise and payroll taxes, workers compensation, health, pension and retirement benefits, sick leave, vacation and holiday pay applicable hereto.
3. Reimbursable Expenses – these costs are in addition to labor cost and labor cost burden, and are those expenses necessary to fulfill the terms of this Contract. They may include transportation and subsistence, reproduction, postage, photography and printing, computer services and miscellaneous costs. The Consultant shall submit with each monthly invoice a detailed listing of reimbursable expenses incurred.

The total engineering fee under this Contract shall be based on an hourly rate. The Owner will be furnished copies of the Consultant's subcontracts. All reimbursable expenses shall be billed as "pass-through" and are part of the maximum not-to-exceed amount (unless specifically noted).

The sum to be paid to the Consultant for tasks (Tasks 1 thru 9 inclusive) in Section III, Scope of Services of this Contract, shall be a maximum not-to-exceed fee of \$ 148,500 (One Hundred Forty-eight thousand five hundred and no/100 dollars).

B. Payments

Payments for the Consultant's engineering services shall be made monthly upon presentation of the Consultant's statement of services rendered on Owner's form.

Upon receipt of the invoice and review/approval by the Owner, the Owner shall promptly pay the Consultant for the engineering services rendered as indicated on the invoice. Invoices are due thirty (30) days from date of invoice.

VI. **INSURANCE**

The Consultant shall maintain insurance to protect the Consultant from claims under Workmen's Compensation Acts; claims due to personal injury or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the Consultant is legally liable. The minimum amounts and extent of such insurance is as follows:

- | | | |
|----|------------------------|--|
| 1. | Professional Liability | \$ 2,000,000 |
| 2. | Vehicle Coverage | \$ 1,000,000 liability
\$ 5,000 medical
\$ 1,000,000 uninsured |
| | Property Damage | \$ 1,000,000 each accident |
| 3. | Workmen's Compensation | \$ 100,000 each accident |
| 4. | General Liability | \$ 1,000,000 each occurrence
\$ 2,000,000 aggregate |

VII. **MISCELLANEOUS PROVISIONS**

A. Use of Documents

All documents, including drawings, specifications, and electronic media prepared or furnished by the Consultant (and the Consultant's subsidiaries, independent professional associates, and sub consultants) pursuant to this Contract shall be the property of the Owner. Such documents are intended as instruments of service, as such, these documents are not intended or represented to be suitable for use or reuse by the Owner or others to complete the project, or for extensions of the project, or on any other project without written consent of the Consultant. Any use or reuse by the Owner will be at the Owner's sole risk, and without liability or legal exposure to the Consultant or to the Consultant's subsidiaries, independent professional associates, and sub consultants. The Owner agrees to defend, indemnify, and hold harmless the Consultant from any and all costs, expenses (including reasonable litigation costs), fees, losses, claims,

demands, liabilities, suits, actions, and damages whatsoever arising out of such reuse or alteration by the Owner or liaisons acting through the Owner. Upon completion or other termination of this Contract, the Consultant shall deliver to the Owner machine reproducible copies of any and all materials pertaining to this Contract. For calculations, etc. on letter or legal size sheets, the copies shall be of a type possible to reproduce on a Xerox-type copier. For maps, drawings, sketches, plans, etc. not on such letter or legal size sheets, a photographically reproduced print shall be provided as the machine reproducible copy mentioned above. No sheets shall exceed 11"x 17". The Consultant shall also provide CAD file in AutoCAD format upon completion of this Contract. The CAD file must be georeferenced to State-Plane Coordinates (NAD83 / Iowa South) and Sea Level Elevation (NAVD88) and contain the following information:

1. All utility pipe linework and points for structures and appurtenances, including manholes, intakes, cleanouts, aprons, hydrants, hydrant valves, mainline valves, and water shut offs (curb stops).
2. All pavement linework, including back of curb, driveways, sidewalks, trails, and shared use paths.
3. All right-of-way lines, property lines, existing easement lines, and proposed easement lines per original scope of boundary and topographic survey.
4. Streetlight poles, traffic signal poles, controller cabinets, handholes, and street trees, when applicable.

The Consultant's reuse of designs under this Contract is prohibited unless authorized by the Owner.

B. Changes in the Scope of Work

When there is a substantial change in the scope, complexity, or character of the work performed, or if the Owner requests the Consultant to alter the completion dates established, the specified fee as listed under Section V of this Contract will be reappraised. If the Consultant believes that he/she has been asked to perform work beyond the Scope of Services covered by this Contract or by a supplemental agreement hereto, he/she shall promptly notify the Owner, in writing, of his/her intention to make claim for such extra compensation. The Consultant shall not proceed with any such work until a supplemental agreement is fully executed, or written intent of said execution is provided.

C. Delays

The Consultant shall notify the Owner in writing of any unusual delay, including the reason therefore, to his/her normal progress in completing the work under this Contract, either actual or prospective, and request an appropriate extension of time. Authorization for the time extension will be

at the discretion of the Owner. If completion of the Consultant's work is delayed by events beyond the control of the Consultant, the established engineering fees and schedules of completion will be subject to review upon request by the Consultant to the Owner, accompanied by adequate substantiating data to justify a change.

D. Suspension and Termination of Contract

1. In the event of the death of any member or partner of the Consultant's firm, the surviving members shall complete the work, unless otherwise mutually agreed upon by the Owner and the survivors.
2. The right is reserved by the Owner to terminate this Contract at any time, upon not less than fourteen (14) days written notice to the Consultant. The Consultant may also terminate this Contract on fourteen (14) days written notice.
3. In the event the Contract is terminated by the Owner without fault on the part of the Consultant, the Consultant shall be paid for work performed and delivered up to the date established in the termination notice.
4. The right is reserved by the Owner to suspend this Contract at any time. Such suspension may be affected by the Owner by giving the Consultant written notice, and will be effective as of the date established in the suspension notice. Payment of the Consultant's services will be made by the Owner for services performed to the date established in the suspension notice in accordance with Paragraph 3 above.
5. Should the Owner wish to reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of one (1) year after such suspension, unless this period be extended by written consent of the Consultant.

E. Disputes

All claims, disputes, and other matters in question between the parties of this Contract arising out of or relating to this Contract or the breach thereof shall be initiated in the District Court for Polk County, Iowa, if the parties are unable to resolve such claims, disputes, or other matters in question by negotiation.

F. Responsibility for Claims and Liability

The Consultant shall indemnify and hold harmless the Owner from any and all claims and liabilities due solely to any negligent acts, errors, or omissions of the Consultant, its members, employees, or agents.

G. General Compliance With Laws

The Consultant shall comply with federal, state, and local laws and ordinances applicable to the work as defined in Section III.

H. Subletting, Assignment, or Transfer

Subletting, assignment, or transfer of all or part of the interest of the Consultant is prohibited unless written consent is obtained from the Owner.

I. Forbidding the Use of Outside Agents

The Consultant warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Contract, and that he/she has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, the Owner shall have the right to annul this Contract without liability, or in its discretion, to deduct from the Contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

J. Employment of the Owner's Personnel

The Consultant shall not engage the services of any person or persons then in the employ of the Owner for work covered by this Contract without the written consent of the employers of such persons.

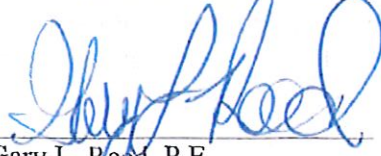
This Contract expresses the entire agreement between the parties, and no representations, promises, or warranties have been made by either of the parties that are not fully expressed herein.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their proper officials thereunto duly authorized as of the dates below indicated:

OWNER
CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

CONSULTANT
CIVIL DESIGN ADVANTAGE



Gary L. Reed, P.E.
President

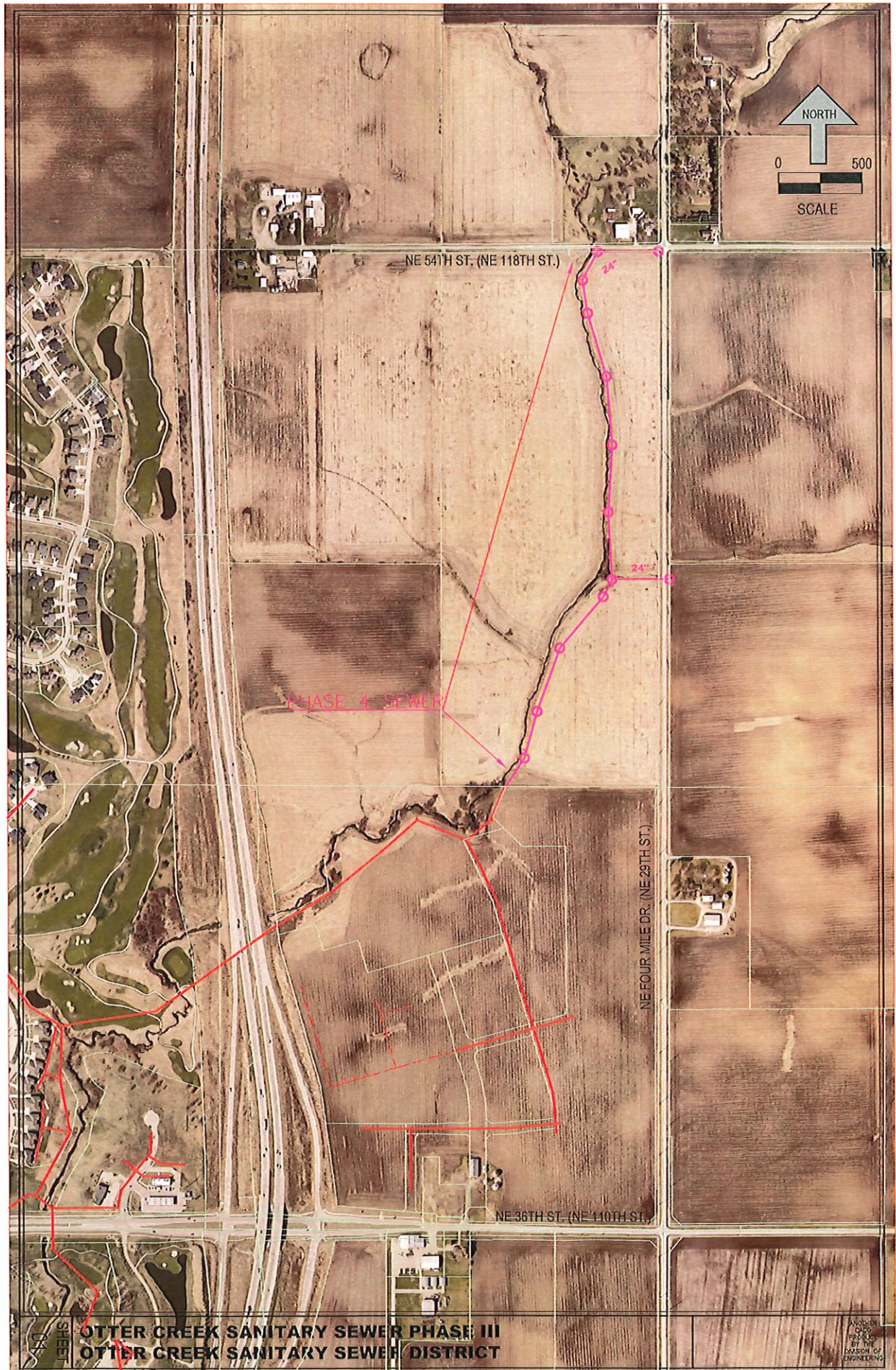
ATTEST:

Michelle Yuska, City Clerk

Exhibit "A"

**Standard Fee Schedule
2022-2023
Civil Design Advantage, LLC**

<u>Classification</u>	<u>Billing Rate</u>	<u>Unit</u>
Principal / Senior Engineer	\$198 /	hour
Principal / Senior Land Surveyor	\$198 /	hour
Senior Engineer	\$189 /	hour
Engineer 8	\$172 /	hour
Engineer 7	\$161 /	hour
Engineer 6	\$149 /	hour
Engineer 5	\$138 /	hour
Engineer 4	\$126 /	hour
Engineer 3	\$114 /	hour
Engineer 2	\$102 /	hour
Engineer 1	\$94 /	hour
Senior Technician	\$147 /	hour
Technician 8	\$134 /	hour
Technician 7	\$124 /	hour
Technician 6	\$113 /	hour
Technician 5	\$104 /	hour
Technician 4	\$93 /	hour
Technician 3	\$81 /	hour
Technician 2	\$70 /	hour
Technician 1	\$58 /	hour
Senior Project Manager	\$184 /	hour
Project Manager 8	\$171 /	hour
Project Manager 7	\$155 /	hour
Project Manager 6	\$147 /	hour
Project Manager 5	\$139 /	hour
Project Manager 4	\$129 /	hour
Administrative 3	\$92 /	hour
Administrative 2	\$71 /	hour
Administrative 1	\$48 /	hour
Mileage	Current IRS Rate /	mile
Plots (Black & White)	\$1.75 /	sheet
Plots (Color)	\$35 /	sheet
Mylar Plots	\$15 /	sheet
Copies (Black & White)	\$0.10 /	page
Copies (Color)	\$0.75 /	page





STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

PROJECT NAME: Otter Creek Sewer Phase III **PN:** 231224
PROJECT ADDRESS: NE 54th Street and NE Four Mile Drive
 Ankeny, Iowa
CLIENT: Civil Design Advantage
ADDRESS: 4121 NW Urbandale Drive
 Urbandale, Iowa

SCOPE: Geotechnical Exploration - Mobilization with all-terrain drilling equipment, utility locations (Iowa One Call), drill and sample 9 soil borings 20 to 25 feet deep (205 feet total), laboratory testing, engineering analysis, and written report.

COMPENSATION TERMS: Total cost for above scope of services will be \$8,750.00. Boring depths can be adjusted at a rate of \$26.00 per lineal foot. If the site is truck accessible and the farmer is not worried about rutting, then \$380.00 per day (2 days max) will be deducted from the above cost. Consultation subsequent to completion of report will be billed at current engineering rates. CDA to stake the boring locations at the site prior to utility locations and drilling, the costs of which are not included in the above fee.

REMARKS: Field exploration could be scheduled to be conducted within one to two weeks of receiving authorization, weather permitting. A verbal report of our findings and recommendations will be available one week after drilling, followed one to two weeks later with the written report. Location of private utilities and service lines (if any) are the owner's responsibility and should be properly marked prior to the drill crew arriving at the site. The City would be responsible to reimburse the farmer for any crop damage that may occur if the crops are planted prior to drilling.

Services covered by the Agreement will be performed in accordance with the GENERAL CONDITIONS stated on the following page and any attachments or schedules. This Agreement supersedes all prior agreements and understandings and may only be changed by written amendment executed by both parties.

PROPOSED BY ABE INC.

ACCEPTED FOR CLIENT

By: _____
 Stacy G. Brocka, P.E.
 Title: Principal Engineer
 Date: April 26, 2023

By: _____

 Printed Name
 Title: _____
 Date: _____

PLEASE SIGN AND RETURN ACCEPTANCE AGREEMENT TO OUR OFFICE, THANK YOU!

GENERAL CONDITIONS

PN 231224

1. PARTIES AND SCOPE OF WORK: Allender Butzke Engineers (hereinafter referred to as "ABE") shall perform the work as set forth in ABE's proposal, the client's acceptance thereof if accepted by ABE and these General Conditions. "Client" refers to the person or business entity ordering the work to be done by ABE. If the client is ordering the work on behalf of another, the client represents and warrants that the client is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, the client assumes sole responsibility for determining whether the quantity and the nature of the work ordered by the client is adequate and sufficient for the client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom the client transmits any part of ABE's work. ABE shall have no duty or obligation to any third party greater than that set forth in ABE's proposal, client's acceptance thereof and these General Conditions. ABE may issue a third party reliance letter to a party the client identifies in writing provided ABE solely determines that the report is still reliable and that the third party, its successors, assigns, and agents agree in writing to these General Conditions and agree to pay ABE the greater of either 10 percent of the contract amount or \$250.00 for issuing the reliance letter. The ordering of work from ABE shall constitute acceptance of the terms of ABE's proposal and these General Conditions.

2. TESTS AND INSPECTIONS: Client shall cause all tests and inspections of the site, materials and work performed by ABE or others to be timely and properly performed in accordance with the plans, specifications and contract documents and ABE's recommendations. No claims for loss, damage or injury shall be brought against ABE by client or any third party unless all tests and inspections have been so performed and unless ABE's recommendations have been followed. Client agrees to indemnify, defend and hold ABE, its officers, employees and agents harmless from any and all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees in the event that all such tests and inspections are not so performed or ABE's recommendations are not so followed except to the extent that such failure is the result of the negligence, willful or wanton act or omission of ABE, its officers, agents or employees, subject to the limitation contained in paragraph 9.

3. SCHEDULING OF WORK: The services set forth in ABE's proposal and client's acceptance will be accomplished in a timely, workmanlike and professional manner by ABE personnel at the prices quoted. If ABE is required to delay commencement of the work or if, upon embarking upon its work, ABE is required to stop or interrupt the progress of its work as a result of changes in the scope of the work requested by the client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of ABE, additional charges will be applicable and payable by client.

4. ACCESS TO SITE: Client will arrange and provide such access to the site as is necessary for ABE to perform the work. ABE shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its work or the use of its equipment; however, ABE has not included in its fee the cost of restoration of damage which may occur. If client desires or requires ABE to restore the site to its former condition, upon written request ABE will perform such additional work as is necessary to do so and client agrees to pay ABE the cost thereof.

5. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that he has advised ABE of any known or suspected hazardous materials, utility lines and pollutants at any site at which ABE is to do work hereunder, and unless ABE has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, client agrees to defend, indemnify and save ABE harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to ABE's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof was not revealed to ABE by client.

6. RESPONSIBILITY: ABE's work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. ABE shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. ABE's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. ABE has no right or duty to stop the contractor's work.

7. SAMPLE DISPOSAL: Unless otherwise agreed, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed thirty (30) days after submission of ABE's report.

8. PAYMENT: Client shall be invoiced as work is completed and reported, either periodically or at end of project. Client agrees to pay each invoice within

thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay ABE's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees. ABE shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, and provision wherein ABE waives any rights to a mechanics' lien, or any provision conditioning ABE's right to receive payment for its work upon payment to client by any third party. These General Conditions are notice, where required, that ABE shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of ABE from any and all claims which client may have, either in tort or contract, and whether known or unknown at the time.

9. STANDARD OF CARE: ABE'S SERVICES WILL BE PERFORMED, ITS FINDINGS OBTAINED AND ITS REPORTS PREPARED IN ACCORDANCE WITH THIS AGREEMENT AND WITH GENERALLY ACCEPTED PRINCIPLES AND PRACTICES. IN PERFORMING ITS PROFESSIONAL SERVICES, ABE WILL USE THAT DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY MEMBERS OF ITS PROFESSION. STATEMENTS MADE IN ABE REPORTS ARE OPINIONS BASED UPON ENGINEERING JUDGMENT AND ARE NOT TO BE CONSTRUED AS REPRESENTATIONS OF FACT.

10. LIMITATION OF LIABILITY: SHOULD ABE OR ANY OF ITS PROFESSIONAL EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION OR CONTRACT, CLIENT, ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON ABE'S WORK AGREE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF ABE, ITS OFFICERS, EMPLOYEES, AND AGENTS SHALL BE LIMITED TO \$50,000.

11. INDEMNITY: Subject to the foregoing limitations, ABE agrees to indemnify and hold client harmless from and against any and all claims, suits, costs and expenses including reasonable attorney's fees and court costs arising out of ABE's negligence to the extent of ABE's negligence. Client shall provide the same protection to the extent of its negligence. In the event that client or client's principal shall bring any suit, cause of action, claim or counterclaim against ABE, the party initiating such action shall pay to ABE the costs and expenses incurred by ABE to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that ABE shall prevail in such suit.

12. TERMINATION: This Agreement may be terminated by either party upon seven day's prior written notice. In the event of termination, ABE shall be compensated by client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services, records and reports as are necessary to place ABE's files in order and/or protect its professional reputation.

13. WITNESS FEES: ABE's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay ABE's legal expenses, administrative costs and fees pursuant to ABE's then current fee schedule for ABE to respond to any subpoena.

14. HAZARDOUS MATERIALS: Nothing contained within this agreement shall be construed or interpreted as requiring ABE to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA or within any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants. Client assumes full responsibility for compliance with the provisions of RCRA and any other Federal or State statute or regulation governing the handling, treatment, storage and disposal of pollutants.

15. PROVISIONS SEVERABLE: In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.

16. ENTIRE AGREEMENT: This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.



EXHIBIT 'D'

PO BOX 227
315 W Cherry St., Ste. 4, North Liberty, IA 52317
515.473.6256 · info@impact7g.com
www.impact7g.com

Professional Services Agreement (PSA)

Project:	Otter Creek Sewer – Phase 4		
Property:	Ankeny, Iowa	Date:	4/26/2023

Client:	Civil Design Advantage		
Contact:	Gary Reed		
Address:	4121 NW Urbandale Drive		
City/State/Zip:	Urbandale, Iowa 50322		
Phone:	515-369-4400		
Email:	GaryR@CDA-eng.com		

AGREEMENT made this twenty-sixth day of April, 2023, by and between the service provider, Impact7G, Inc. ("Impact7G") and Civil Design Advantage ("Client").

WHEREAS, the Client intends to engage the services of Impact7G to: provide professional environmental services.

WHEREAS, Impact7G agrees to provide said services pursuant to the terms of this Agreement.

NOW THEREFORE, the parties agree as follows:

1. Project

Impact7G agrees to complete a wetland delineation, threatened and endangered species preliminary survey, and provide wetland permitting and regulatory coordination services for an approximately 4000-foot length of proposed sanitary sewer project within Ankeny, Iowa.

2. Scope of Services

Wetland Delineation

A full wetland delineation will be completed during the growing season. A wetland delineation is typically considered valid by U.S. Army Corps of Engineers for a period of 5 years. Impact7G will identify existing wetlands and streams throughout the project area, documenting their vegetation communities, hydrology and soils using the routine onsite determination method defined in the U.S. Army Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (USACE, 2010). All wetland areas and types will be documented to GIS with map, shapefile, and location information provided in digital formats. If field access allows, we will use a small ATV to navigate the site. The wetland investigation will include:

- Wetland Field Delineation:
 - Determine if the project will impact any of the following:
 - Hydric soils
 - Hydrophytic vegetation
 - Areas with wetland hydrology
 - Wetlands
 - Other Waters of the U.S. and/or the State (Streams, tributaries, ponds, other)
 - Survey wetland boundaries with a handheld GPS unit providing sub-meter accuracy.
 - Add survey information to GIS base map.
- Rapid Stream Assessment
 - Any stream or tributary waterways with potential for regulatory jurisdiction will be documented, including:
 - Stream type
 - Priority waters
 - Existing functional conditions
 - Stream classification indicators such as the Ordinary High Water Mark
- Wetland Delineation Report: The report shall include:
 - A narrative of work done and wetland areas/other waters found.
 - General and detailed maps showing the boundaries of the wetlands in relation to the proposed project.
 - Delineation data sheets.
 - GIS shapefile and/or georeferenced AutoCAD 2018 file of wetland areas and other waters.
 - Report content and format appropriate for regulatory submission and permitting related to Section 404, U.S. Clean Water Act and Section 401, Iowa Water Quality Certification.

Desktop Review for Threatened or Endangered Species

For any federal involvement, including the requirements of Section 404 wetland permitting, coordination is required with the agencies for possible impacts to Threatened and Endangered Species under the U.S. Endangered Species Act of 1973. This desktop review is intended for early identification of known species or habitat that may require additional review prior to permitting and construction.

- A request for Environmental Review for the project area will be submitted to Iowa Department of Natural Resources to ascertain the known presence of any protected species within the project vicinity.
- An official IPaC species list based on project area will be generated from the local U.S. Fish and Wildlife Service office through the USFWS ECOS website.
- A report documenting official lists and correspondence will be provided for use in project planning and environmental permitting.

Wetland Regulatory Coordination & Permitting (Nationwide or Regional General Permit)

- Impact7G will provide regulatory agency coordination and Client consultation regarding permitting impacts to potentially regulated waters of the U.S., if found to be present.
 - Coordination will involve direct communications with regulatory personnel to determine extent of surveys or other information required to move forward expeditiously and ultimately complete the permitting process.
 - Consultation will assist the client in identifying opportunities to avoid and minimize wetland impacts/permitting needs, while maximizing development objectives, and applying for applicable permits. This may include preparation and submittal of a Joint Application to Iowa DNR and U.S. Army Corps of Engineers for wetland mitigation

including a wetland mitigation plan that utilizes wetland mitigation bank credits, if needed, to offset proposed wetland impacts.

- Note: If an Individual Permit (as opposed to a Nationwide Permit or Regional General Permit) is required, Impact7G will provide coordination services on an hourly basis plus expenses beyond the contract amount herein. A max estimated cost will be provided upon client request. Typical services cost range for an individual permit is \$5,000 - \$25,000.

Assumptions:

- 1) Waters of the U.S. have not been previously impacted as part of the proposed project and the Client is not currently in violation of the Clean Water Act.
- 2) Wetland and T&E Field work is typically completed during the growing season from May 1 – October 1. If work must be completed outside of the growing season, findings may be considered preliminary until an additional site visit (beyond contract scope) can be completed during the growing season for verification of dominant vegetation, per USACE requirements. Additional cost may apply.
- 3) Weather and field conditions will be adequate & appropriate for the completion of the plant and soil survey portion of the wetland delineation.
- 4) Project areas currently in use for agricultural row-crop production cannot be more than 3 feet in height at the time of delineation to be considered appropriate field conditions. The presence of row crops, or any other crops, greater than 3 feet in height may necessitate excessive field times beyond contract scope. Additional cost may apply.
- 5) Within the project area, the ground will be able to be penetrated by a standard shovel and/or 1-inch soil probe. Frost must be less than 1 inch thick and snow cover will be less than 3 inches.
- 6) Any compensatory wetland mitigation would be completed through the purchase of wetland mitigation credits.
- 7) Proposed cost for Regulatory Coordination Services is an estimate based on those typically required for successful application for a U.S. Army Corp of Engineers Nationwide or Regional General Permit, including application, regulatory coordination, and with any compensatory mitigation completed through purchase of wetland mitigation bank credits (credit cost not included). Client understands that the proposed professional services fee herein is an estimate and may need to be changed, upon Client approval, if additional coordination is required by the Client or regulatory agency requests.

Exclusions:

- 1) To minimize cost, no planning, kick-off, or other in-person meetings are budgeted for in this proposal.
- 2) Wetland Mitigation Plan: Mitigation is often required under Section 404 for stream impacts and wetland impacts greater than 1/10th of an acre. The extent of the mitigation required depends upon the type and the amount of wetland proposed to be impacted.
- 3) Development of permittee-responsible (onsite) wetland mitigation options.
- 4) Preparation or submission of the Iowa Joint Application or applications for State or Federal Permits, unless specified above.
- 5) A biological assessment. (BA)
- 6) A conservation/mitigation plan.
- 7) Additional Staking and/or Surveying.
- 8) Additional services related to application for a U.S. Army Corp of Engineers Individual Permit, such as a request for Approved Jurisdictional Determination (additional costs may apply).
- 9) Permittee Responsible Wetland Mitigation Plan or any other wetland mitigation planning not specifically included above: Mitigation is often required under Section 404 for stream impacts and

wetland impacts greater than 1/10th of an acre. The extent of the mitigation required depends upon the type and the amount of wetland proposed to be impacted.

- 10) Development of permittee-responsible (onsite) wetland mitigation options.
- 11) Purchase cost of mitigation credits is paid by Permittee to mitigation banks directly and is not a part of this proposal.

3. **Impact7G Responsibilities** Impact7G hereby agrees to:

- (i) Provide the professional services as set forth in this Agreement; and
- (ii) Perform said services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

4. **Client Responsibilities** Client hereby agrees to:

- (i) Provide a knowledgeable representative of the Property, who will be available to coordinate all on-site work; and
- (ii) Provide unrestricted access to the Property for Impact7G to perform the services; and
- (iii) Provide copies of any previously completed reports that may be pertinent to this Project.

5. **Schedule**

The Project will commence immediately upon receipt of the executed Professional Services Agreement (PSA) from the Client. Impact7G anticipates being able to complete the project within approximately four weeks of receiving the PSA.

Tasks	Completion Period
Field Investigations	3 weeks
Wetland & T/E mapping/digital files provided	4 weeks
Wetland & T/E Report	4 weeks

6. **Project Cost, Payment and Termination**

The Client shall pay Impact7G the Lump Sum Cost for completed services for selected task(s) listed below in the performance of this Agreement. Direct costs such as communications, postage, routine printing and copying are not invoiced separately, but are included with the Lump Sum to streamline the accounting process and reduce overhead costs.

Tasks	Cost
Wetland Delineation	\$3,600.00
Desktop Review for Threatened or Endangered Species	\$600.00
Wetland Regulatory Coordination & Permitting (Nationwide or Regional General Permit)	\$1,500.00

Invoices for Impact7G's services will be submitted in monthly increments and/or upon project completion. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, Impact7G may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of services.

7. **Work Product** All field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by Impact7G as instruments of service and/or used in the preparation of the final project deliverables shall remain the property of Impact7G.

All project documents including, but not limited to, plans and specifications furnished by Impact7G under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by Impact7G, shall be at the Client's sole risk, and Client shall defend, indemnify and hold harmless Impact7G from all claims, damages and expenses including attorney's fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the Client be deemed a sale by Impact7G, and Impact7G makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall Impact7G be liable for indirect or consequential damages as a result of the Client's use or reuse of the electronic files.

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, Impact7G reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. Client shall retain copies of the work performed by Impact7G in electronic form only for information and use by Client for the specific purpose for which Impact7G was engaged. Said material shall not be used by Client or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by Impact7G without Impact7G's expressed written permission. Any unauthorized use or reuse or modifications of this material shall be at Client's sole risk. Furthermore, the Client agrees to defend, indemnify, and hold Impact7G harmless from all claims, injuries, damages, losses, expenses, and attorney's fees arising out of the modification or reuse of these materials.

8. **Project Site** The Client agrees to use good faith efforts to maintain a safe Project site for Impact7G staff and, as applicable, subcontractors and assigns. Such good faith efforts shall include, but not exhaustive, ensuring that Project site is free and clear of any imminent hazards that pose a direct and immediate danger to any such individual potentially affected.

9. **Claims and Disputes** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or Impact7G. Impact7G's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against Impact7G because of this Agreement or the performance or nonperformance of services hereunder. The Client and Impact7G agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

The Client shall make no claim for professional negligence, either directly or in a third party claim, against Impact7G unless the Client has first provided Impact7G with a written certification executed by an independent professional currently practicing in the same discipline as Impact7G and licensed in the State in which the claim arises.

10. **Limited Liability** The Client agrees, to the fullest extent permitted by law, to limit the liability of Impact7G and Impact7G's officers, directors, partners, employees, shareholders, owners and subconsultants to the Client for any and all claims, losses, costs, damages of any nature whatsoever

or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of Impact7G and its officers, directors, partners, employees, shareholders, owners and subconsultants to all those named shall not exceed \$50,000. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

11. **Mediation** In an effort to resolve any conflicts that arise during the project or following the completion of the project, the Client and Impact7G agree that all disputes between them arising out of or relating to this Agreement shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The Client and Impact7G further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

12. **Attorney's Fees** If litigation arises for purposes of collecting fees or expenses due under this Agreement, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the prevailing party. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

13. **Controlling Law** This Agreement shall be construed and enforced in accordance with the laws of the state of Iowa.

14. **Assignment** Neither the Agreement nor any of the rights or obligations arising under the Agreement may be assigned without prior written consent.

This agreement is approved and accepted by the Client and Impact7G upon both parties signing and dating the agreement. The effective date of the agreement shall be the last date entered below.

Civil Design Advantage

Impact7G, Inc.

Accepted by: _____

Project Manager:  _____

Printed/
Typed Name: _____

Printed/
Typed Name: Will Downey, PWS

Title: _____

Date: 4/26/2023

Date: _____

Project Location Map

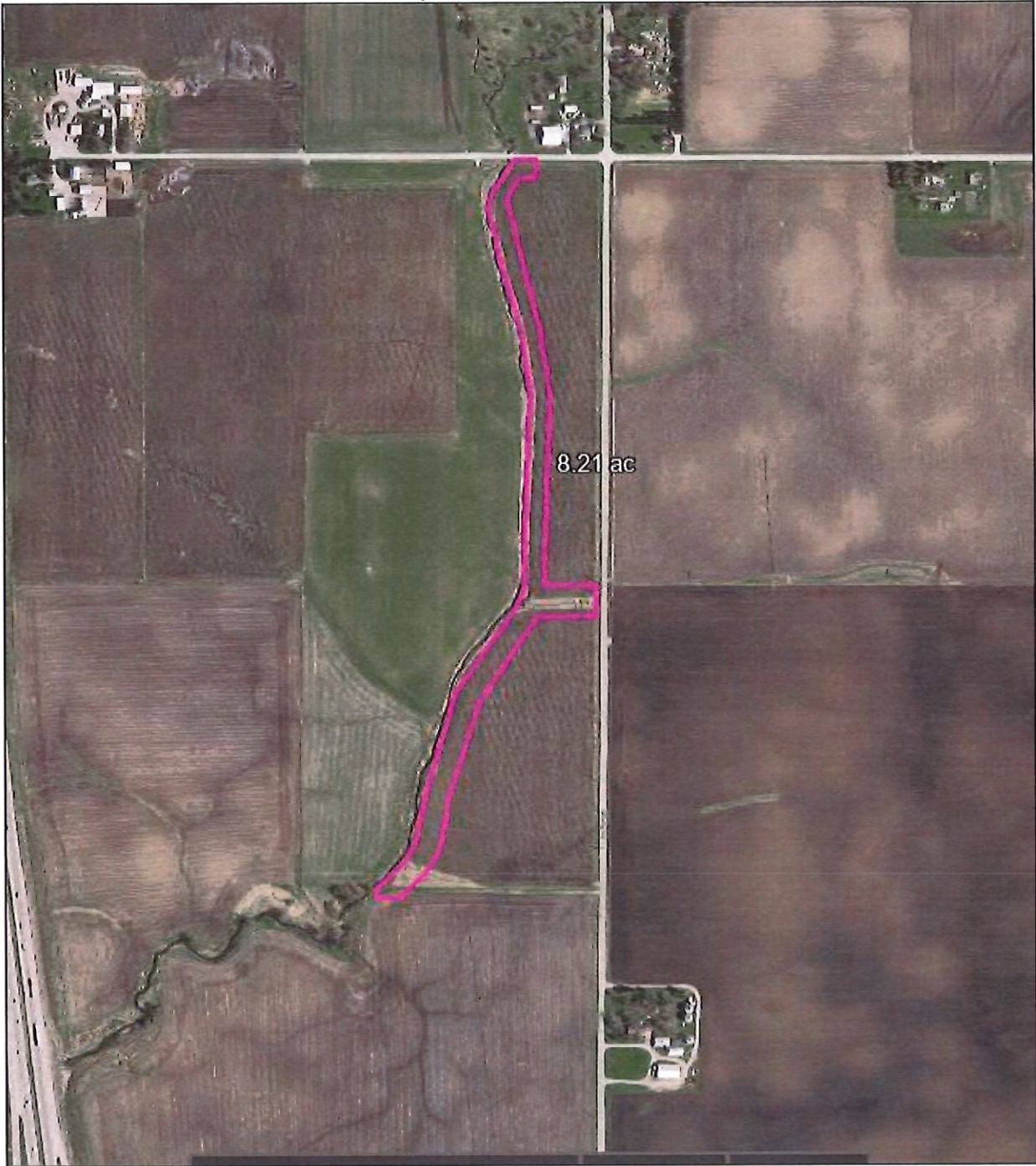


Exhibit “E”

Additional Services

The following is a list of services not included in the current scope of services or compensation. This list is provided to further define the agreement scope. The list includes, but is not limited to:

- Phase I Environmental Site Assessment Services
- Additional Topographic or Boundary Survey other than specified
- Wetland Mitigation Services
- Monitoring of a Storm Water Pollution Prevention Plan (SWPPP)
- Submittal/Permitting Fees
- Subdivision Platting
- Site Plan Preparation
- Traffic Studies
- Structural Engineering
- Lift Station Design
- Significant/Global Slope Stability Design
- Technical Specification Preparation (Refer to SUDAS)
- Franchise Utility Design
- Color Renderings
- Construction Related Services
- Attendance at Pre-Construction Meeting
- Shop Drawing Review
- Construction Staking
- Construction Administration
- Construction Observation
- Extra Service items identified within sub-consultant agreements



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Ord 2246 Consider motion to accept third consideration of **ORDINANCE 2246**, an Ordinance vacating Public Utility Easements located on Lots 3 & 4, Plaza 36 Plat 1, sending it on its final passage and publication as required by law.

Consider motion to adopt **RESOLUTION** authorizing the sale of property vacated by the City of Ankeny, Iowa, to DRA Properties, LC.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Ordinance – 3rd Reading
Resolution
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.

Consider motion to adopt **RESOLUTION** authorizing the sale of property vacated by the City of Ankeny, Iowa, to DRA Properties, LC.

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

ATTACHMENTS

1. Ordinance
2. Aerial Map
3. Applicant Letter
4. Easement Vacation Exhibit
5. Resolution
6. Quit Claim Deed

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

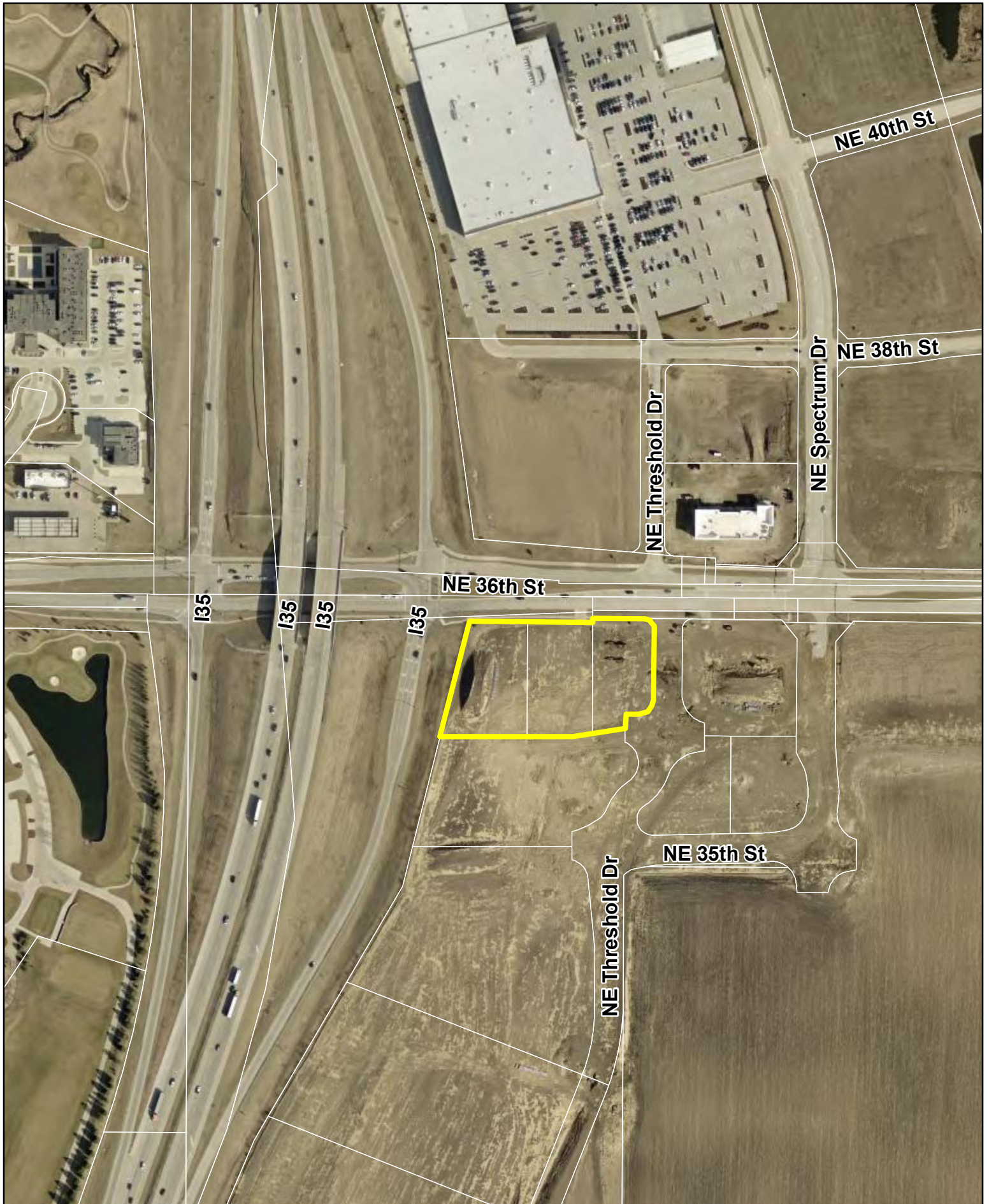
Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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

1st Con _____ (Public Hearing)
2nd Con _____
3rd Con _____





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



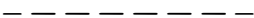
LEGEND



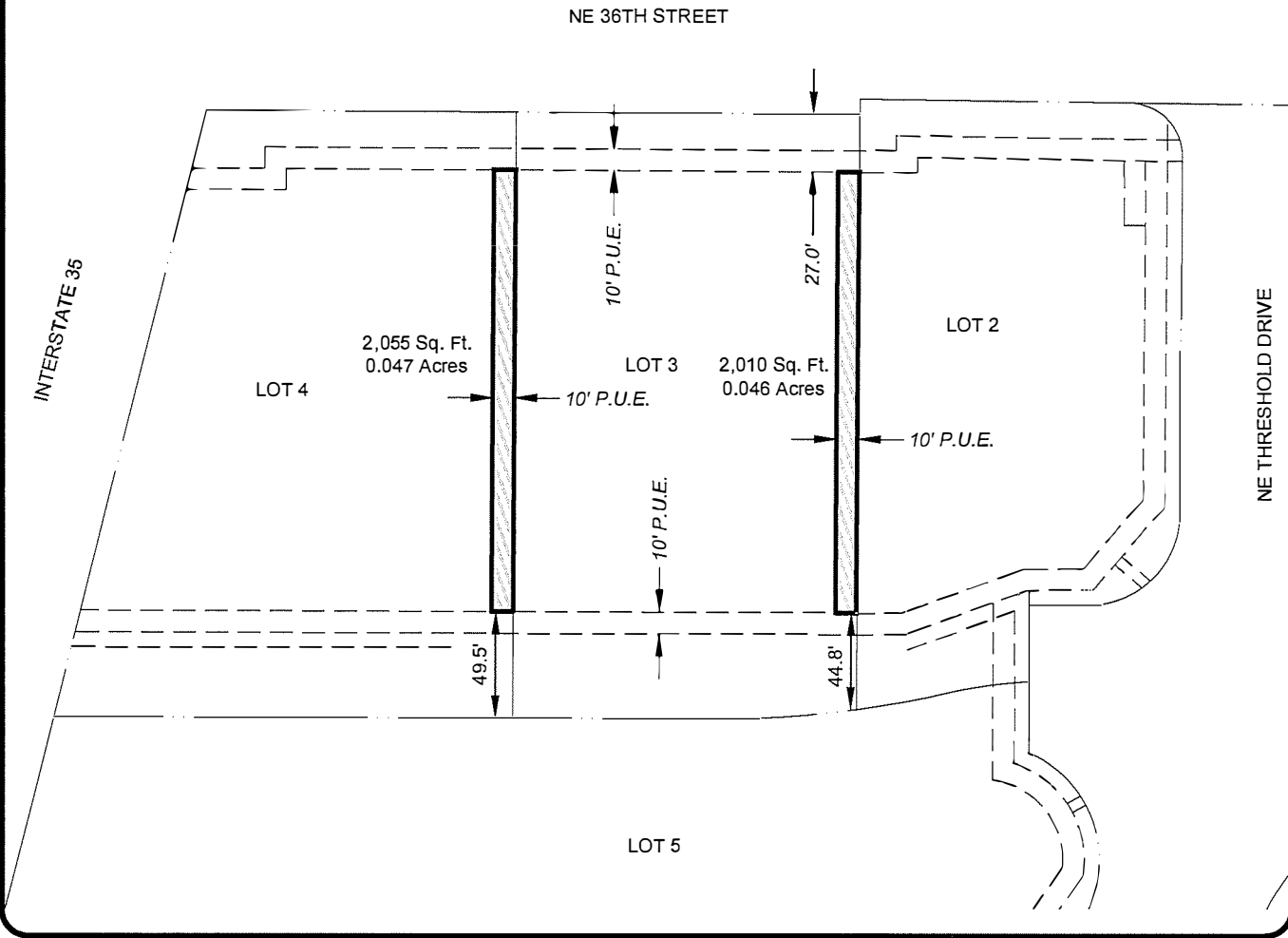
SUBJECT EASEMENT AREA



EXISTING BOUNDARY LINE



EXISTING EASEMENT LINE





1933 SW MAGAZINE RD
ANKENY, IOWA
50023
(515) 965-0123 phone
www.nillesinc.com

PROJECT:
EASEMENT VACATION

LOCATION:
ANKENY, IOWA

NAI No.: 24029	DRAWN BY: TJM	DWG No.: 2/3
DATE: 11/14/2025	CHECKED BY: ADS	SHEET TITLE: VAC-A

C:\Users\adam.schoeppner\Nilles\NAI\Projects - SPS - Projects\NAI\Projects\Projects\25118\Documents-Easements\Working\24029-EX PUE VACATE.dwg

RESOLUTION

RESOLUTION AUTHORIZING THE SALE OF PROPERTY VACATED BY THE CITY OF ANKENY, IOWA, TO DRA PROPERTIES, LC

WHEREAS, by Ordinance No. 2246 the City has vacated certain property, as shown on the attached Easement Vacation Plat; and

WHEREAS, DRA Properties, LC has offered to purchase said property for an amount equal to the costs incurred by the City to vacate said property; and

WHEREAS, a public hearing on said vacation and sale was held on the 1st day of December, 2025, pursuant to published notice as required by law; and

WHEREAS, this Council, having heard all comments for and against said offer to purchase said property, determines that the offer should be accepted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That the City accepts the offer of DRA Properties, LC to purchase, for an amount equal to the costs incurred by the City in preparing all proceedings and documents necessary to affect vacation and conveyance, the property as shown on the attached Easement Vacation Plat; and
2. That the Mayor and City Clerk are hereby authorized and directed to execute and deliver a quit claim deed conveying the aforesaid property to the purchaser upon receipt of the full amount of the purchase price. The Clerk shall compute such amount.

PASSED AND APPROVED this 5th day of January, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

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
Address Tax Statements: DRA Properties, LC, 1515 NE 36th Street, Ankeny, IA 50021

Phone: (515) 963-3557

QUIT CLAIM DEED

BE IT KNOWN BY ALL:

That the CITY OF ANKENY, IOWA, a municipal corporation of the County of Polk, State of Iowa, in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) in hand paid by DRA Properties, LC, does hereby QUIT CLAIM unto said DRA Properties, LC, all its right, title, and interest in and to the following described property situated in Polk County, Iowa, to-wit:

SEE ATTACHED EASEMENT VACATION PLAT

No Declaration of Value is required under the conditions of Exemption No. 6. No transfer tax is required; consideration is less than \$500.00, and the Grantor is a municipal corporation.

DATED this 5th day of January, 2026.

CITY OF ANKENY, IOWA

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

STATE OF IOWA, COUNTY OF POLK, ss:

On this 5th day of January, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bobbi B. Bentz and Michelle Yuska, to me personally known, who being by me duly sworn did say that they are the Mayor and City Clerk, respectively, of the City of Ankeny, Iowa; that the seal affixed to the above and foregoing instrument is the corporate seal of said corporation, and that said instrument was signed pursuant to a Resolution adopted by the City Council of Ankeny, Iowa, on the 5th day of January, 2026, and the said Bobbi B. Bentz and Michelle Yuska acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Diane Klemme

Notary Public in and for the State of Iowa



ANKENY CITY COUNCIL

Ankeny City Council Agenda

January 5, 2026
5:30 PM

Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer

Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

ITEM NAME

Committees & Boards Annual Mayoral appointments of council and staff to serve on various committees and boards during 2026.

ORIGINATING DEPARTMENT
City Clerk

COUNCIL GOAL

ACTION REQUESTED
Resolution
LEGAL

EXECUTIVE SUMMARY

The Mayor requests council approve the recommendations for appointments to expiring Boards and Committees appointments, as attached.

CITY MANAGER/STAFF RECOMMENDATIONS:

Staff recommends approval of resolutions making certain appointments for 2026.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider motion to adopt **RESOLUTION** appointing council and staff to serve on various committees and boards for 2026.

Consider motion to adopt **RESOLUTION** appointing representatives to the Des Moines Area MPO

Committees.

ATTACHMENTS

1. RES 2026 Mayoral Appointments
2. Resolution - MPO

RESOLUTION

Resolution appointing Ankeny representatives to various committees and boards

BE IT RESOLVED, by the City Council of the City of Ankeny, Iowa, that the following are hereby designated and appointed as the City of Ankeny's representatives to listed Committees and Boards to serve at the pleasure of the council through 12/31/2026.

Appointment	1st Rep	2nd Rep	1st Alt
4-MI Creek watershed	Becky Ford		Mark Mueller
BRAVO	Jeff Perry		
Chamber of Commerce	Bobbi Bentz	Derek Lord	
City/School Subcommittee	Bobbi Bentz	Todd Shafer	Justin Hollinrake
Central Iowa Water Works Board of Trustees	Mike Schrock		Jeff Perry
Central Iowa Water Works Long Range Planning & Capital Improvements Committee	Don Clark		Shawn Buckner
Central Iowa Water Works Technical Committee	Don Clark		Shawn Buckner
Convention & Visitors Bureau	Bobbi Bentz		Matt Davis
Des Moines Area Regional Transit Authority	Todd Shafer		Justin Hollinrake
Des Moines Sister Cities Commission	Eric Baker		
Ankeny Business and Industry Collaborative (Dev Corp)	Bobbi Bentz	Derek Lord	Mike Schrock
Greater Des Moines Partnership	Bobbi Bentz		Derek Lord
Metro Advisory Council	Bobbi Bentz	Dustin Graber	
Mid-Iowa Planning Alliance	Derek Lord		
MPO-Policy	Todd Shafer	Mike Schrock	Jeff Perry
MPO-Technical	Mark Mueller	Amy Quartell	Adam Lust
MPO - Executive	Todd Shafer		
Metro Waste Authority Board	Dustin Graber		Justin Hollinrake
Polk County Aviation Authority	Jeff Wangsness	Todd Ashby	
Polk County Emergency Management	Bobbi Bentz		Matt Davis, Darius Potts, Vance Swisher
Polk County Joint 911	Darius Potts		Robert Chiappano
Uptown Ankeny Association	Matt Davis		Derek Lord
WRA - DSM Metro Wastewater Reclamation Authority	Dustin Graber	Mike Schrock	Don Clark
WRA Technical	Don Clark	Ryan Hulsebus	

PASSED AND APPROVED on this 5th day of January, 2026.

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

RESOLUTION

A Resolution appointing City of Ankeny representation to the Des Moines Area Metropolitan Planning Organization (MPO)

WHEREAS, the City of Ankeny is a member of the Des Moines Area MPO; and

WHEREAS, the Des Moines Area MPO has requested its member governments to appoint primary and alternate representatives to serve on its Policy Committee and Technical Committee for terms that will run from January 1, 2026, through December 31, 2026.

NOW THEREFORE, be it resolved by the City of Ankeny City Council to appoint the following representatives to the Des Moines Area MPO:

Policy Committee Primary Representative 1:	Todd Shafer
Policy Committee Primary Representative 2:	Mike Schrock
Policy Committee Alternate Representative 1:	Jeff Perry
Technical Committee Primary Representative 1:	Mark Mueller
Technical Committee Primary Representative 2:	Amy Quartell
Technical Committee Alternate Representative 1:	Adam Lust
Executive Committee Representative:	Todd Shafer

PASSED AND APPROVED on this 5th day of January, 2026.

City of Ankeny, Iowa

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk